

FOR LEASE

13,248 SF | 1.06 AC

1290 N Imperial Ave, El Centro, CA 92243

PROPERTY HIGHLIGHTS:

- Prime Visibility on Imperial Ave.
- Rare Freestanding building
- Former Smart & Final Sublease Opportunity (Relocated to bigger building)



AVAILABLE

For more information about this property, please contact:

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

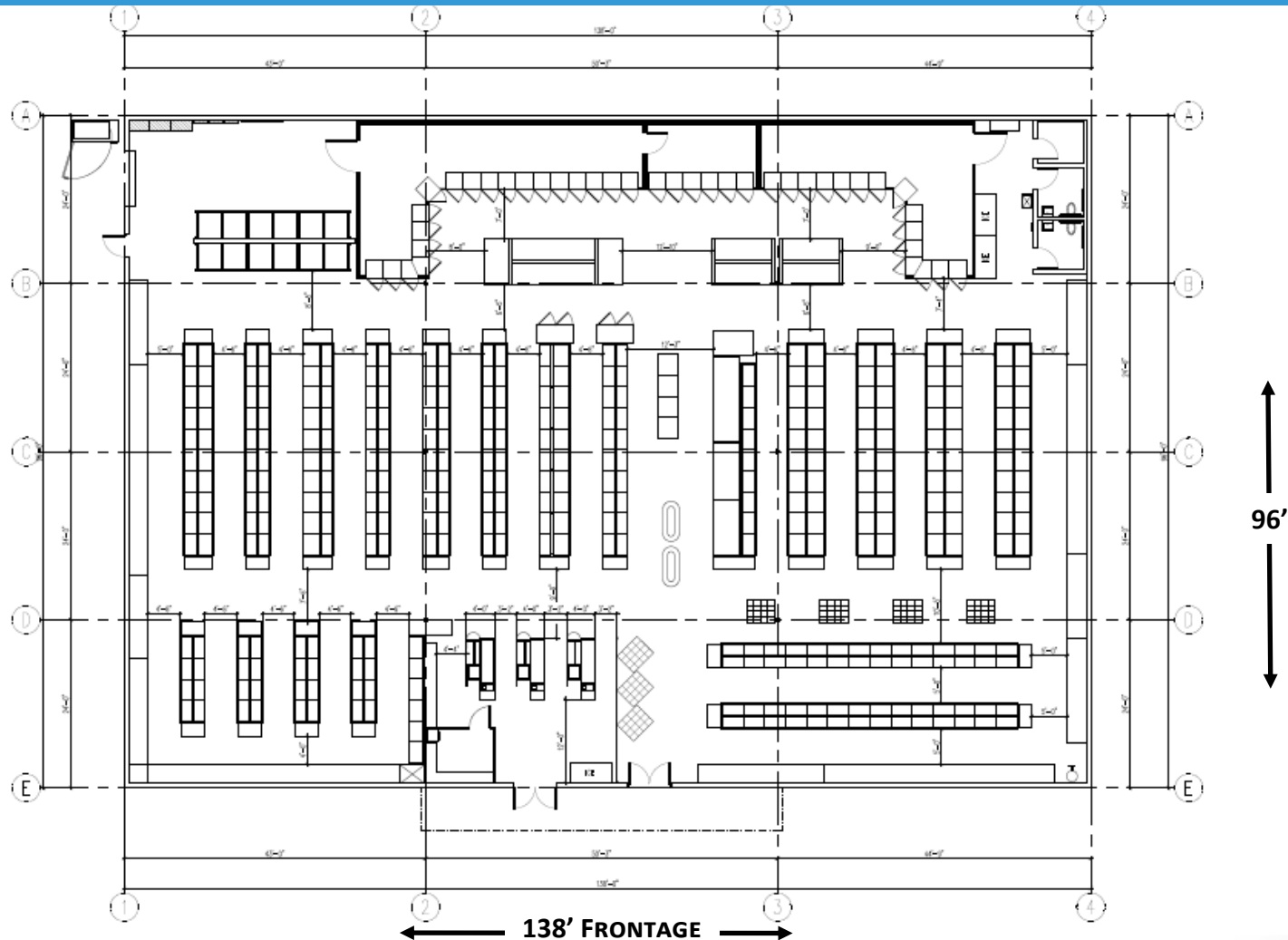
Scott Duhs
(619) 491-0614
Scott@DuhsCommercial.com
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SPACE PLAN

AVAILABLE

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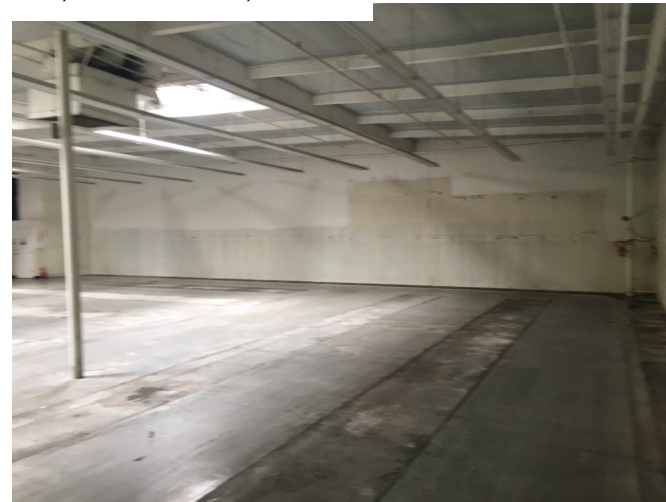
PHOTOS

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48 Surface Spaces are available; Ratio of 3.62/1,000 SF



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AERIAL

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AERIAL

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2018 DEMOGRAPHICS			
	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	13,283	55,289	68,382
AVERAGE HH INCOME:	\$45,395	\$69,213	\$72,658
2016 TRAFFIC COUNTS:			
N. Imperial Avenue = Over 29,500 Cars Per Day			

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DEMOGRAPHICS

AVAILABLE

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POPULATION

1 MILE

3 MILES

5 MILES

2018

13,283

55,289

68,382

POPULATION PROJECTION (2023)

13,708

57,122

70,597



HOUSEHOLDS

2018

4,228

16,933

20,678

HOUSEHOLDS PROJECTION (2023)

4,357

17,458

21,308



AVERAGE HH INCOME

2018

\$45,395

\$69,213

\$72,658



MEDIAN HH INCOME

2018

\$29,695

\$55,011

\$60,105



TRAFFIC COUNT

N IMPERIAL AVE / W PICO AVE : 29,500 ADT (2016)

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