

For Lease

Available: 2,513 SF (Divisible to ±1,250 SF)

Endcap Space - Potential Drive-Thru
1002 N Imperial Ave, El Centro, CA 92243

- Newly Renovated Building with Jersey Mike's & The UPS Store Coming Soon
- Endcap Retail Space in Building with Potential Drive-Thru
- Excellent Visibility Facing Imperial Avenue (Hwy 86) - 28,276 cpd
- Easy Access at Signalized Intersection



Retailers within 1-Mile:



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Rob Bloom

Vice President | CA License: 01302163

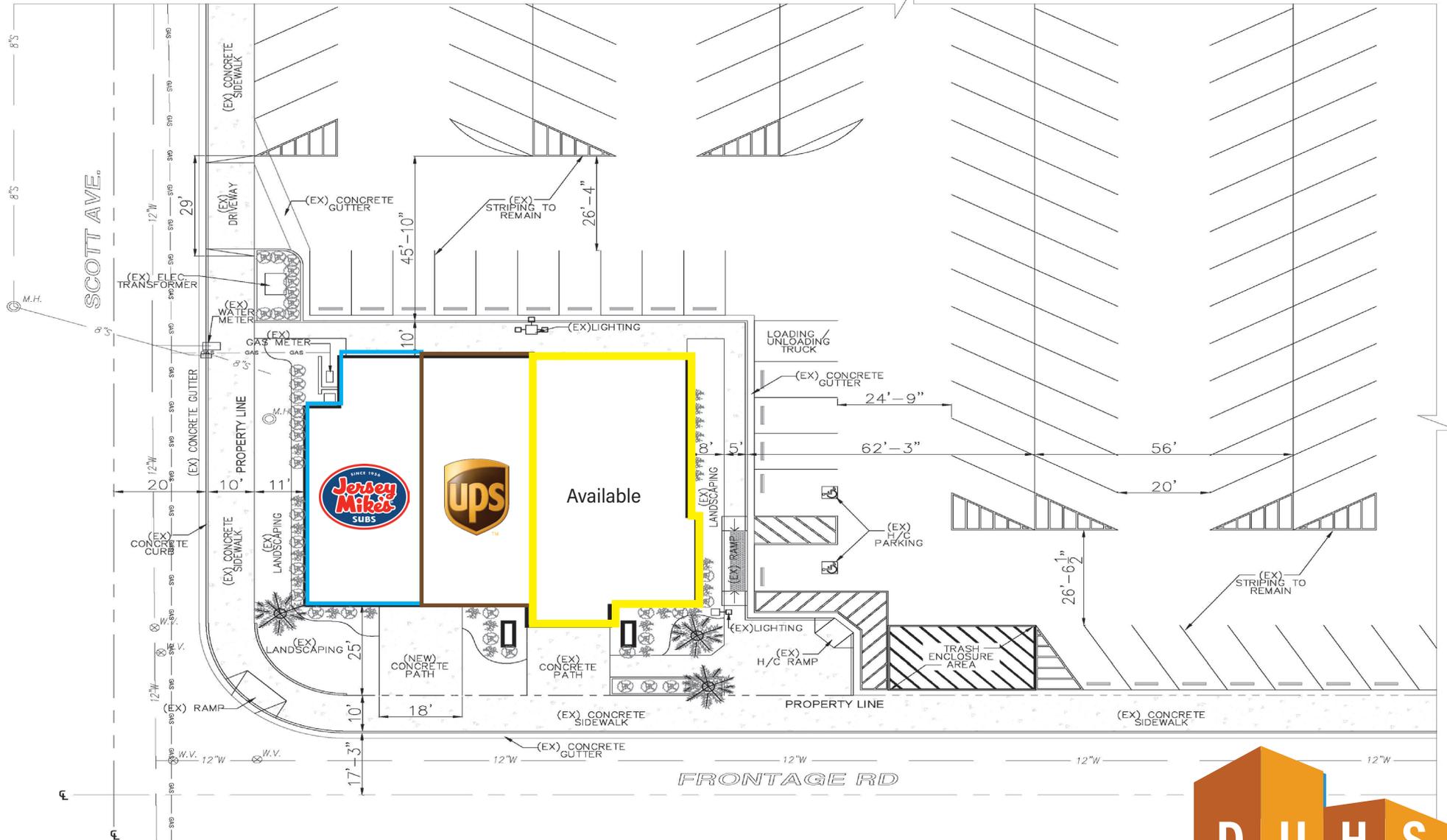
619.269.6076 | Rob@DuhsCommercial.com

3830 Ray Street, San Diego, CA 92104 | www.DuhsCommercial.com

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.

Site Plan

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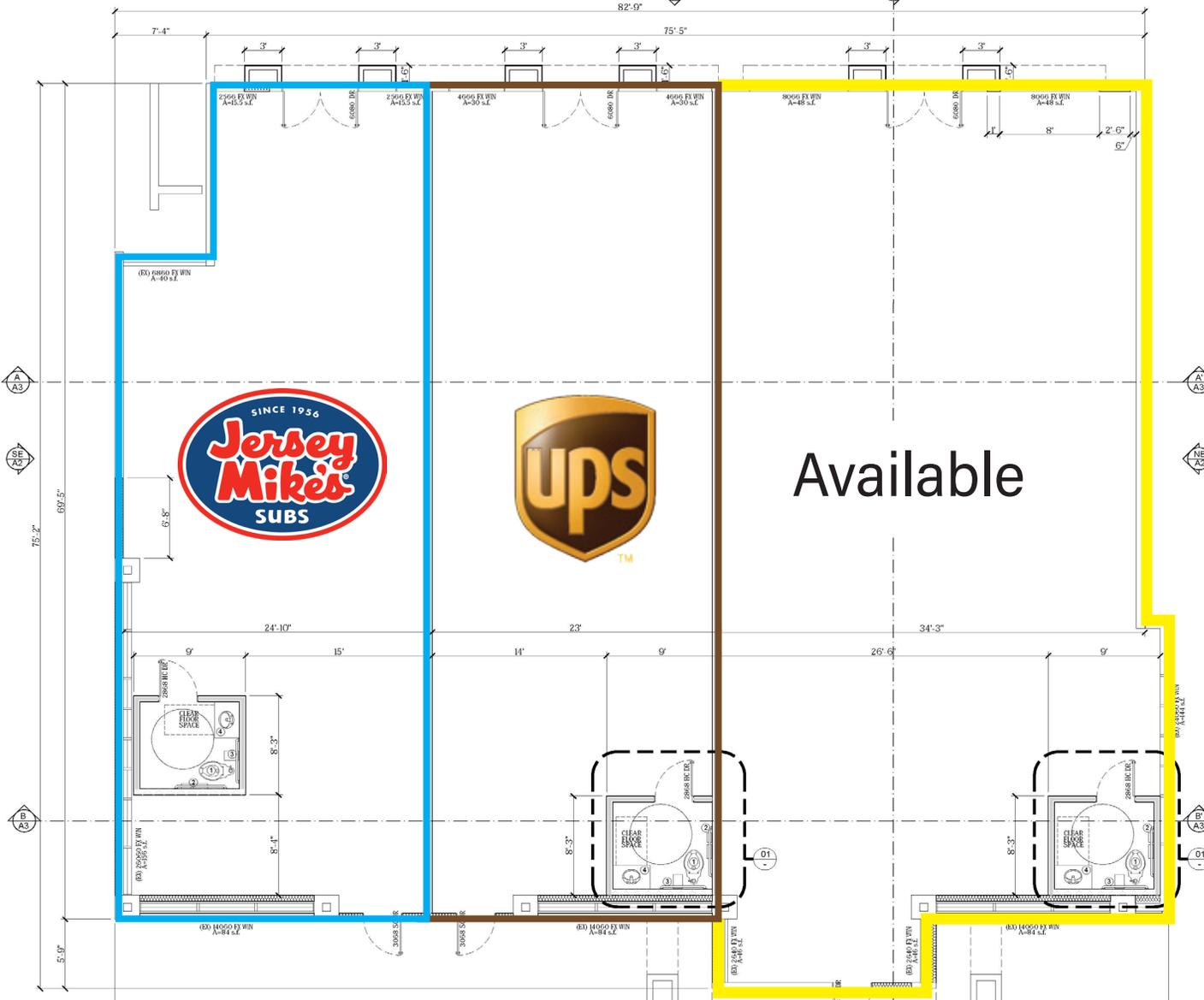


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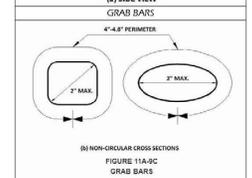
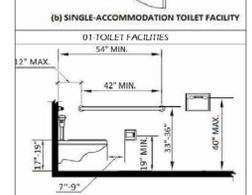
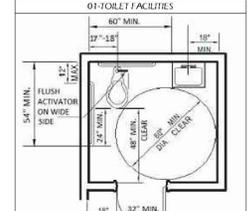
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AREA TABULATION		FLOOR PLAN LEGEND	
SUITE #1:	1,350 SQ. FT.	2x6 EXT. WOOD STUDS @ 16" O.C. WALL	1/2" X 1/2" BATT. INSULATION
SUITE #2:	1,382 SQ. FT.	1/2" X 1/2" BATT. INSULATION	2x4 EXT. WOOD STUDS @ 16" O.C. WALL
SUITE #3:	2,813 SQ. FT.	2x4 EXT. WOOD STUDS @ 16" O.C. WALL	1/2" X 1/2" BATT. INSULATION
TOTAL NEW AREA:	5,545 SQ. FT.	2x6 INTERIOR WOOD STUDS @ 16" O.C. WALL	1/2" X 1/2" BATT. INSULATION
TOTAL COVERAGE AREA:	5,640 SQ. FT.	1/2" X 1/2" CYP. BR. BOTH SIDES	2x6 INTERIOR WOOD STUDS @ 16" O.C. WALL
FLOOR PLAN KEYNOTES		2x6 INTERIOR WOOD STUDS @ 16" O.C. WALL	
① TOILET WITH FLUSH ACTIVATOR ON WIDE SIDE.		W/INT 1/2" CYP. BR. BOTH SIDES (PERMILING WALL)	
② GRAB BAR LENGTH 42" MIN.		SOOR SL. W/SL. DR. @ 5" O/C @ 9" @	
③ GRAB BAR LENGTH 30" MAX.		2x6 INTERIOR WOOD STUDS @ 16" O.C. WALL	
④ 36" TALL CABINET, ONE SINK BOWL WITH 9" MIN. FREE SPACE.		W/INT 1/2" CYP. BR. BOTH SIDES	
		DOOR	
		WINDOW	
		VERT. FINISH	
		HORIZ. FINISH	



DOOR SCHEDULE											
NUMBER	DOOR NUMBER	TYPE	FINISH	THICKNESS	WIDTH	HEIGHT	AREA	FRAME	DETAILS	REMARKS	
01	100	A	DEL	1 3/4"	6 0"	8 0"	48	SC	MANUAL	INT. FINISH	
02	100	D	DEL	1 3/4"	2 0"	6 0"	17 5"	SC	MANUAL	INT. FINISH	
03	100	C	ONE	1 3/4"	3 0"	6 0"	20	SC	MANUAL	INT. FINISH	
04	200	A	DEL	1 3/4"	6 0"	8 0"	48	SC	MANUAL	INT. FINISH	
05	200	B	DEL	1 3/4"	2 0"	6 0"	17 5"	SC	MANUAL	INT. FINISH	
06	200	C	ONE	1 3/4"	3 0"	6 0"	20	SC	MANUAL	INT. FINISH	
07	300	A	DEL	1 3/4"	6 0"	8 0"	48	SC	MANUAL	INT. FINISH	
08	300	B	DEL	1 3/4"	2 0"	6 0"	17 5"	SC	MANUAL	INT. FINISH	
09	300	C	ONE	1 3/4"	3 0"	6 0"	20	SC	MANUAL	INT. FINISH	

WINDOW SCHEDULE											
NUMBER	WINDOW NUMBER	TYPE	FINISH	THICKNESS	WIDTH	HEIGHT	AREA	FRAME	DETAILS	REMARKS	
01	100	A	DEL	1 3/4"	6 0"	8 0"	48	SC	MANUAL	INT. FINISH	
02	100	D	DEL	1 3/4"	2 0"	6 0"	17 5"	SC	MANUAL	INT. FINISH	
03	100	C	ONE	1 3/4"	3 0"	6 0"	20	SC	MANUAL	INT. FINISH	
04	200	A	DEL	1 3/4"	6 0"	8 0"	48	SC	MANUAL	INT. FINISH	
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TENANT IMPROVEMENTS
MIKE MATTIA
1002 N Imperial Ave, El Centro, CA 92243

PROJECT: _____
SHEET TITLE: **FLOOR PLAN**

No.	REVISIONS	DATE

ENGINEER:
VICTOR RODRIGUEZ-FERNANDEZ P.E.
P.O. BOX 9030
CALEXICO, CA 92232

SEAL:



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Aerial

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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

ECRMC
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