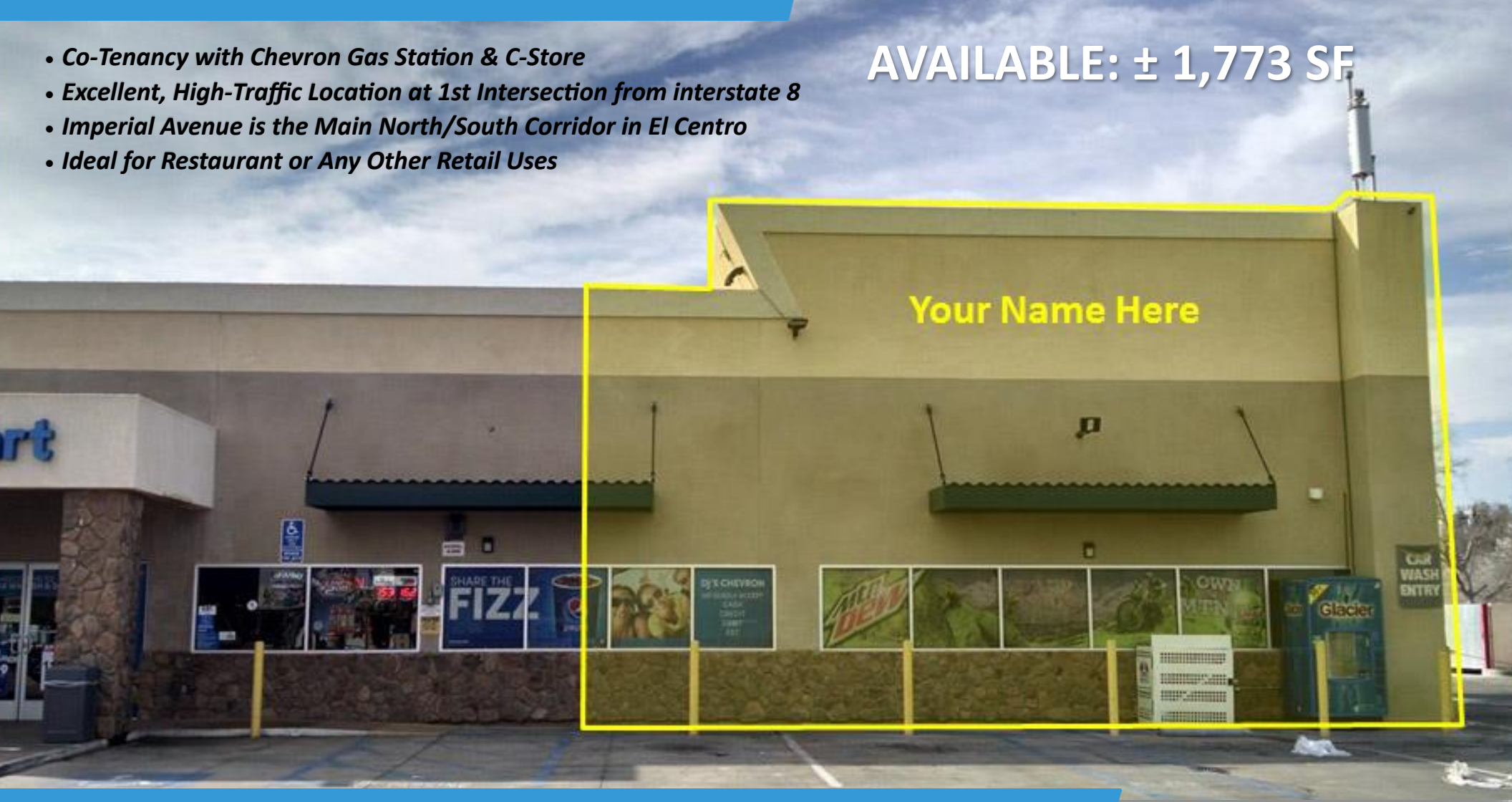


FOR LEASE

1850 S Imperial Ave, El Centro, CA 92243

- **Co-Tenancy with Chevron Gas Station & C-Store**
- **Excellent, High-Traffic Location at 1st Intersection from interstate 8**
- **Imperial Avenue is the Main North/South Corridor in El Centro**
- **Ideal for Restaurant or Any Other Retail Uses**

AVAILABLE: ± 1,773 SF



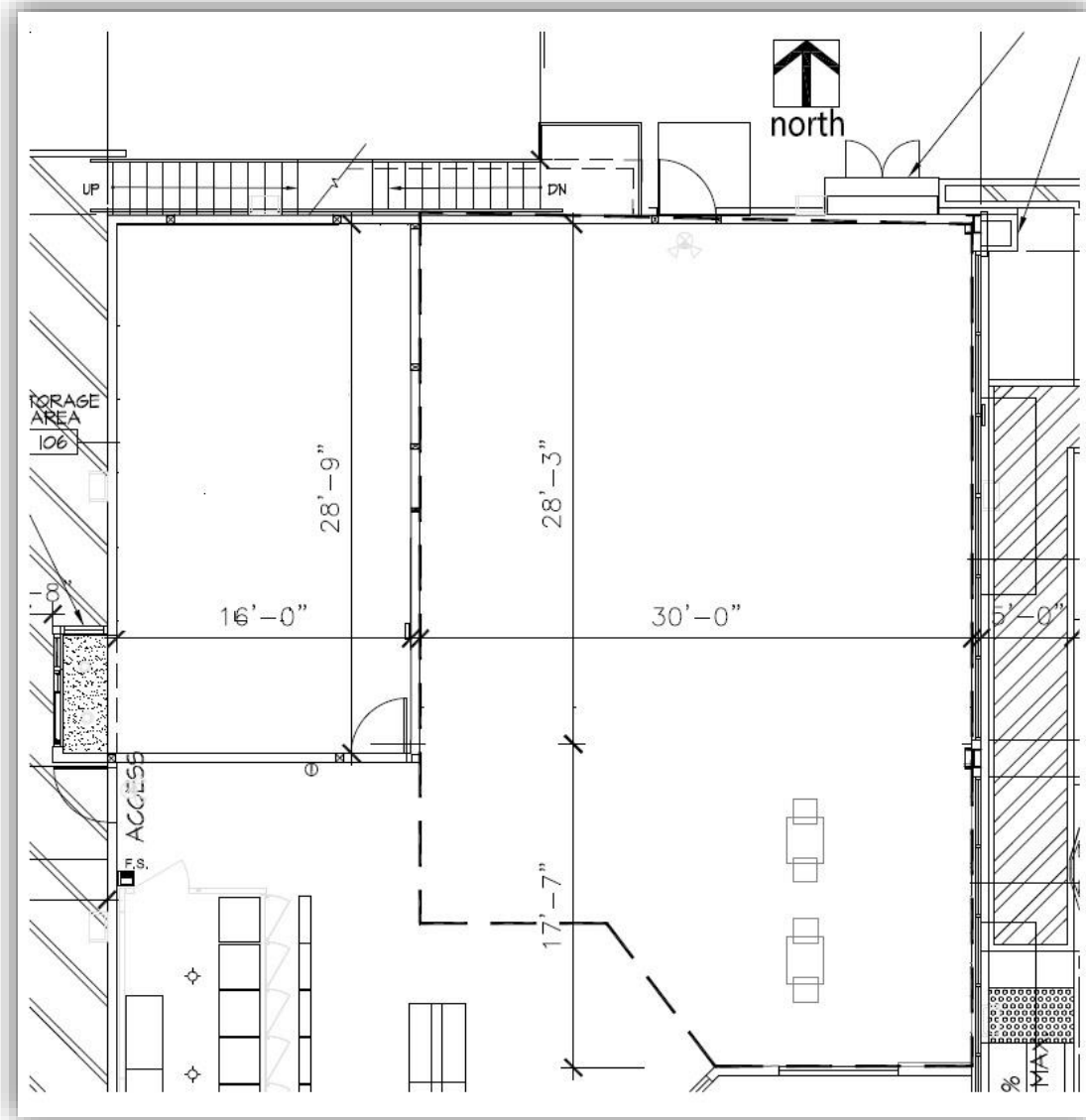
For more information about this property, please contact:

Rob Bloom
(619) 269-6076
Rob@DuhsCommercial.com
CA License: 01302163



FLOOR PLAN

1850 S Imperial Ave, El Centro, CA 92243



For more information about this property, please contact:

Rob Bloom
(619) 269-6076
Rob@DuhsCommercial.com
CA License: 01302163

AERIAL

1850 S Imperial Ave, El Centro, CA 92243



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	21,861	52,569	69,716
AVG. HH INCOME:	\$50,586	\$58,708	\$59,546
TRAFFIC COUNTS:	OVER 30,000 ADT (2012)		

