

FOR LEASE

SHOPS AT NORTHGATE PLAZA

Highway 86 (Imperial Ave) & Cruickshank Dr. El Centro, CA

NOW LEASING!

**NEW RETAIL DEVELOPMENT
MID-2020 PLANNED DELIVERY**

BUILDING SIZE: 10,500 SF (UP TO 31,000 SF POTENTIAL)

SUITES AVAILABLE FOR LEASE: 1,500+ SF (FLEXIBLE)

- BRAND NEW RETAIL SHOPS NEXT TO FOOD 4 LESS
- SURROUNDED BY TOP NATIONAL BIG BOX RETAILERS
- REGIONAL SHOPPING DESTINATION ALONG IMPERIAL AVENUE



JOIN OTHER RETAILERS IN THE AREA:

PartyCity



CARDENAS

Walmart
Save money. Live better.

PET SMART

COSTCO
WHOLESALE

FOOD 4 LESS



TARGET

LOWE'S

ROSS
DRESS FOR LESS

1 DOLLAR TREE

99c
only
STORES



For more information about this property, please contact:

Rob Bloom

Vice President

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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



COMMERCIAL

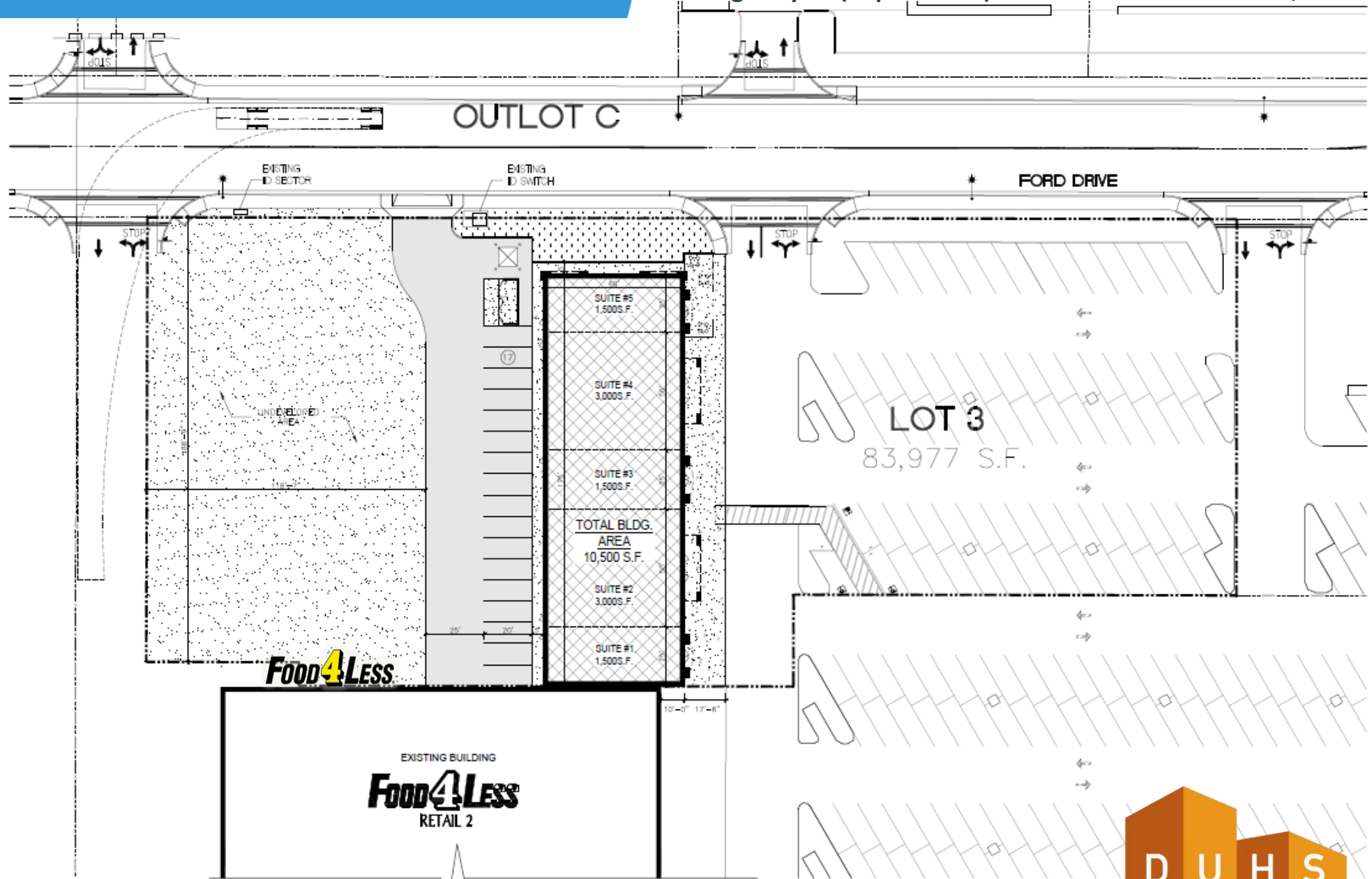
BROKERAGE • INVESTMENT • DEVELOPMENT

SITE SOURCE
REAL ESTATE NETWORK

SITE PLAN

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Targeted Uses: Restaurants, Retail, Hair/Nail Salons, Pharmacy, Cell Phones, Shoes/Apparel, Consumer Services, Insurance, Financial, Office, and More



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AERIAL

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DEMOGRAPHICS

SHOPS AT NORTHGATE PLAZA

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DEMOGRAPHICS (IMPERIAL COUNTY):

2015 Population	179,478
2020 Projected Population	185,600
2015 Median Age	31.4
2015 Estimated Households	51,196
Avg. Household Income	\$59,992

TRAFFIC COUNTS: 31,000+ Cars Per Day along Highway 86 (Imperial Ave.)

ADDITIONAL AREA INFORMATION:

♦ IMPERIAL VALLEY

- El Centro is the county seat and largest city in Imperial County.
- Over the last several years, Imperial County has also seen an influx of commercial activity and development. Historically driven from a strong agriculture sector with an annual crop yield in excess of \$1.6 Billion, Imperial County has now developed into a self-sustaining region, replete with a solid presence and growth of other sectors, including:
 - Public Sector & Federal Government
 - Trade & Distribution
 - Manufacturing
 - Renewable Energy - Geothermal, Solar, and wind
 - Retail
 - Hospitality



♦ MEXICALI, BAJA CALIFORNIA

- The region benefits from its close proximity to the city of Mexicali-- the capital of Baja California with a population of over 1,100,000 residents.
- Mexicali has one of the highest per capita income cities in Mexico along with some of the lowest unemployment and crime rates.
- There are over 200 maquiladoras that operate in Mexicali, including companies such as: Honeywell, Gulfstream, Cardinal Health, BF Goodrich's aerospace division, Mitsubishi, Daewoo, Kenworth, Black & Decker and Sony, among others.
- The two ports of entry in Calexico combine for the 3rd busiest border crossing in the US.

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