FOR SALE

1461 El Centro Avenue, El Centro CA 92243

Vacant Land—High Traffic Corridor

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Adams Avenue	
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Imperial Avenue	21,0
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VONS DOLLAR GENERAL JOANN fabric and traft stores	E
	A REAL PROPERTY AND INCOME.

Price:	\$450,000
Size:	±34,000 SF
Price/SF:	\$13.24 PSF
Zoning:	CT—Tourist Commercial
APN:	044-392-019 / 044-392-020

Fraffic Counts 36,000 cpd on Imperial Ave 21,000 cpd on Adams Ave

Potential Uses

Office, medical office, general retail, and more

Restrictions

Due to a recorded declaration, the subject property cannot be used for restaurant or other establishment selling food; car wash; auto sales; or hotel/motel.

For more information about this property, please contact: Rob Bloom (619) 269-6076 Rob@DuhsCommercial.com CA License: 01302163

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



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	Population	1 Mile	3 Mile	5 Mile
Walmart >< 86	2017 Total Population:	20,018	53,728	72,811
	2022 Population:	20,618	55,581	75,314
	Pop Growth 2017-2022:	3.00%	3.45%	3.44%
BRAWLEY	Average Age:	34.90	34.90	34.50
	Households			
	2017 Total Households:	6,531	16,410	21,760
	HH Growth 2017-2022:	2.82%	3.22%	3.25%
	Avg Household Inc:	\$44,883	\$65,309	\$68,080
	Avg Household Size:	3.00	3.20	3.30
VONS Werdus Adams Ave	2017 Avg HH Vehicles:	2.00	2.00	2.00
verizon	Housing			
	Median Home Value:	\$133,404	\$181,798	\$186,445
	Median Year Built:	1975	1983	1985
	Courtington REDBATH & OLDNARY	TILS an en berg Dr		

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