

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: 2,800 - 15,263 SF



For more information about this property, please contact:

Austin Dias, MSRE
(619) 269-6077
Austin@DuhsCommercial.com
CA License: 01888482

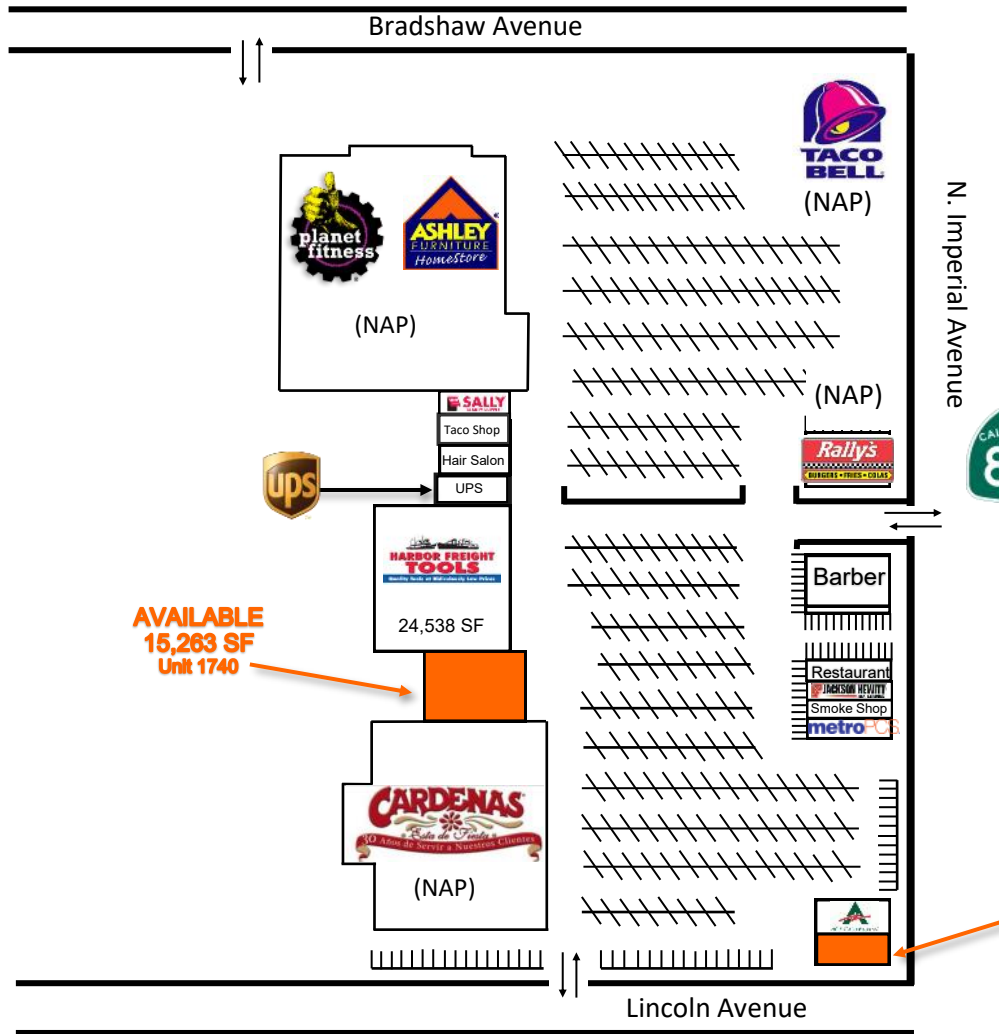
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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



SITE PLAN



DEMOGRAPHICS:

	<u>1 MILES</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population (2017):	11,190	55,310	67,536
Population Projection (2022):	11,576	57,284	69,942
AVG. HH INCOME (2017):	\$41,541	\$64,695	\$68,26

IMPERIAL VALLEY TRADE AREA:

POPULATION: 198,834

NOT DRAWN TO SCALE

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This aerial map shows the Imperial Valley Center area. Key features include:

- Interstate 8:** Labeled with a blue shield icon on the left side.
- Interstate 86:** Labeled with a red and blue shield icon in the center.
- Streets:** Treshill Rd, Ford Dr, N Waterman Ave, N 18th St, Villa Way, Frontage Rd, Oleander Ave, Rose Ave, Scott Ave, N 8th St, N 10th St, N 7th St, N 6th St, N 5th St, N 3rd St, Adams Ave, W El Dorado Ave, W Pico Ave, Villa Way, Eucalyptus Ave, Magnolia Ave, San Diego Ave.
- Businesses and Landmarks:**
 - Food & Retail:** Food 4 Less, Jack in the Box, Dollar Tree, Chase, Costco Wholesale, Walmart, ALDI, Smart & Final, Imperial Valley Cycle Center, Carrows Restaurants, Brunswick Zone, Pep Boys, Vons, Western's, Verizon.
 - Automotive:** El Centro Motors Supercenter, El Centro Public Library, O'Reilly Auto Parts, Dallas.
 - Other:** Planet Fitness, Ashley Furniture HomeStore, Harbor Freight Tools, Cardenas, New Apartments Under Construction.
- Other Labels:** (NAP), S80, 5.11 Tactical Series, Phoenix Uniforms, Border Tactical, Big 5 Sporting Goods.

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