

# FOR SALE or LEASE

JUNIOR ANCHOR BOX

2101 N Imperial Avenue, El Centro, CA 92243

- Junior Anchor Box Situated Between Target & Lowe's
- Excellent Visibility & Access Along Imperial Avenue (Highway 86) with 27,000 CPD
- Prime Location in the Heart of the Retail Hub for Imperial County



**AVAILABLE: 13,800 SF** (DIVISIBLE)

*Surrounded By:*

**Rob Bloom**

(858) 405-5342

Rob@DuhsCommercial.com

DRE# 01302163



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.



# EXECUTIVE SUMMARY

## JUNIOR ANCHOR BOX

2101 N Imperial Avenue, El Centro, CA 92243

**Sale Price:** \$4,500,000  
**Building Size:** 13,800 SF (Divisible)  
**Land Size:** 1.38 AC  
**Year Built:** 2000  
**Parking:** 62 (4.5:1,000 SF)

**Dimension:** 91' wide x 152' deep  
**Ceiling Height:** ±25'  
**Zoning:** CG- GeneralCommercial  
**Monument Sign** Yes (2)  
**APN:** 044-620-020-000



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# AERIAL

## JUNIOR ANCHOR BOX

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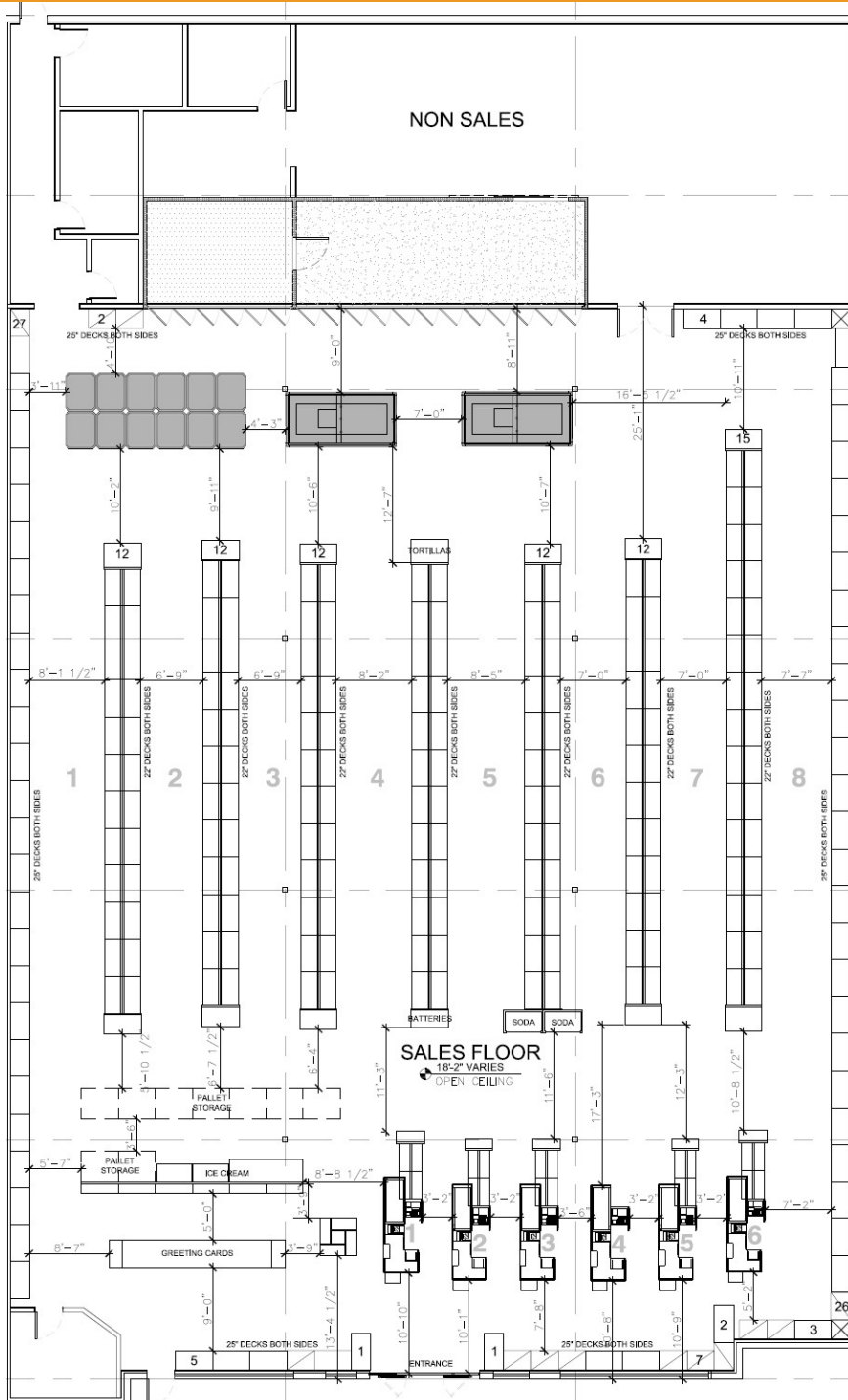




# SITE PLAN

## JUNIOR ANCHOR BOX

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# DEMOGRAPHICS

## JUNIOR ANCHOR BOX

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	<u>1 Mile</u>		<u>3 Mile</u>		<u>5 Mile</u>	
Population						
2024 Estimate	8,804		61,143		71,804	
Median Age	34.80		33.80		33.90	
2024 Population by Race						
White	1,433	(16.28%)	11,144	(18.23%)	13,422	(18.69%)
Black	134	(1.52%)	1,274	(2.08%)	1,486	(2.07%)
Am. Indian & Alaskan	72	(0.82%)	529	(0.87%)	606	(0.84%)
Asian	172	(1.95%)	1,150	(1.88%)	1,461	(2.03%)
Hawaiian & Pacific Island	0	(0.00%)	14	(0.02%)	18	(0.03%)
Other	6,993	(79.43%)	47,032	(76.92%)	54,810	(76.33%)
Population by Hispanic Origin						
Non-Hispanic Origin	968	(11.00%)	8,376	(13.70%)	10,348	(14.41%)
Hispanic Origin	7,835	(88.99%)	52,766	(86.30%)	61,456	(85.59%)
Households						
2024 Estimate	2,859		19,127		22,319	
2024 Avg. Household size	3.0		3.10		3.10	
2024 Avg. Household Income	\$65,941		\$78,155		\$79,414	
2024 Occupied Housing						
Owner Occupied	1,206	(42.18%)	9,911	(51.82%)	12,194	(54.64%)
Renter Occupied	1,653	(57.82%)	9,216	(48.18%)	10,125	(45.36%)
2024 Median Home Value	\$209,848		\$259,299		\$266,442	



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*Please Contact*

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