

# EXISTING BUILDING POTENTIAL DRIVE THRU FOR LEASE

**AVAILABLE: 1,000 - 3,180 SF**  
**1497 Adams Ave. El Centro, CA 92243**



*For more information about this property, please contact:*

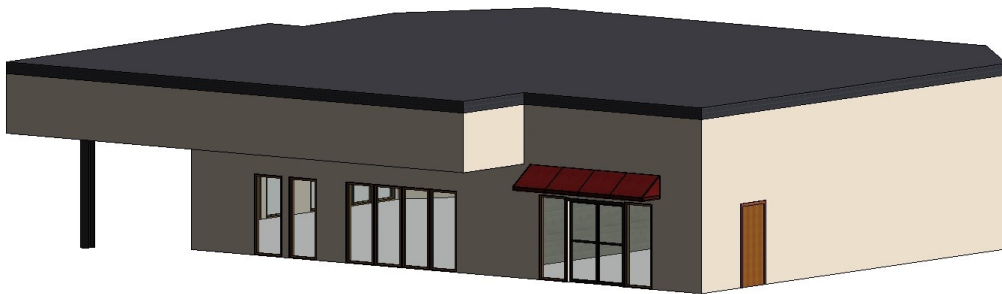
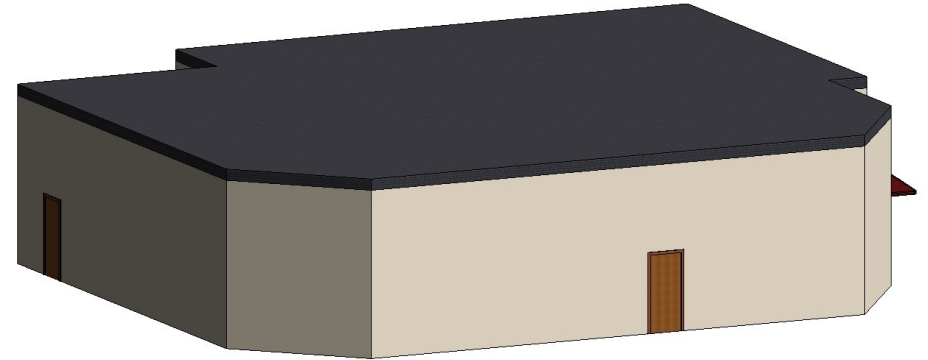
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 Austin@DuhsCommercial.com  
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Craig Duhs  
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# REMODEL RENDERINGS

AVAILABLE:  
1,000-3,180 SF BUILDING ON 27,007 SF  
1497 Adams Ave, El Centro, CA 92243



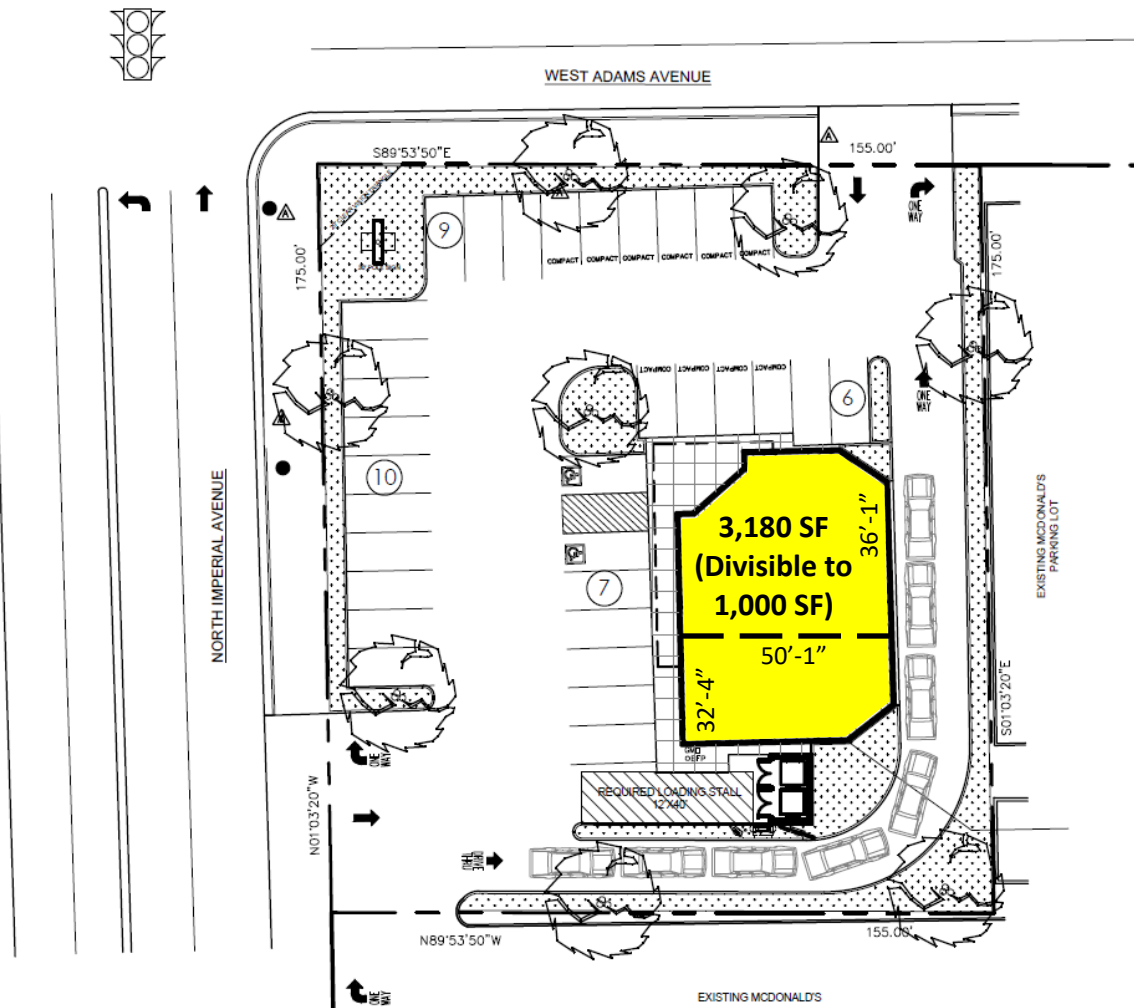
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# PROPOSED SITE PLAN



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# DEMOGRAPHICS

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## POPULATION

	1 MILE	3 MILES	5 MILES
2018	21,500	54,028	72,336
POPULATION PROJECTION (2023)	22,103	55,764	74,528



## HOUSEHOLDS

2018	7,000	16,490	21,645
HOUSEHOLDS PROJECTION (2023)	7,185	16,986	22,269



## AVERAGE HH INCOME

2018	\$51,288	\$69,729	\$71,992
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## TRAFFIC COUNT

N IMPERIAL AVE / ADAMS AVE :	28,500 ADT (2017)
ADAMS AVE / N. WILSON ST :	17,000 ADT (2017)

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