

EXISTING BUILDING POTENTIAL DRIVE THRU FOR LEASE

AVAILABLE: 1,000-3,180 SF
BUILDING ON 27,007 SF

1497 Adams Ave, El Centro, CA 92243



DOLLAR GENERAL
JO-ANN
fabric and craft stores
Smart & Final

Jack
in the box

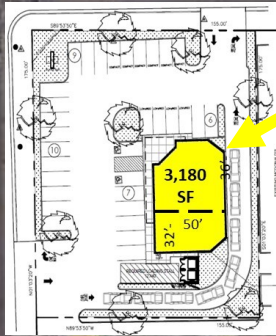
O'Reilly
AUTO PARTS

Carls Jr.

EXPRESS LUBE

ADAMS AVE 17,000 ADT

EXISTING BUILDING



Church's
CHICKEN

Domino's

Valdajara

AutoZone

McDonald's

Imperial Valley
Smog Check
Smog Inspection
Station

N IMPERIAL AVE 28,500 ADT

For more information about this property, please contact:

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

Craig Duhs
(619) 491-0612
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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.
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

AERIAL

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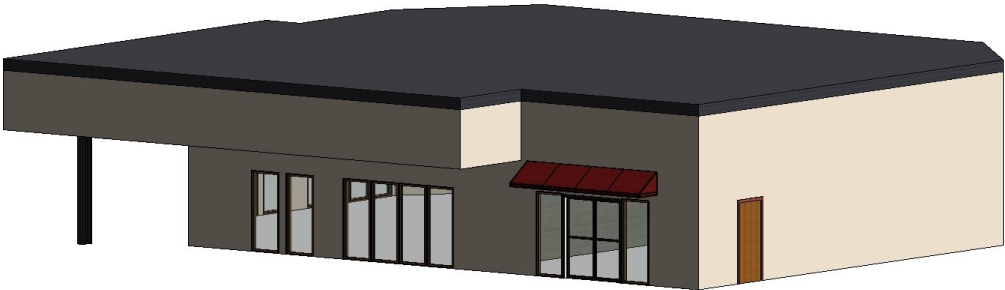
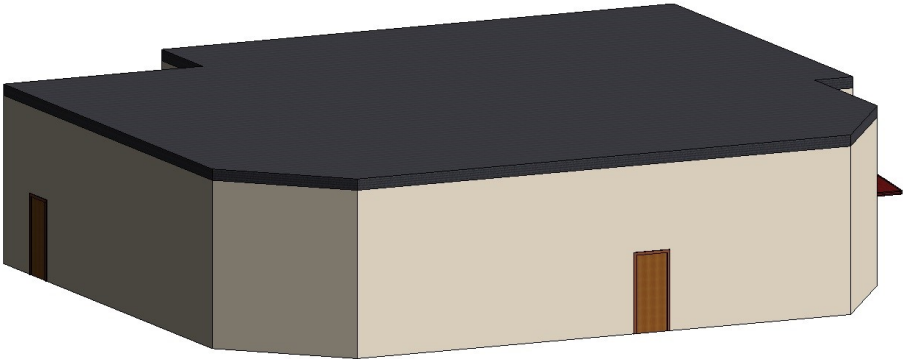
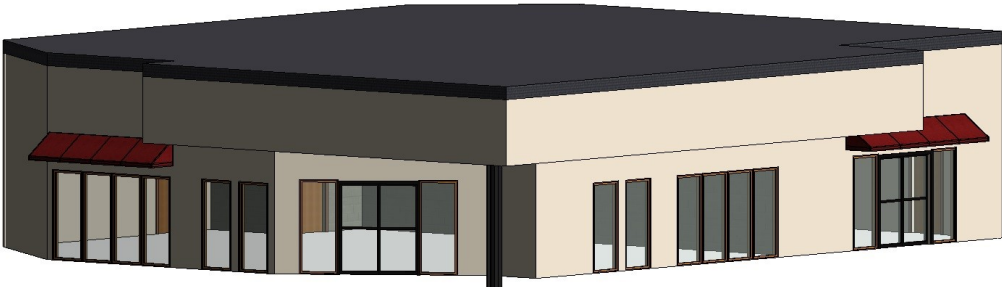
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EXISTING BUILDING POTENTIAL REMODEL

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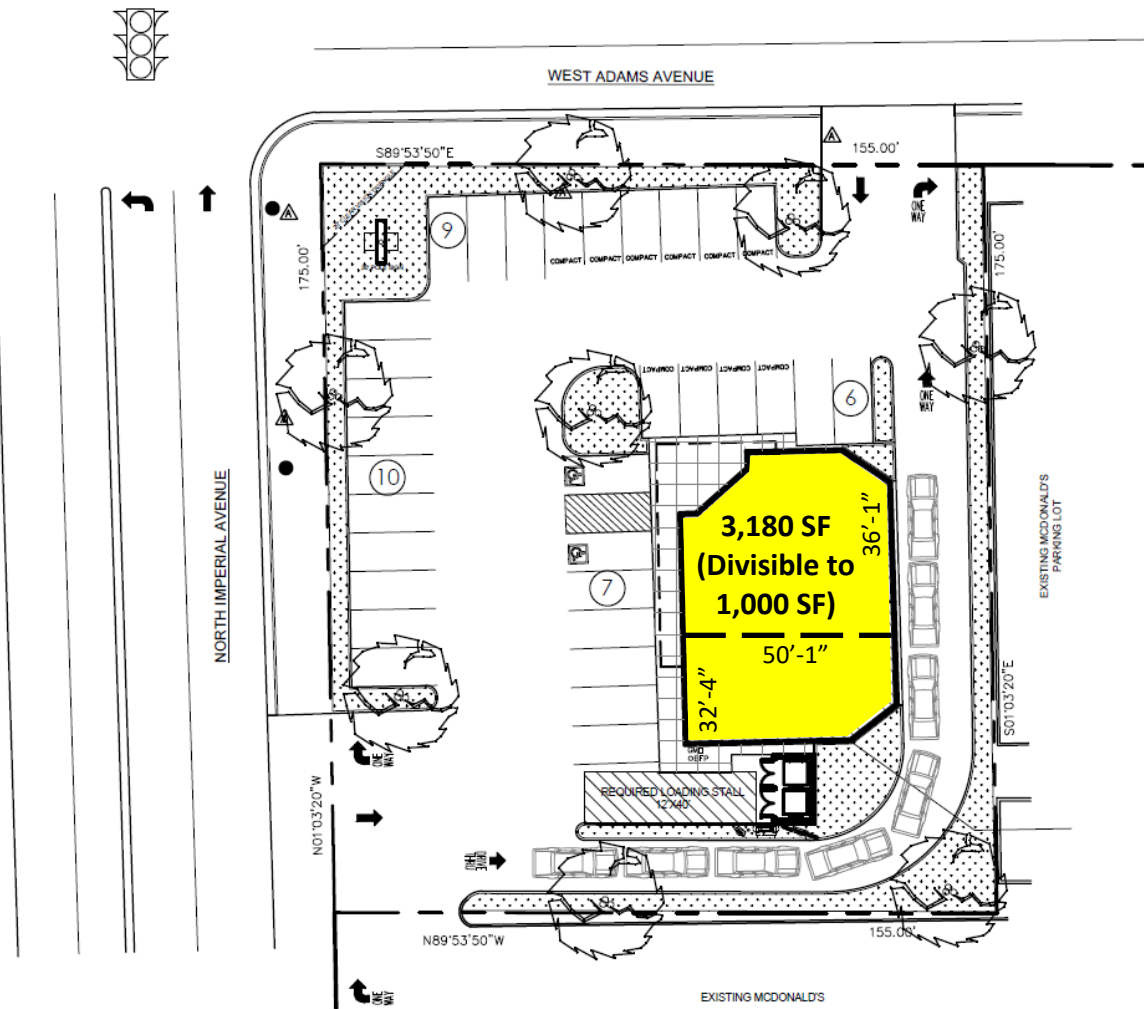
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PROPOSED SITE PLAN



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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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