

FOR LEASE

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

SHOPS AT NORTHGATE PLAZA

AVAILABILITY: ANCHOR & JR ANCHOR SPACES - UP TO 31,000 SF

SHOP SPACE - FROM 2,000 SF

- REGIONAL SHOPPING DESTINATION ALONG MAIN COMMERCIAL ARTERY
- SURROUNDED BY TOP TRAFFIC-GENERATING BIG BOXES
- DYNAMIC RETAIL SYNERGY
- NEW CONSTRUCTION/ FLEXIBLE SIZES



For more information about this property, please contact:

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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.
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AERIAL

SHOPS AT NORTHGATE PLAZA



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COMMERCIAL

BROKERAGE • INVESTMENT • DEVELOPMENT

AERIAL

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HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

TSC TRACTOR SUPPLY CO.

COSTCO WHOLESALE
Walmart
Save money. Live better.

ROSS DRESS FOR LESS
(Coming Soon)

PET SMART
(Coming Soon)

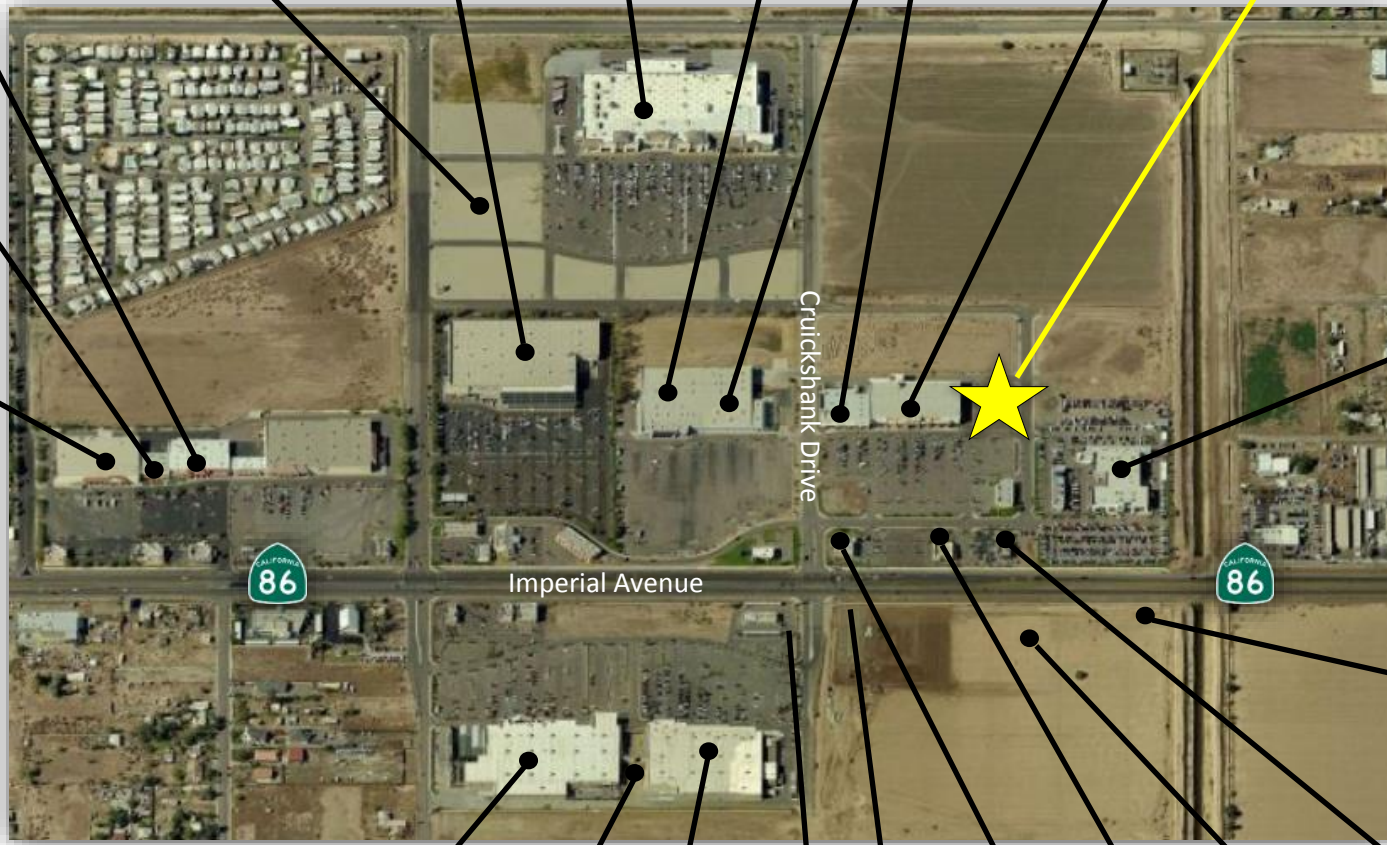
FOOD 4 LESS

DOLLAR TREE

SUBJECT

FALLAS

CARDENAS



Ford

University of Phoenix

LOWE'S

99c ONLY STORES

TARGET

SONIC
America's Drive-In

SUBWAY

CHASE

Applebee's

Brooks & Donors

Jack in the box

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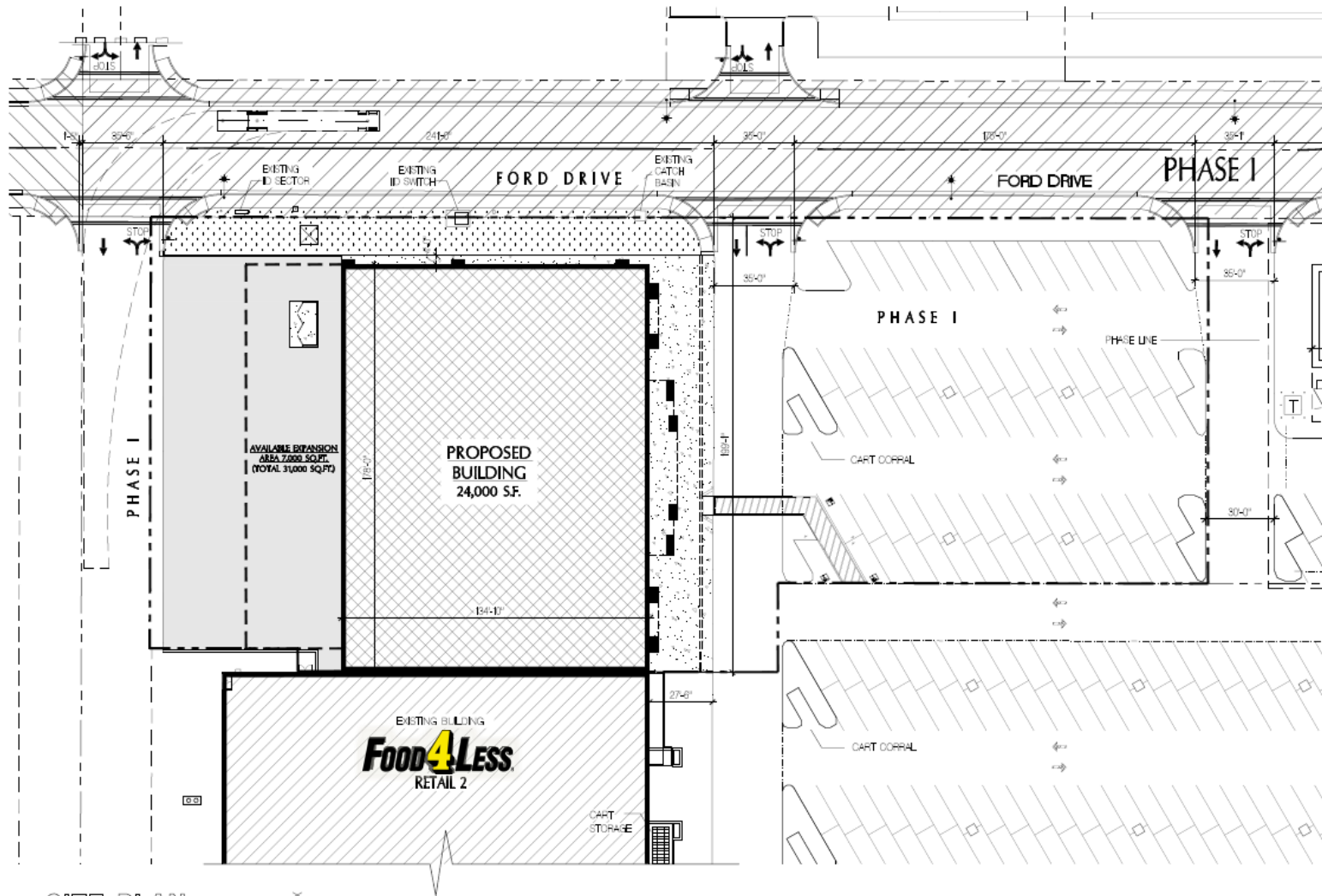
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SITE PLAN

SHOPS AT NORTHGATE PLAZA



**PROPOSED SITE PLAN
(SUBJECT TO CHANGE)**

**BUILDABLE UP TO
31,000 SF**

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DEMOGRAPHICS

SHOPS AT NORTHGATE PLAZA

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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