

FOR 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

Rob Bloom

(858) 405-5342

Rob@DuhsCommercial.com

DRE# 01302163

Surrounded By:



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

Lease Rate: Contact Broker
Building Size: 13,800 SF
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



AERIAL

JUNIOR ANCHOR BOX

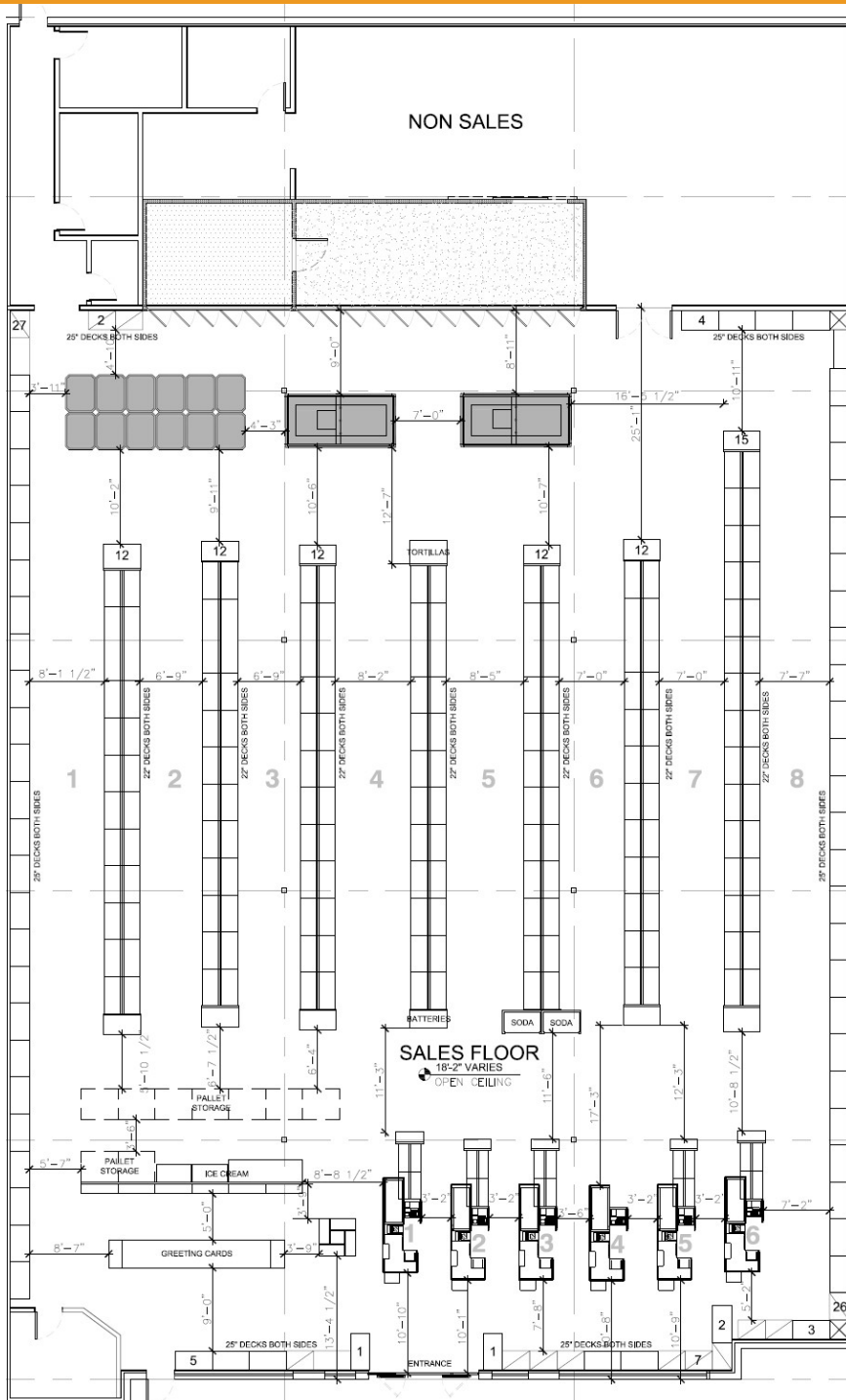
2101 N Imperial Avenue, El Centro, CA 92243



SITE PLAN

JUNIOR ANCHOR BOX

2101 N Imperial Avenue, El Centro, CA 92243



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.





DEMOGRAPHICS

JUNIOR ANCHOR BOX

2101 N Imperial Avenue, El Centro, CA 92243

	1 Mile		3 Mile		5 Mile	
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	



FOR LEASE

Junior Anchor Box

2101 N Imperial Avenue, El Centro, CA 92243

Please Contact

Rob Bloom

(858) 405-5342

Rob@DuhsCommercial.com

DRE# 01302163

