—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

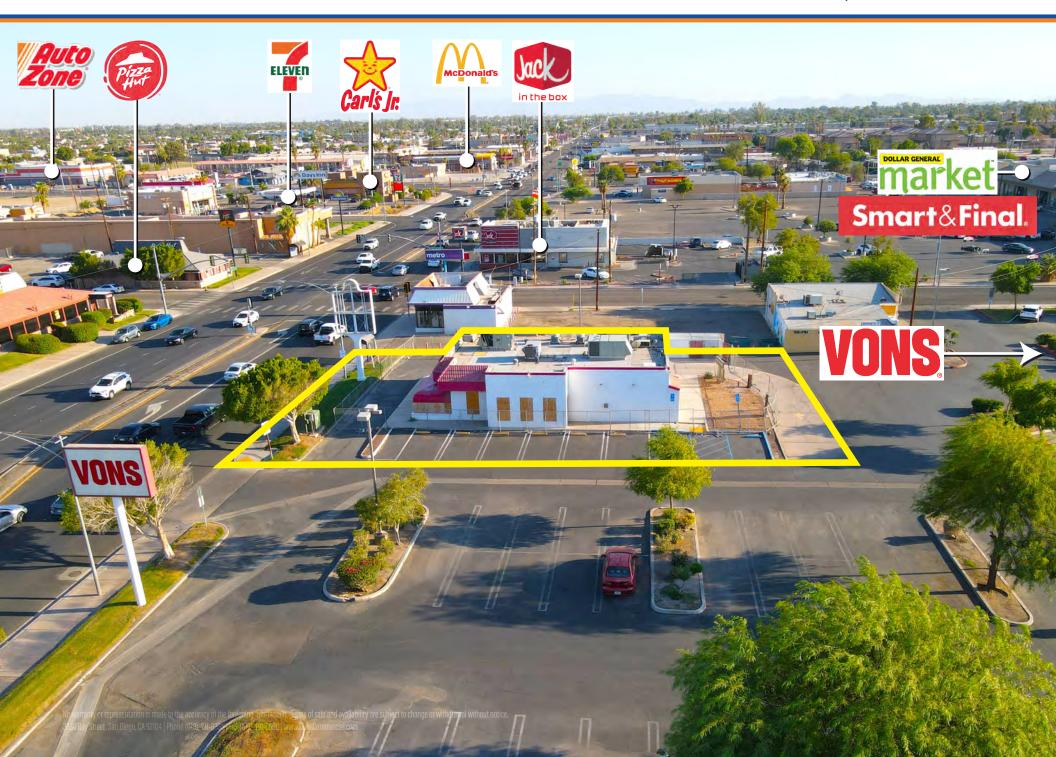
Asking Price: \$ 1,500,000

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





-Aerial



-Aerial





Demographics

		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	
1/34. 100	Am. Indain & Alaskan	540	1,105	1,379	
Senant & Final	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	
A LAND AND A STATE OF THE PARTY	2023 Average Households Size	3.00	3.20	3.20	
metro-two	2023 Estimate	6,270	13,768	17,312	
	2023 Avg Household Income	\$49,530	\$69,695	\$74,02	
	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	\$234,3	