

FOR SALE

1461 El Centro Avenue, El Centro CA 92243

Vacant Land—High Traffic Corridor

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



Traffic 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



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Population	1 Mile	3 Mile	5 Mile
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%
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
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$133,404	\$181,798	\$186,445
Median Year Built:	1975	1983	1985

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