

# FOR LEASE | EL DORADO CENTER

1602-1802 N Imperial Avenue, El Centro, CA 92243

### Highlights:

- Excellent Dynamic Shopping Center on Imperial Ave.
- Commercial Corridor & Surrounded By Major Big Retailers
- Prime Position Within The Region's Main Commercial Corridor

Available: 2,400- 15,263 SF



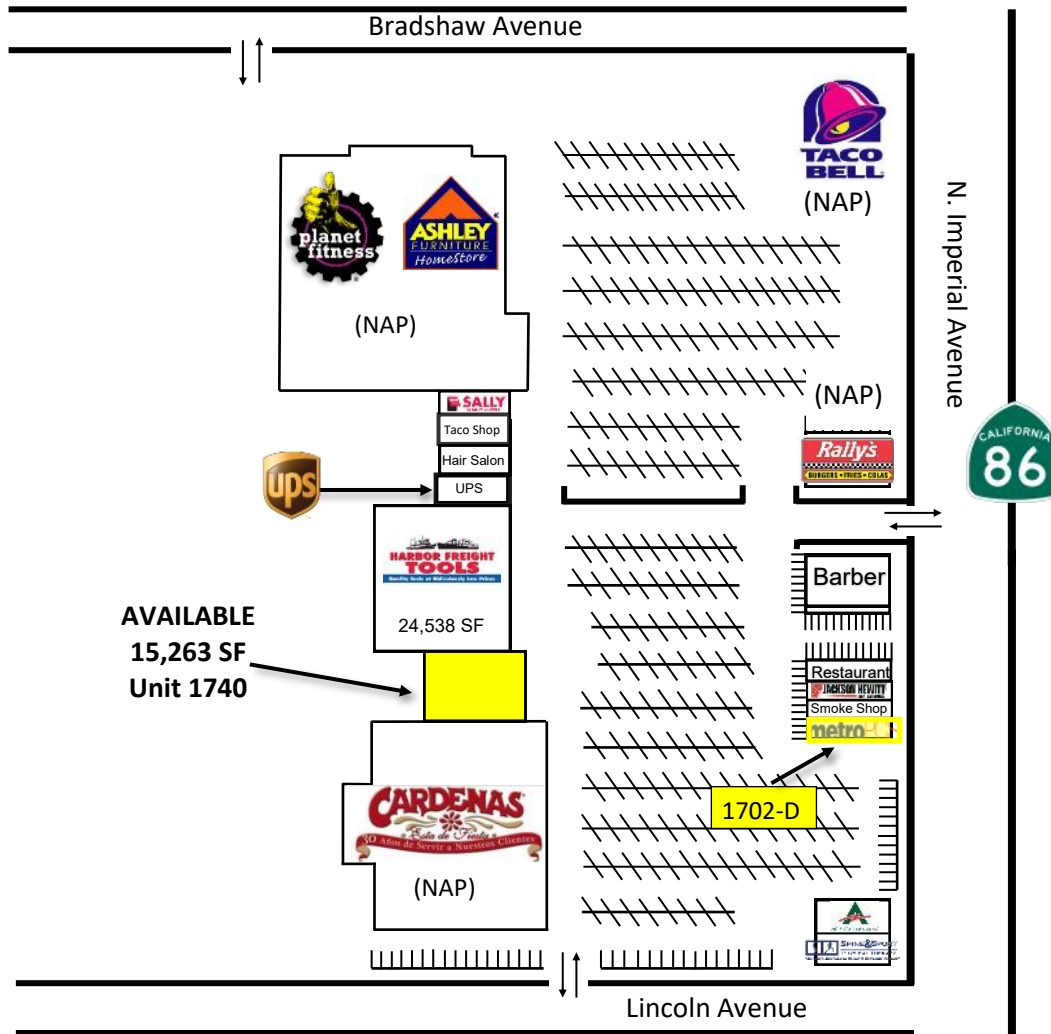
*For more information about this property, please contact:*

Austin Dias, MSRE  
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# SITE PLAN



1602-A	Spine and Sport	2,800
1602-B	Ace Cash Express	1,454
1702-A	Restaurant	1,300
1702-B	Jackson Hewitt	1,400
1702-C	Smoke Shop	1,000
<b>1702-D</b>	<b>Metro PCS (M2M)</b>	<b>2,400</b>
<b>1740</b>	<b>Available</b>	<b>15,263</b>
1750	Harbor Freight Tools	24,262
1790	Barber	5,000
1802-A1	UPS Store	1,935
1802-A2	Smiles & Styles	2,300
1802-B1	Las Palmitas Taco Shop	1,492
1802-B2	Sally Beauty	1,500

NOT DRAWN TO SCALE

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# AERIAL



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# DEMOGRAPHICS



	<u>1 MILES</u>	<u>3 MILES</u>	<u>5 MILES</u>
<b>Population (2017):</b>	11,190	55,310	67,536
<b>Population Projection (2022):</b>	11,576	57,284	69,942
<b>AVG. HH INCOME (2017):</b>	\$41,541	\$64,695	\$68,260
<b>IMPERIAL VALLEY TRADE AREA:</b>			
<b>POPULATION:</b>	198,834		

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