

FOR LEASE OR SALE

Former Party City
3009 S Dogwood Rd, El Centro, CA 92243

Highlights:

- Outparcel at the Imperial Valley Mall
- Major Retail Shopping Destination for Imperial County
- Excellent Retail & Hotel Synergy
 - Surrounded by Over 1 Million SF of Retail
- Close Proximity to Mexicali
 - Capital of Baja California with ±1.1 Million Population

Building Size: 12,000 SF
Lot Size: 1.39 AC
Pricing: Please Contact Broker



For more information about this property, please contact:

Rob Bloom

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Austin Dias

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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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SITE PLAN

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TRADE AREA

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DEMOGRAPHICS (U.S.):

| Population | Primary Trade Area | Secondary Trade Area | Total Trade Area |
|------------------------------|--------------------|----------------------|------------------|
| 2022 Projection | 201,342 | 202,481 | 403,823 |
| 2017 Estimate | 193,311 | 191,818 | 385,129 |
| 2010 Census | 190,820 | 191,271 | 382,091 |
| 2017-2022 % Change | 4.15% | 5.56% | 4.85% |
| 2017 Daytime Pop Estimate | 64,266 | 67,077 | 131,343 |
| Avg. Household Income | | | |
| 2022 Projection | \$71,709 | \$74,284 | \$73,122 |
| 2017 Estimate | \$59,784 | \$64,280 | \$62,235 |
| 2017-2022 % Change | 19.95% | 15.56% | 17.49% |
| Median Age | | | |
| 2017 Estimate | 38 | 45 | 42 |



◆ 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.

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:
 - Renewable Energy - Geothermal, Solar, and wind
 - Retail
 - Hospitality
 - Public Sector & Federal Government
 - Trade & Distribution
 - Manufacturing

DEMOGRAPHICS

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| | 1 Mile | | 3 Mile | | 5 Mile | |
|-------------------------------|----------|--------|----------|--------|----------|--------|
| Population | | | | | | |
| 2018 Estimate | 10,458 | | 52,387 | | 64,032 | |
| 2023 Projection | 10,783 | | 53,709 | | 65,752 | |
| Growth 2018 - 2023 | 3.11% | | 2.52% | | 2.69% | |
| Growth 2010 - 2018 | 5.39% | | 2.08% | | 3.00% | |
| Median Age | 32.70 | | 32.40 | | 32.30 | |
| 2018 Population By Race | | | | | | |
| White | 9,450 | 90.36% | 47,378 | 90.44% | 57,888 | 90.40% |
| Black | 238 | 2.28% | 1,350 | 2.58% | 1,612 | 2.52% |
| Am. Indian & Alaskan | 217 | 2.07% | 1,173 | 2.24% | 1,424 | 2.22% |
| Asian | 344 | 3.29% | 1,394 | 2.66% | 1,747 | 2.73% |
| Hawaiian & Pacific Island | 22 | 0.21% | 104 | 0.20% | 131 | 0.20% |
| Other | 187 | 1.79% | 989 | 1.89% | 1,230 | 1.92% |
| Population by Hispanic Origin | | | | | | |
| Non-Hispanic Origin | 1,744 | 16.68% | 7,444 | 14.21% | 9,730 | 15.20% |
| Hispanic Origin | 8,714 | 83.32% | 44,944 | 85.79% | 54,302 | 84.80% |
| Households | | | | | | |
| 2018 Estimate | 3,078 | | 15,700 | | 19,047 | |
| 2023 Projection | 3,166 | | 16,082 | | 19,541 | |
| 2010 Census | 2,933 | | 15,321 | | 18,421 | |
| Growth 2018 - 2023 | 2.86% | | 2.43% | | 2.59% | |
| Growth 2010 - 2018 | 4.94% | | 2.47% | | 3.40% | |
| 2018 Average Household Size | 3.40 | | 3.30 | | 3.30 | |
| 2018 Avg Household Income | \$82,414 | | \$65,279 | | \$69,048 | |
| 2018 Occupied Housing | | | | | | |
| Owner Occupied | 2,054 | 66.73% | 8,187 | 52.15% | 10,583 | 55.56% |





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