FOR SALE OR LEASE

- *Vacant Box Space Available for Sale or Lease*
- *Central, Convenient Location Near One of the City's Busiest Intersections*
- *Huge Pylon Signage Available*
- *Long-Term Lease on a Portion of the Property Provides In-Place Rental Income for an Owner/User or Investor*

Vacant Space Available:	40,300 SF
Total Building Size:	70,300 SF
Asking Price/Rent:	Contact Broker

JOIN: RITE AID · SKECHERS · Starbucks · Aaron's · Massage Envy · FIRST FOUNDATION Trust. Strength. Experience. · SUBWAY

For more information about this property, please contact:

Rob Bloom
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DUHS
COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT

SITE SOURCE
RETAIL BROKER NETWORK

cricket wireless
Don Roberto JEWELERS
Little Caesars

BALLINGTON ACADEMY for the Arts & Sciences

Imperial County CALIFORNIA
IID
IID

Aaron's

Massage Envy SPA

STARBUCKS COFFEE

SKECHERS
ADVANCE AMERICA CASH ADVANCE

Subject Space/Building

FORTUNE HOUSE
Quest Diagnostics
THE GREAT SEAL OF THE STATE OF CALIFORNIA
8,448 Office

Los Cabos

IID

RITE AID

FIRST FOUNDATION Trust. Strength. Experience.
MOLINA HEALTHCARE

Imperial County CALIFORNIA
19,200 sf. Office

Medical Office

7,247 sf. Retail/Restaurant
BLDG. 26 6,400 sf. Retail

SAN DIEGO STATE UNIVERSITY RESEARCH
UNITED STATES POSTAL SERVICE
PRII
SUBWAY

Imperial Avenue
Waterman Avenue
Main Street
State St.

Walgreens

VALLEY PLAZA
RITE AID PHARMACY OPEN 24 HOURS
YOUR NAME HERE
SKECHERS
BALLINGTON ACADEMY FOR THE Arts & Sciences
STARBUCKS DRIVE THRU
New Fortune House Chinese Restaurant

For more information about this property, please contact:

Rob Bloom
Vice President
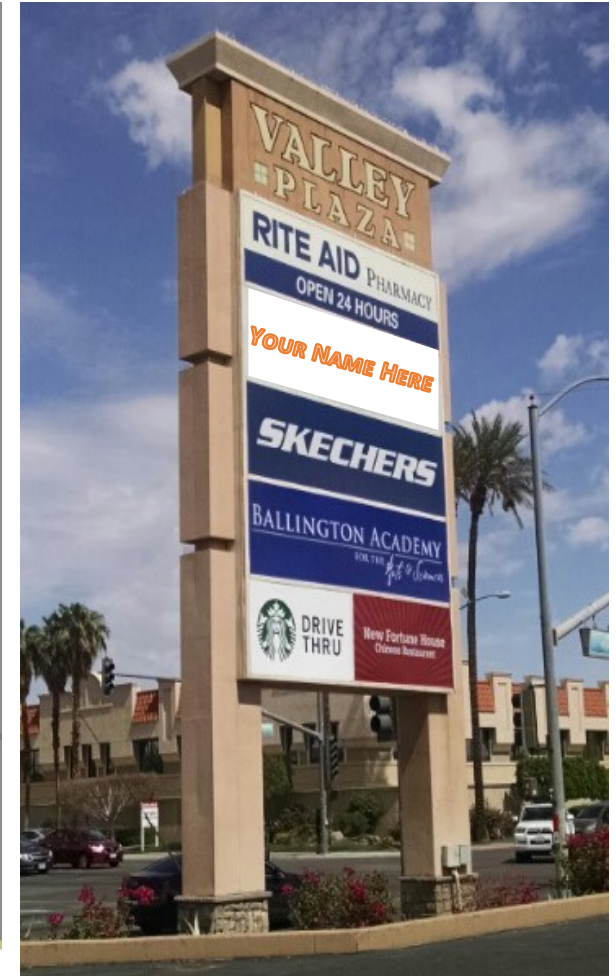(619) 269-6076
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Subject Property

IMPERIAL COUNTY CALIFORNIA

IID A century of Service

IID A century of Service

MOLINA HEALTHCARE

SUBWAY

FIRST IMPERIAL CREDIT UNION Better Than Ever Together

THE GREAT SEAL OF THE STATE OF CALIFORNIA EUREKA

Aaron's

SKECHERS

Massage Envy SPA

BALLINGTON ACADEMY FOR THE Arts & Sciences

UNITED STATES POSTAL SERVICE

FIRST FOUNDATION Trust. Strength. Experience.

THE GREAT SEAL OF THE STATE OF CALIFORNIA EUREKA

BURGERS & BEER

cricket wireless

Don Roberto JEWELERS

Little Caesars

Imperial Avenue

±30,000 CPD

Walgreens

Wilson Jr. High School
671 Students

STARBUCKS COFFEE

RITE AID

Main Street

Rabobank

STATE OF CALIFORNIA DMV DEPARTMENT OF MOTOR VEHICLES

ARCO

ampm

Bank of America

N

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