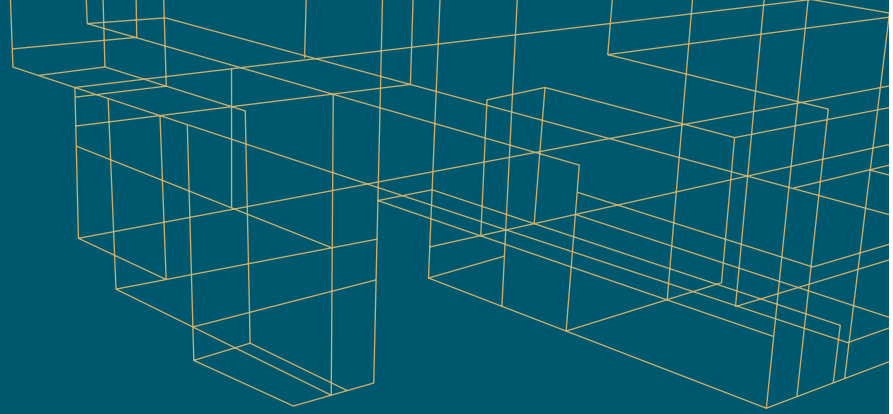
OFFERING MEMORANDUM

FAMILY DOLLAR ANCHORED MULTI-TENANT RETAIL CENTER

1103-1151 S 4TH ST & 350 W ROSS AVE | EL CENTRO, CA 92243

Kidder Mathews



Exclusively Listed by

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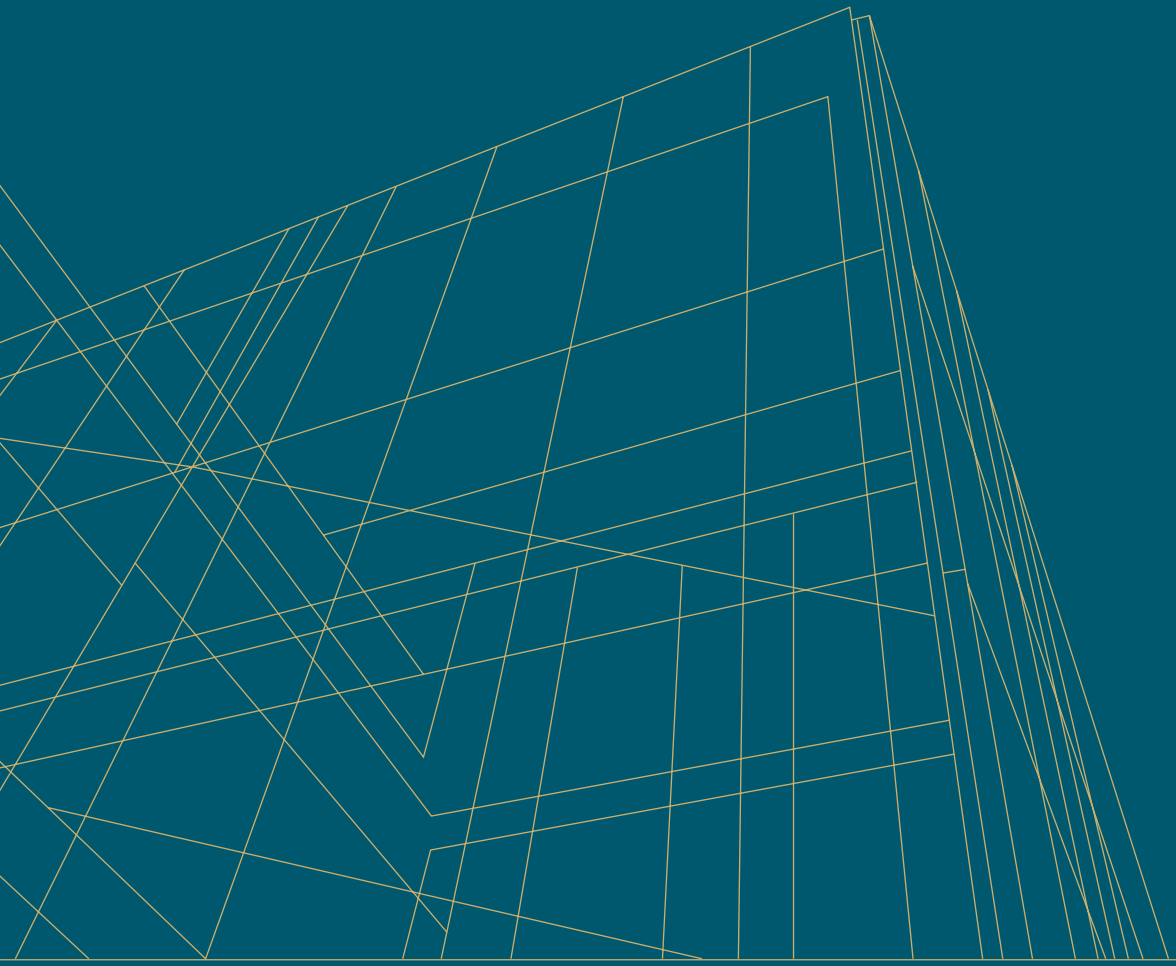
Kidder Mathews



INVESTMENT SUMMARY

Section 01

INCOME VALUATION ANALYSIS

Price	$10,290,000
Down Payment (40%)	$4,116,000
Current CAP	8.01%
Proforma CAP	8.39%
Year Built	1998
Approx Lot Size (SF)	±204,296
Building SF	±59,065
Approx Net Rentable SF	±58,275
Cost Per Net RSF	$176.58
Cost Per SF Land	$50.37

PROPOSED FINANCING

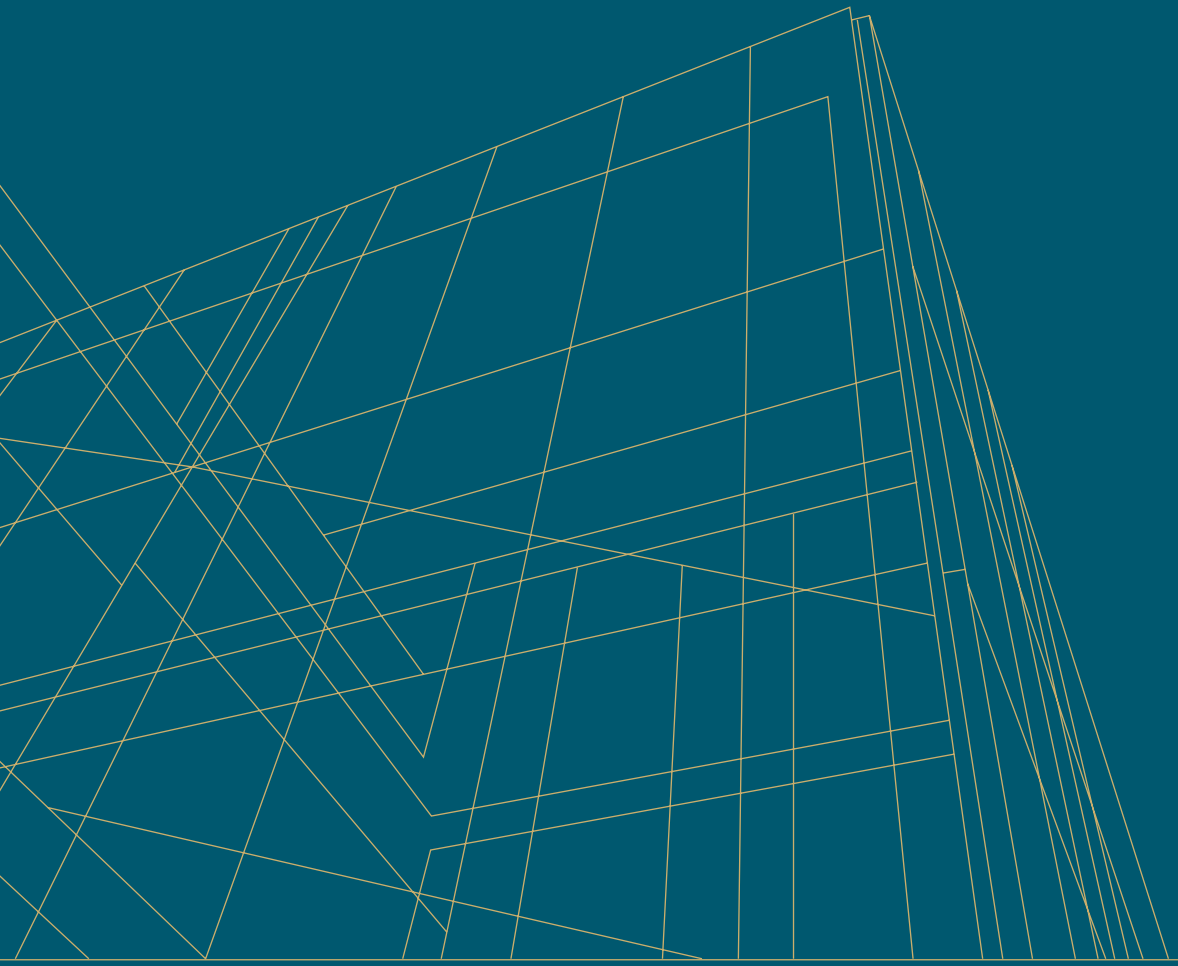
New Loan	$6,174,000
Fixed Rate	6.00%
Years Amortized	30
Monthly Payments	($37,016)

ANNUALIZED EXPENSES

	Year 1	Year 2
Taxes	$118,691	$122,252
Insurance Liability	$23,171	$23,866
Property Management	$28,763	$29,626
Maintenance	$55,124	$56,778
Electricity	$22,891	$23,578
Water / Sewer	$9,444	$9,728
Security	$30,000	$30,900
Trash	$24,617	$25,355
Janitorial	$22,635	$23,314
Total Expenses	**$335,336**	**$345,396**
Total Expenses (per SF)	**$5.68**	**$5.85**

ANNUALIZED OPERATING DATA

	Year 1		Year 2	
Scheduled Base Rent	$958,755		$1,007,184	
Reimbursements	$201,284		$201,284	
Total Income	$1,160,039		$1,208,469	
Est Gross Operating Income (EGI)	$1,160,039		$1,208,469	
Total Expenses	($335,336)		($345,396)	
Net Operating Income (NOI)	$824,703		$863,073	
Less Loan Payments	($444,195)		($444,195)	
Pre-Tax Cash Flow	$380,508	9.24%	$418,878	10.18%
Plus Principle Reduction	$75,817		$75,817	
Total Return Before Taxes	**$456,326**	**11.09%**	**$494,695**	**12.02%**



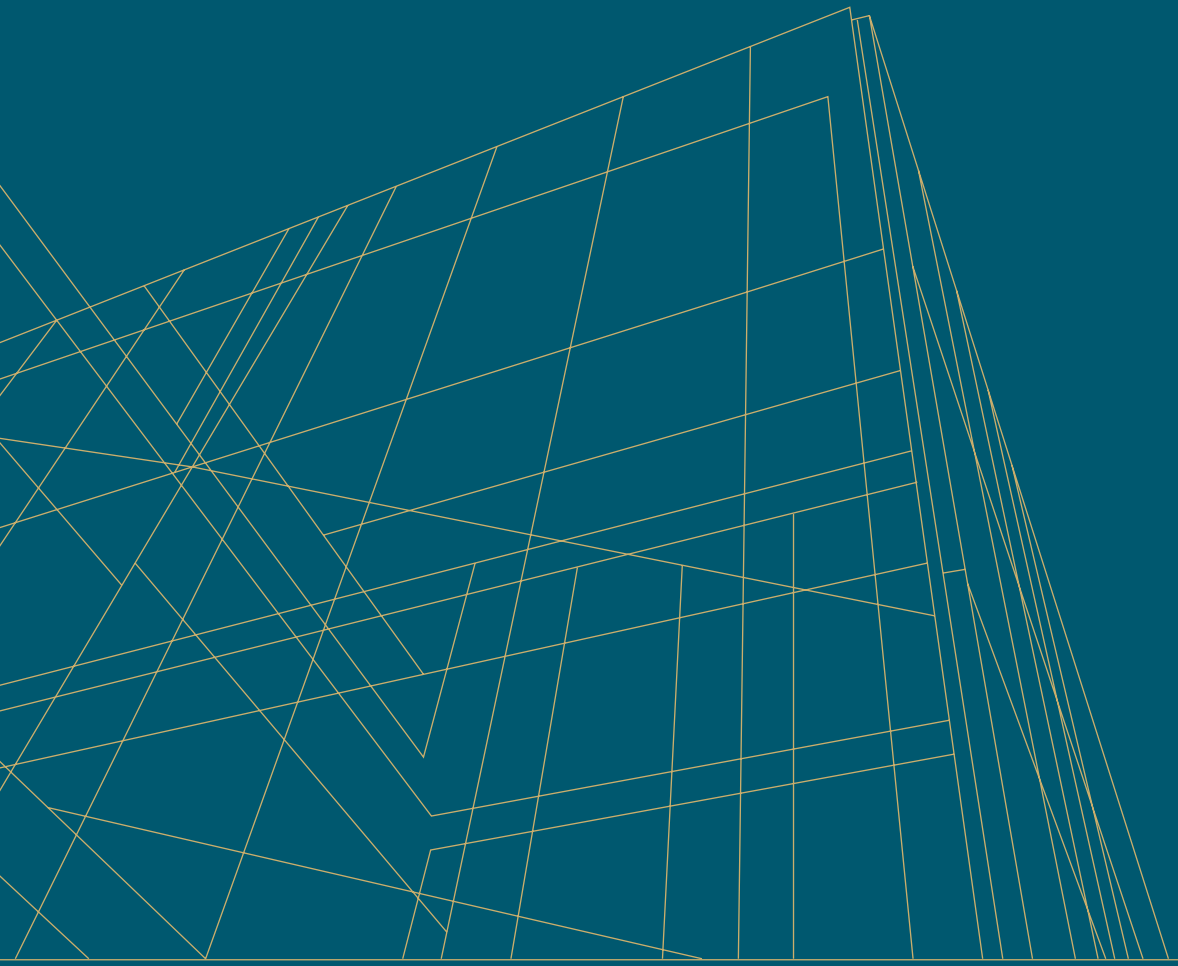
EXECUTIVE SUMMARY

Section 02

PREMIER OFFERING IN THE HEART OF EL CENTRO

Located along a high-traffic corridor in El Centro, 1103-1151 S 4th St & 350 W Ross Ave offers excellent visibility and convenient access to surrounding neighborhoods, downtown, and major retail amenities. With strong daily traffic and a central position near key employment and residential areas, this multi-tenant center is ideally situated to serve the community and drive consistent customer activity.

ADDRESS	1103-1151 S 4th St & 350 W Ross Ave El Centro, CA 92243
LOT SIZE	±204,296 SF
PARCEL NO.	053-472-005-000
ZONING	CG



PROPERTY OVERVIEW

Section 03

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	1103-1151 S 4th St & 350 W Ross Ave El Centro, CA 92243
TOTAL BUILDING SF	±59,065
YEAR BUILT	1998
TENANTS	20 (1 vacancy)
LAND AREA	±204,296
PARCEL NUMBERS	053-472-005-000
PARKING RATIO	3.88/1,000
NET RENTABLE SF	±58,275
ZONING	CG

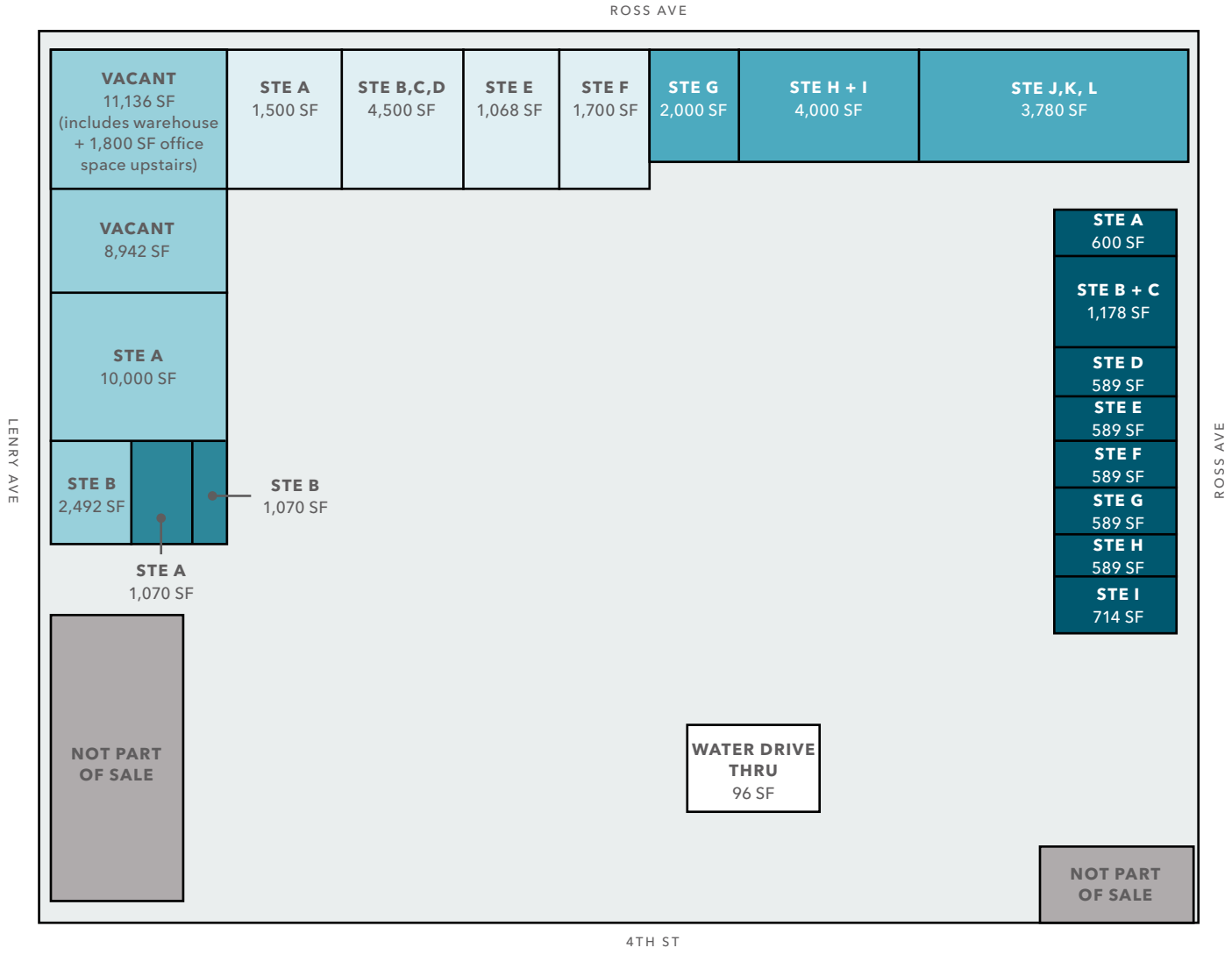
±58,275
TOTAL RSF

CG
ZONING

1998
YEAR BUILT

20
TENANTS

SITE PLAN



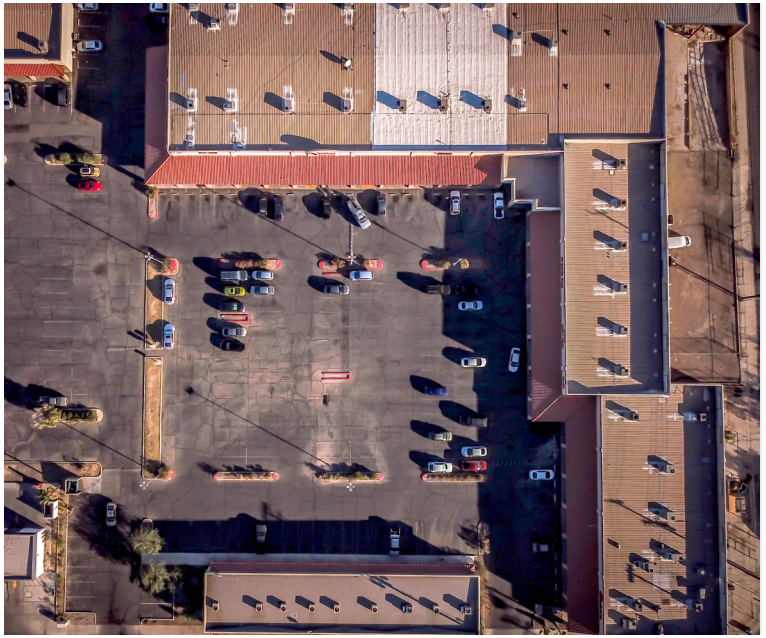
LEGEND

- 1109 S 4th St
- 1111 S 4th St
- 1121 S 4th St
- 1151 S 4th St
- 350 W Ross Ave

*Not to Scale

PHOTOS

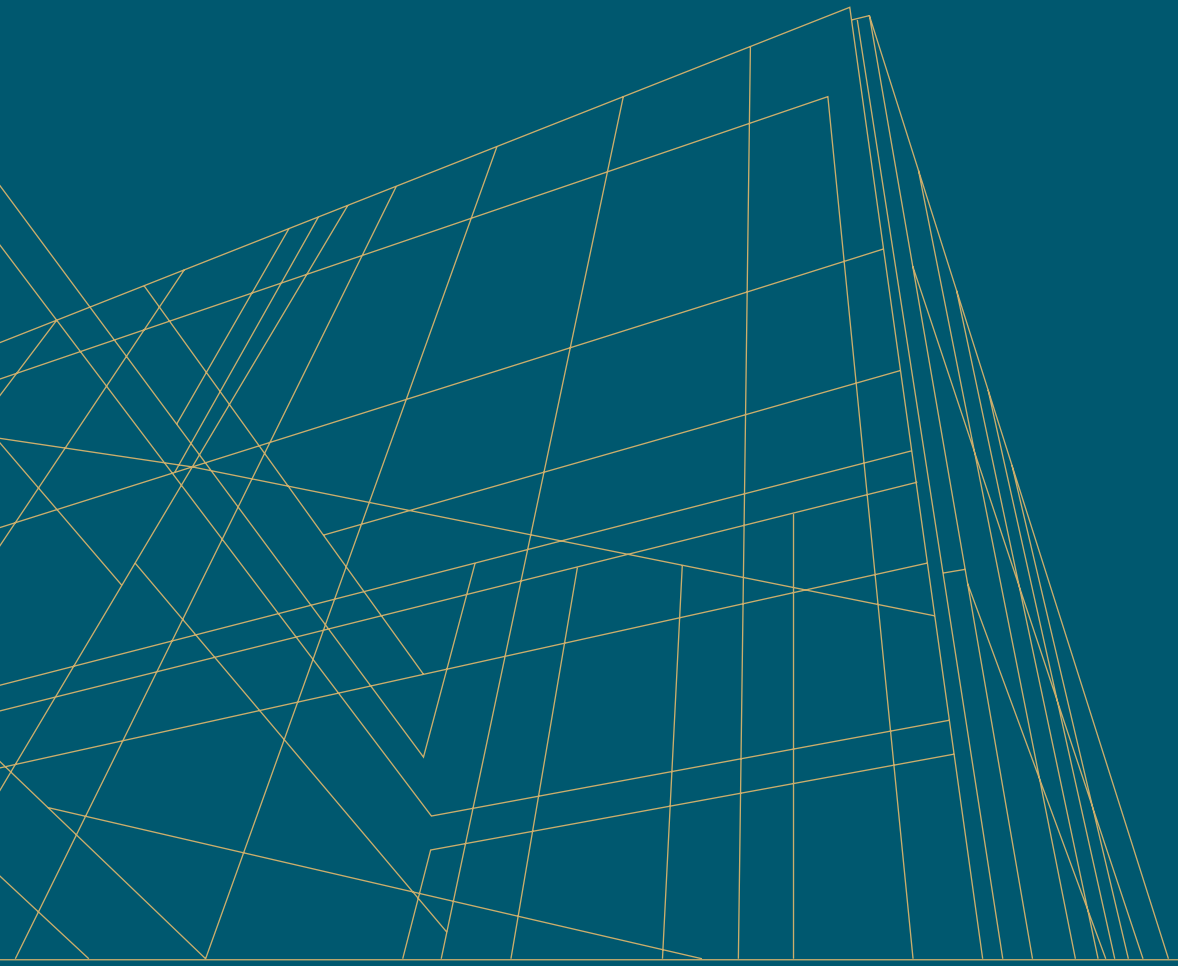

metro PCS
Authorized Dealer




Centro Dental
FAMILY DOLLAR


SMOKE 4 LESS


DESERT TRAILS GOLF COURSE
WAKE AVE
INTERSTATE 8
S 4TH ST
S 8TH ST
AURORA DR
W ROSS AVE
DESERT GARDEN ELEMENTARY SCHOOL
DESERT OASIS HIGH SCHOOL
PLAZA EL CENTRO
7-ELEVEN
IN-N-OUT BURGER
PANDA EXPRESS
IHOP
Americas Best Value Inn
BW Best Western Hotels & Resorts
Comfort SUITES
MainStay SUITES
THE HOME DEPOT
the Habit BURGER GRILL
Panera
TACO BELL
COYNE
model 6
Jack in the box
HONDA
HYUNDAI
Holiday Inn Express & Suites
U-HAUL
ARCO
76
ampm
Chevron



LOCATION OVERVIEW

Section 04

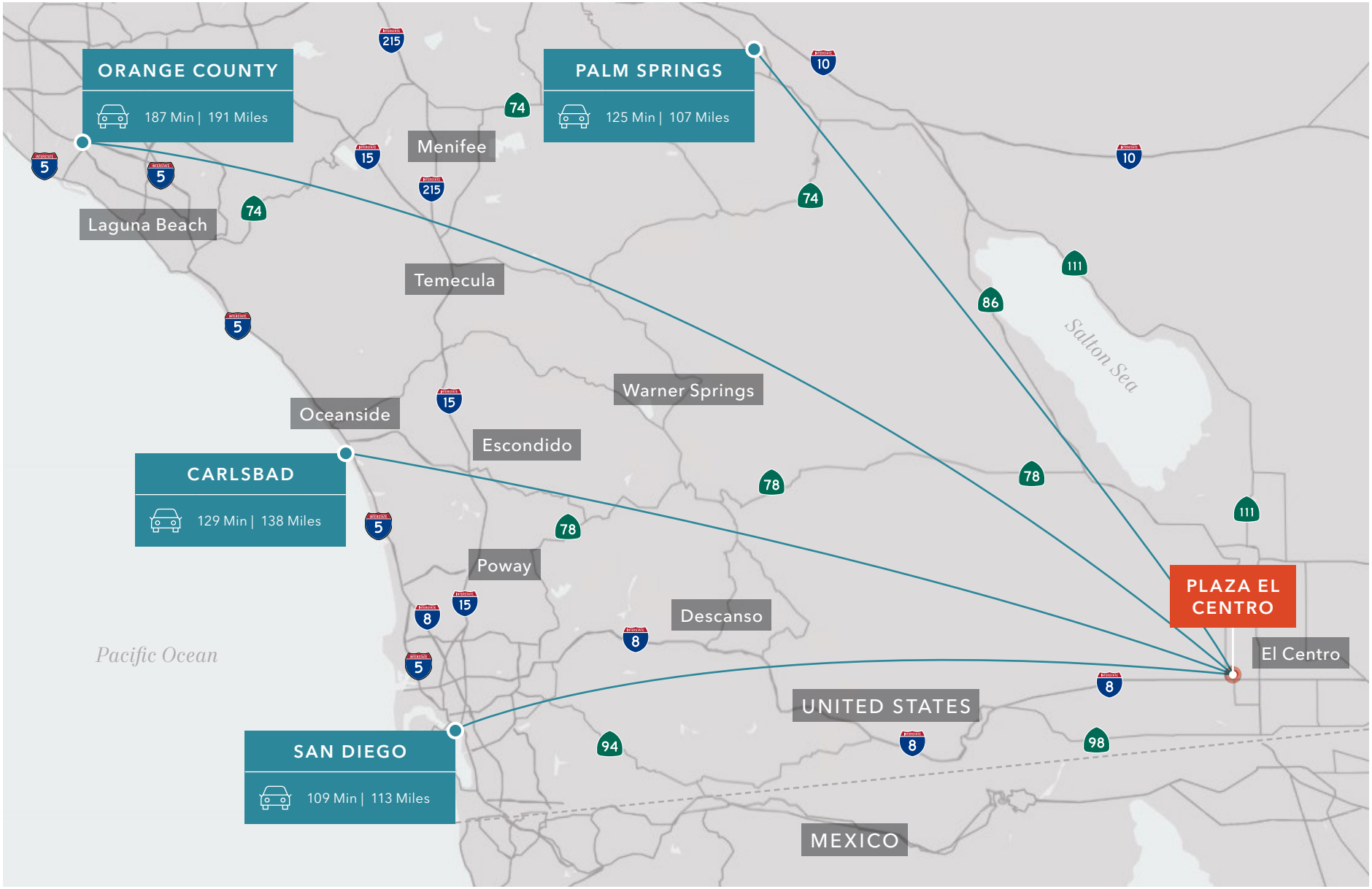
As the county seat and largest city in the Imperial Valley, El Centro serves as the primary hub for government services, healthcare, retail, and professional offices in the region.

El Centro is ideally situated along Interstate 8, providing direct east–west access to San Diego (approximately 115 miles west) and Yuma (approximately 60 miles east). The city is also served by Imperial County Airport, which supports regional air service and logistics activity. Its proximity to the U.S.–Mexico border and the international crossing at Mexicali strengthens cross-border commerce, workforce mobility, and trade opportunities.

The local economy is anchored by government, agriculture, healthcare, education, and cross-border trade. Major employers in the region include El Centro Regional Medical Center, Imperial Valley College, and Naval Air Facility Naval Air Facility El Centro. The surrounding Imperial Valley is one of the most productive agricultural regions in the United States, generating consistent demand for logistics, services, and support industries.

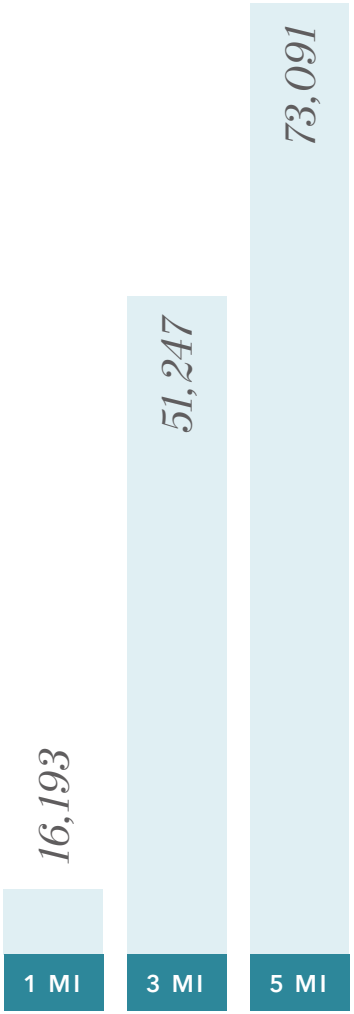
El Centro functions as the primary retail destination for Imperial County residents and surrounding communities such as Brawley and Calexico. National retailers, grocery anchors, restaurants, and service providers are concentrated along major corridors, benefiting from steady local and cross-border consumer traffic.

Imperial County has a population of approximately 180,000 residents, with El Centro serving as its commercial and administrative core. The region offers a young workforce, competitive labor costs compared to coastal California markets, and ongoing public and private investment in infrastructure and renewable energy projects.

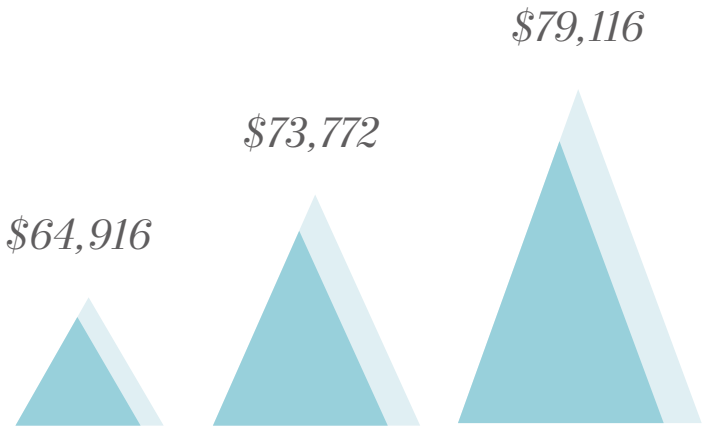

ORANGE COUNTY
187 Min | 191 Miles
PALM SPRINGS
125 Min | 107 Miles
CARLSBAD
129 Min | 138 Miles
SAN DIEGO
109 Min | 113 Miles
PLAZA EL CENTRO
Laguna Beach
Menifee
Temecula
Oceanside
Escondido
Warner Springs
Poway
Descanso
El Centro
Salton Sea
Pacific Ocean
UNITED STATES
MEXICO

DEMOGRAPHICS

ESTIMATED POPULATION



AVERAGE HOUSEHOLD INCOME



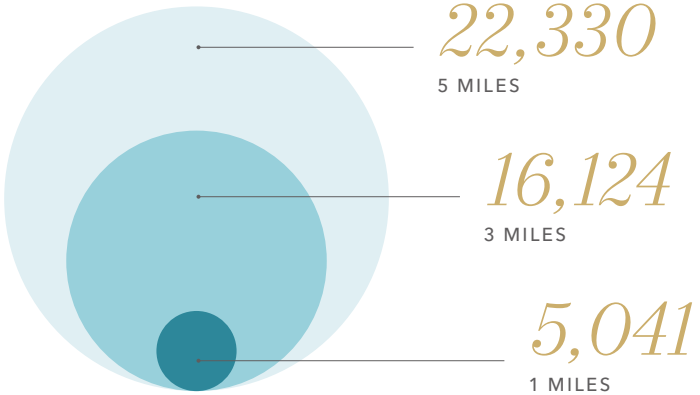
MEDIAN AGE

33.7 YRS
1 MILE

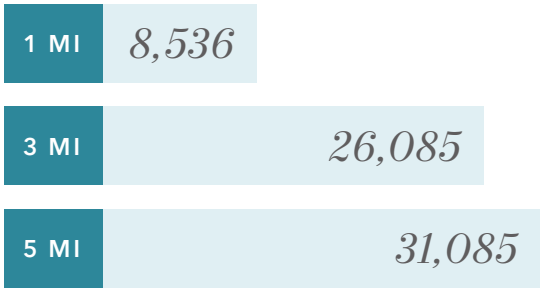
34.1 YRS
3 MILES

33.7 YRS
5 MILES

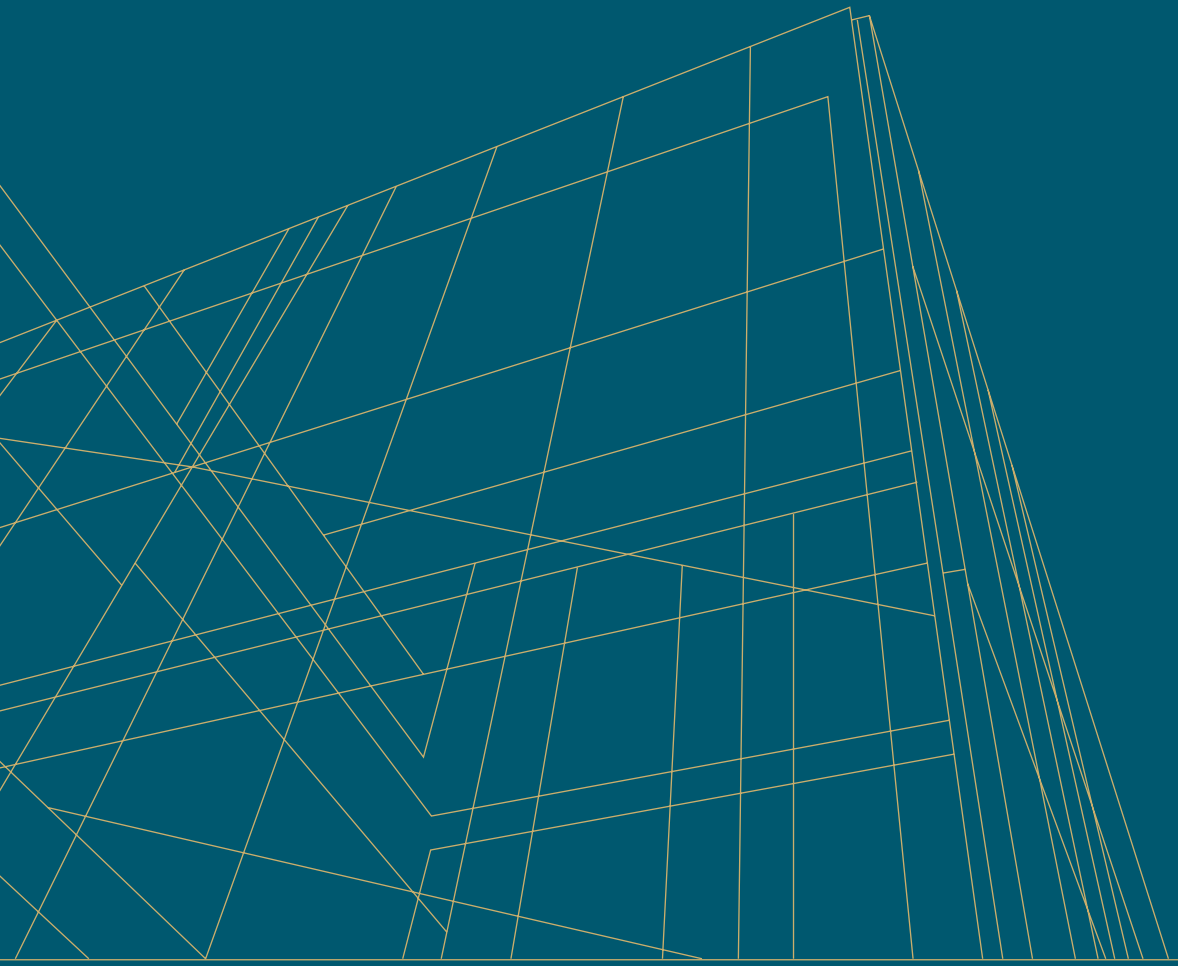
ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2025, CoStar



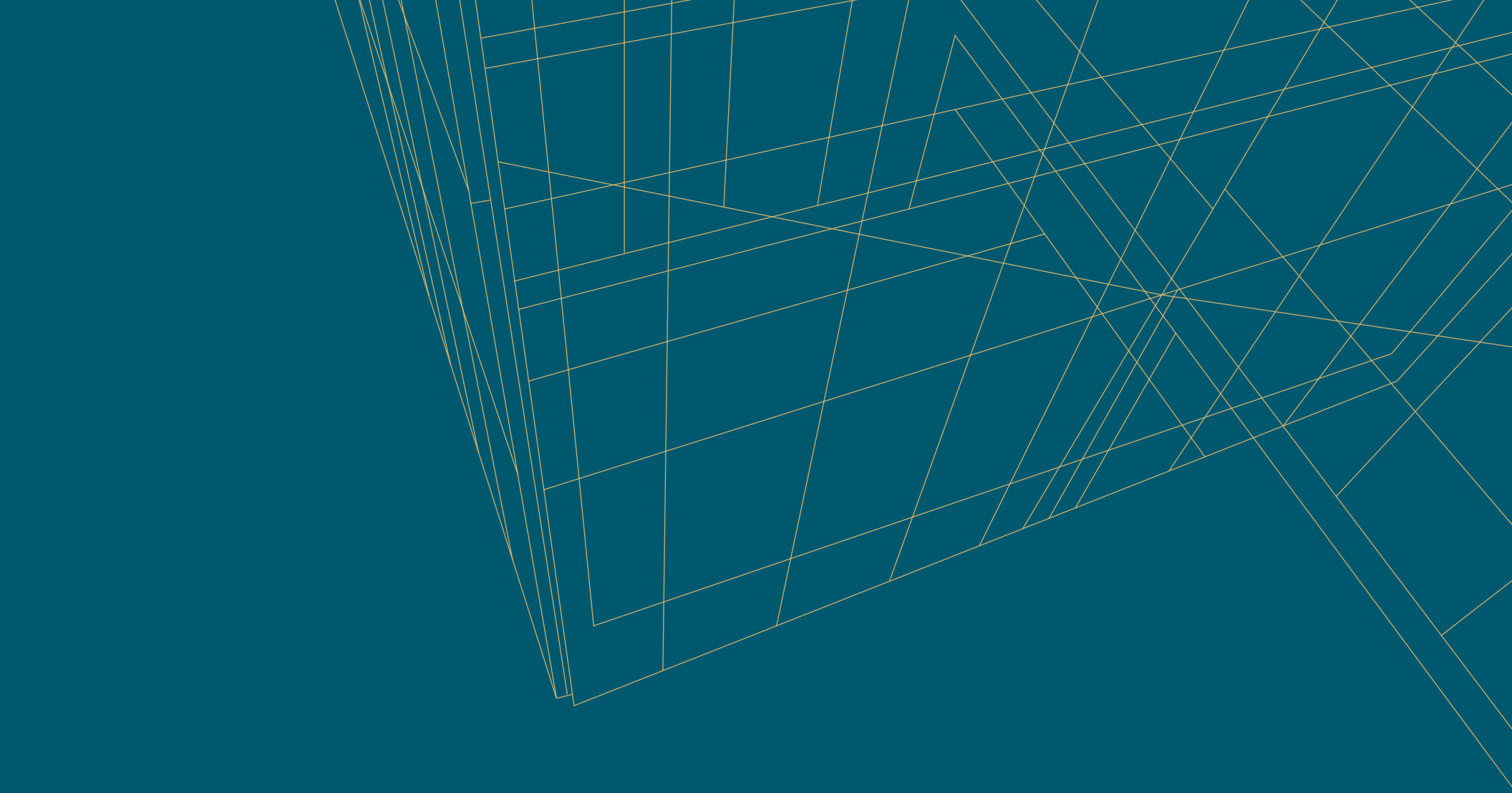
FINANCIALS

Section 05

RENT ROLL

Address	Tenant Name	SF	Monthly Rent	Rent / SF	Monthly CAM	CAM / SF	Contract Renewal Cond
1109 S 4th St Unit A	Sin Limite Wireless, Inc (NNN Lease)	1,070	$1,531.97	$1.43	$417.50	$0.25	• (5) Options to renew, each renewal 5yrs fixed rent • 1 (Option) to extend for 5yrs • When lease expires. Leese may excessive option giving written notice • The Base Rent payable shall increase 3% annually
1109 S 4th St Unit B	Yiu Kwong Happy Machapy	450	$816.00	$1.81	-	-	• New amendment sign / No option to extend
1111 S 4th St Unit A	Family Dollar# 292958 (Modified Gross Lease)	10,000	$12,100.00	$1.21	$2,639.15	$0.30	• 1st Option to Extend-Exercised fixed rate • Option (2-6) 5yrs fixed rent.
1111 S 4th St Unit B	El Centro Dental (Modified Gross Lease)	2,492	$5,505.00	$2.21	$539.00	$0.22	• Option to extend for 2 yrs • SD to increase to 5,840 ($695.00)
1115 S 4th St Unit A	VA Clinic (NNN Lease)	9,202	$13,041.67	$1.42	$3,483.60	$0.30	• First Amendment: 1) 3 year extension, base rent will increase 4.25% second year and every year after 2) Early termination May 24,2024
1119 S 4th St Unit B	FLX Fitness Equipment (NNN Lease)	11,076	$10,367.14	$0.94	$3,696.58	$0.33	-
1121 S 4th St Unit A	El Centro Acupuncture (NNN Lease)	1,500	$2,067.19	$1.38	$575.00	$0.38	-
1121 S 4th St Unit B,C,D	99 Cents Plus (Modified Gross Lease)	4,500	$5,850.00	$1.30	$354.85	$0.08	• No Option to extend
1121 S 4th St Unit E	Quintero Beauty Salon (NNN Lease)	1,068	$1,477.41	$1.38	$405.84	$0.38	• No Option to extend

Address	Tenant Name	SF	Monthly Rent	Rent / SF	Monthly CAM	CAM / SF	Contract Renewal Cond
1121 S 4th St Unit F	Happiness Nails & Spa (Gross Lease)	1,700	$2,521.98	$1.48	-	-	• 1 option to extend for 48moths based on the current MR in 2026
1151 S 4th St Unit G	Arman Mnatsakanyan (NNN Lease)	2,000	$2,600.00	$1.30	$645.00	$0.32	• Option to extend a year
1151 S 4th St Unit H	Jose Carrazco (Gross Lease)	2,000	$3,087.00	$1.54	-	-	• Lease amended 1st. Extended 3yrs expires 10/31/26
1151 S 4th St Unit I	Juan Valenzuela	2,000	$2,700.00	$1.35	-	-	• Extended lease (1yr only)
1151 S 4th St Unit J,K,L	Sobe's Restaurant (NNN Lease)	3,780	$5,910.98	$1.56	$1,447.16	$0.38	• 1 Option to extend for 5yrs at 3% annual increases
350 W Ross Ave Unit A,B,C	Ruiz, Inc (NNN Lease)	1,778	$2,940.23	$1.65	$600.00	$0.34	-
350 W Ross Ave Unit D	Computer Repair & More (Gross Lease)	589	$1,115.00	$1.89	-	-	-
350 W Ross Ave Unit E,F	MLA Tax Consulting (Gross Lease)	1,178	$2,195.00	$1.86	-	-	-
350 W Ross Ave Unit G	Arman Mnatsakanyan (NNN)	589	$936.00	$1.59	$177.00	$0.30	-
350 W Ross Ave Unit H	Vacant	589	-	-	-	-	-
350 W Ross Ave Unit I	Smoke 4 Less (NNN Lease)	714	$1,320.00	$1.85	$274.30	$0.38	• (1) Option to extend for 5yrs lease at greater of Fair Market Valueor $1,313.46 with rental increase of 3% as of 11/1/24. • 1 year amendment
Water	Aqua 2000 Water Kiosk	-	$675.00	-	-	-	-
Ice	Aqua 2000 Water Kiosk	-	$825.00	-	-	-	-
	Totals	**58,275**	**79,582.57**	**-**	**$15,254.98**	**-**	**-**



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