

# 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

**PETSMART**  
**Food4LESS**

**ROSS**  
DRESS FOR LESS

**TARGET**  
**Lowe's**

**ALDI**

**COSTCO**  
WHOLESALE  
**Walmart**  
Save money. Live better.

**CARDENAS**

**DUHS**  
COMMERCIAL  
BROKERAGE • INVESTMENT • DEVELOPMENT

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 SOURCE

# EXECUTIVE SUMMARY

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<b>Sale Price:</b>	\$4,500,000	<b>Dimension:</b>	91' wide x 152' deep
<b>Building Size:</b>	13,800 SF (Divisible)	<b>Ceiling Height:</b>	±25'
<b>Land Size:</b>	1.38 AC	<b>Zoning:</b>	CG- General Commercial
<b>Year Built:</b>	2000	<b>Monument Sign:</b>	Yes (2)
<b>Parking:</b>	62 (4.5:1,000 SF)	<b>APN:</b>	044-620-020-000

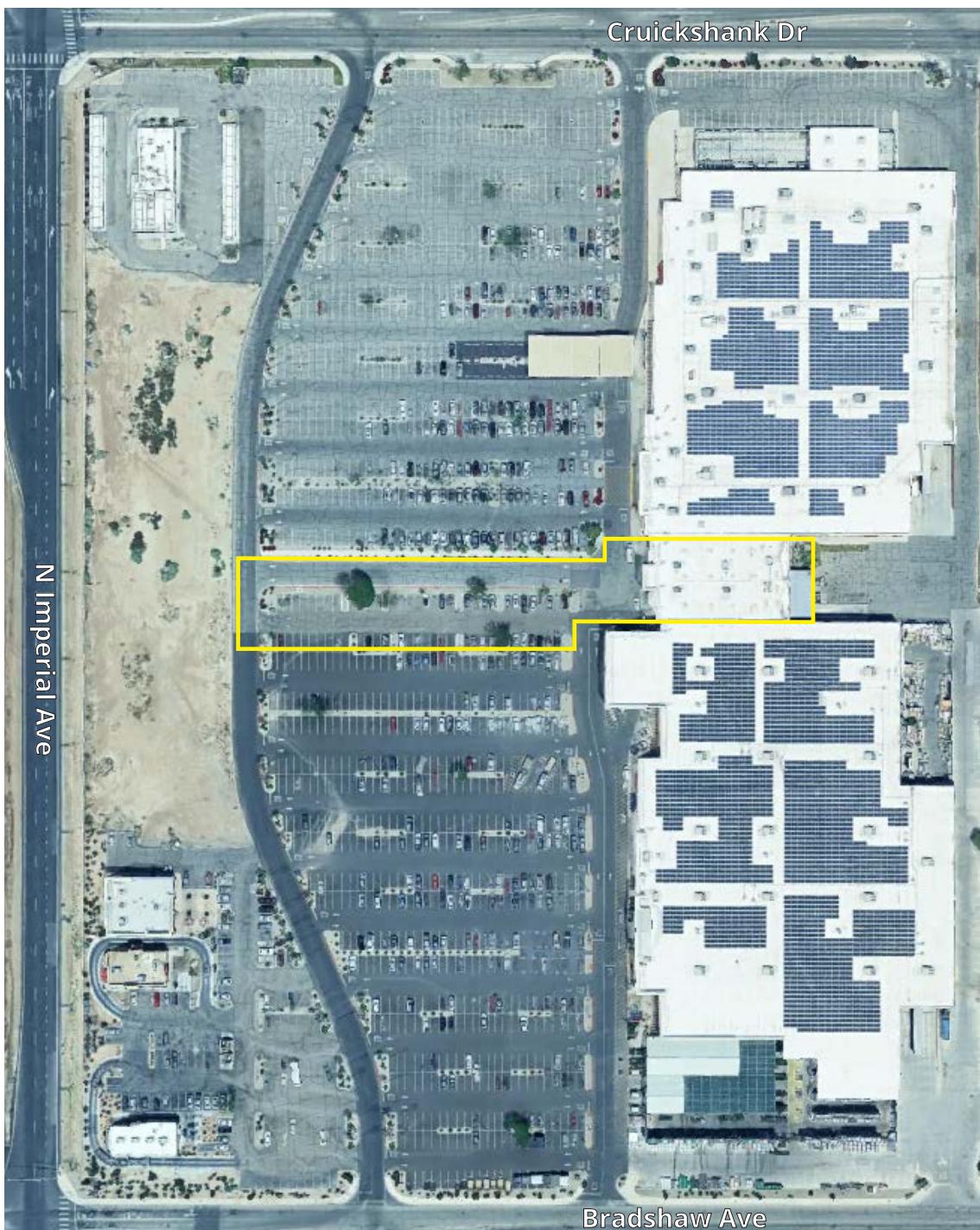
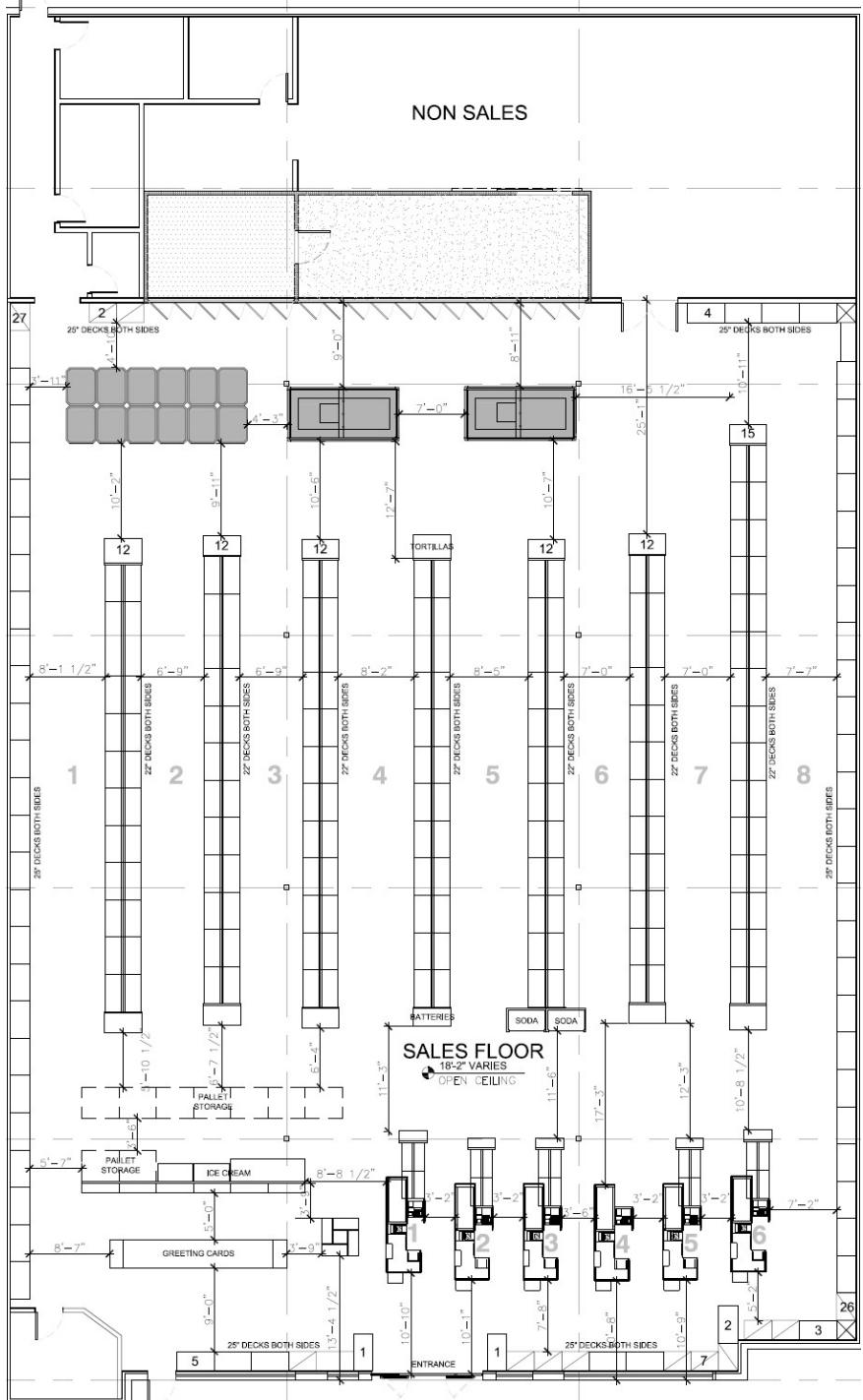




## SITE PLAN

## JUNIOR ANCHOR BOX

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# AERIAL

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# DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Estimate	8,804	61,143	71,804
Median Age	34.80	33.80	33.90
<b>2024 Population by Race</b>			
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%)
<b>Population by Hispanic Origin</b>			
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%)
<b>Households</b>			
2024 Estimate	2,859	19,127	22,319
2024 Avg. Household size	3.0	3.10	3.10
<b>2024 Avg. Household Income</b>			
	\$65,941	\$78,155	\$79,414
<b>2024 Occupied Housing</b>			
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%)
<b>2024 Median Home Value</b>			
	\$209,848	\$259,299	\$266,442



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*Please Contact*

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