

—For Sale or Lease

Freestanding Drive-Thru Building
740 N Imperial Ave, El Centro, CA 92243

- Excellent Visibility Along Main Commercial Corridor
- High Traffic Counts on Imperial Avenue – 26,883 cpd
- Outparcel to Vons Anchored Center

Asking Price: \$ 1,500,000

Asking Lease Rate: \$ 7,000 /mo NNN

Join:

DOLLAR GENERAL
market

McDonald's

Jack
in the box

Smart & Final.

ACE Hardware VONS

BIG 5
SPORTING GOODS



Rob Bloom
Vice President | CA License: 01302163
858.405.5342 | Rob@DuhsCommercial.com



Aerial

Freestanding Drive-Thru Building
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Auto Zone

Pizza Hut

7-Eleven

Carl's Jr.

McDonald's

Jack in the Box

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VONS

VONS

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PET SMART
COSTCO WHOLESALE
ROSS DRESS FOR LESS
Walmart Save money. Live better.
FOOD 4 LESS

TARGET
LOWE'S

CARDENAS
HARBOR FREIGHT TOOLS
ASHLEY FURNITURE HomeStore
planet fitness

Pep Boys

VONS

BIG 5 SPORTING GOODS

Smart & Final
DOLLAR GENERAL market

Walgreens
RITE AID
GROCERY OUTLET Bargain Market

ECR MC
El Centro Regional Medical Center
An Agency of The City of El Centro
CVS



THE HOME DEPOT

IMPERIAL VALLEY MALL

Marshalls
KOHL'S
Burlington
petco
ROSS DRESS FOR LESS
BEST BUY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92108 | Phone: (619) 491-0335 | Fax: (619) 491-0396 | www.gur.com/metal.com

Demographics

Freestanding Drive-Thru Building
740 N Imperial Ave, El Centro, CA 92243



	1 Mile	2 Miles	3 Miles
2023 Population By Race	19,310	44,595	56,786
White	17,372	40,141	50,980
Black	528	1,260	1,595
Am. Indian & Alaskan	540	1,105	1,379
Asian	460	1,124	1,597
Hawaiian & Pacific Island	46	100	126
Other	365	865	1,110
Population by Hispanic Origin	19,310	44,595	56,786
Non-Hispanic Origin	2,061	5,899	8,033
Hispanic Origin	17,249	38,696	48,754
2023 Average Households Size	3.00	3.20	3.20
2023 Estimate	6,270	13,768	17,312
2023 Avg Household Income	\$49,530	\$69,695	\$74,023
2023 Occupied Housing	6,270	13,407	17,312
Owner Occupied	2,193	6,875	9,440
Renter Occupied	4,077	6,893	7,872
2023 Median Home Value	\$198,138	\$221,834	\$234,307

2023 data is based on the 2020 Census. All data is subject to change. Availability are subject to change without notice. © 2023 Sun Commercial. All rights reserved. www.suncommercial.com