VALLEY PLAZA SHOPPING CENTER

1537 W. Main Street, El Centro, CA

FOR LEASE OR SALE

Asking Rent / Price: Call for Details

HIGHLIGHTS:

PANADERIA

- FORMER SUPERMARKET SPACE FULLY FIXTURIZED
- HUGE PYLON SIGN AVAILABLE
- LOCATED IN THE CENTER OF EL CENTRO ALONG IMPERIAL AVENUE
- LONG TERM LEASE ON ADJACENT 30,000 SF SPACE PROVIDES SOLID IN-PLACE INCOME ON A PURCHASE

70,300 SF Building / 40,300 SF Available for Occupancy

YOUR NAME HERE

TORTILLERIA

For more information about this property, please contact:

Rob Bloom (619) 269-6076 Rob@DuhsCommercial.com CA License: 01302163

COCINA

DUHS

First Foundation

lassage Envy

SUBWAY

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

AERIAL

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DEMOGRAPHICS

2016 Popula	ation:	
<u>1 Mile</u>	3 Miles	5 Miles
21,145	54,329	72,596
2016 Avg. H	H Income:	
<u>1 Mile</u>	3 Miles	<u>5 Miles</u>
\$58,760	\$67.985	\$69.855

Traffic Count: 2015 N Imperial Ave & El Centro Ave = 35,660 ADT I-8 & Hwy 86 = 34,814 ADT



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