

FOR LEASE | FORMER RITE AID

1501 W Main Street, El Centro, CA 92243



AVAILABLE: 20,208 SF

- Freestanding Retail Building at Prime Intersection
- Anchor Tenant Building in 300,000+ SF Center
- Central, High-Traffic Location in the Trade Area



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.



PROPERTY SUMMARY

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Prime, High-Traffic Intersection

- The property is situated at one of the major intersections in the City - Imperial Avenue and Main Street - with combined traffic counts of approx. 45,000 cars per day.
- Building has excellent visibility and unmatched pylon signage providing outstanding exposure along the street.
- Property has prime positioning at the hard corner and surrounded by plenty of parking.



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Anchor Building in Large Shopping Center

- The Property is part of the Valley Plaza, a 300,000+ SF community center situated on 25+ acres with a synergistic mix of retail and office uses.
- Other tenants in the center include: Grocery Outlet, Starbucks, 4:13 Fitness, Skechers, Imperial Irrigation District, and many other restaurants, retailers, and office users.

Central, Convenient Location in the Heart of Imperial County

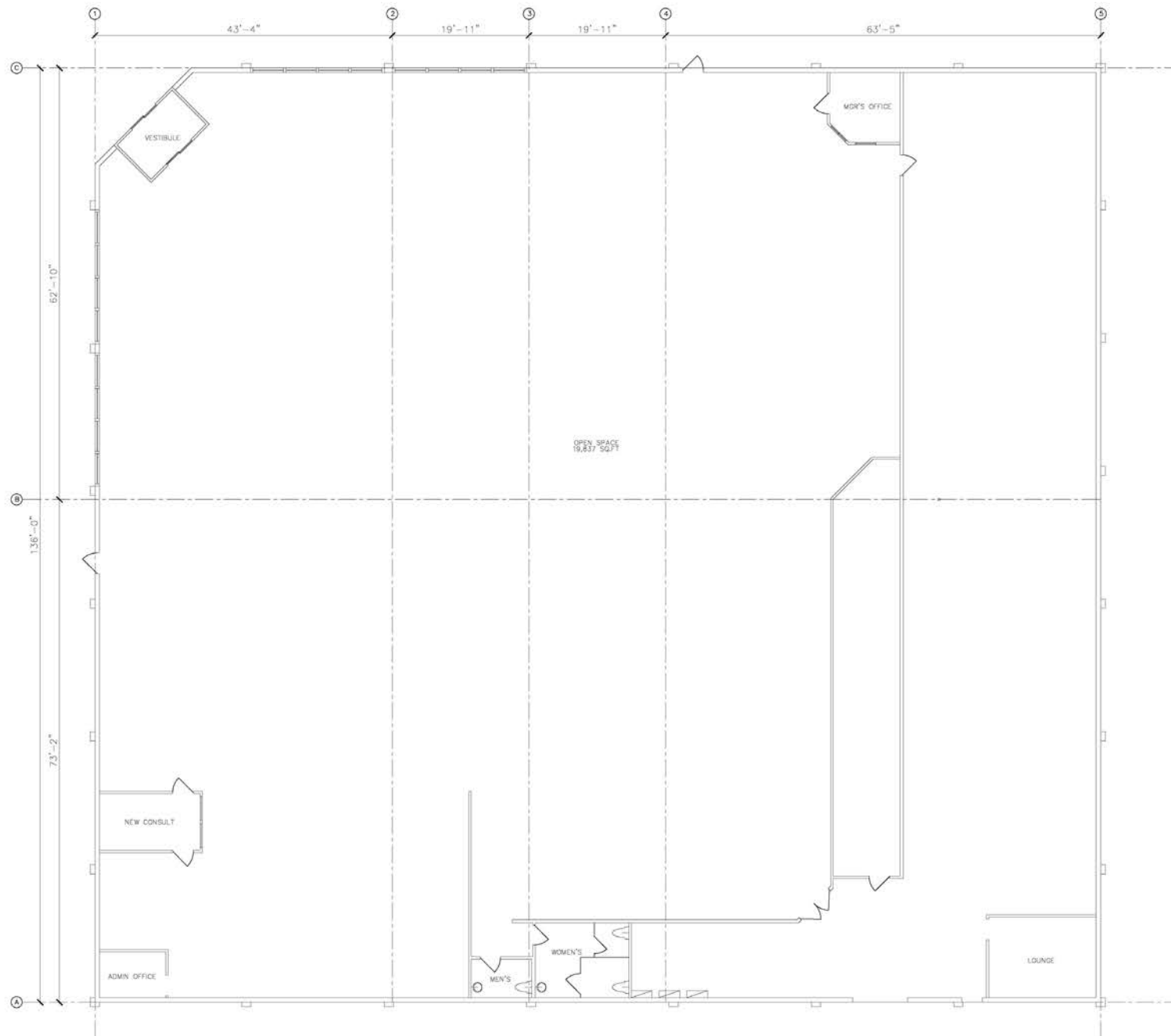
- The center is very well located in the center of Imperial County and surrounded by local government offices, single-family residential, apartments, and schools.
- The property is also located along Imperial Avenue, the main commercial arterial in the County with a wide variety of retail and restaurant uses. Additionally, the El Centro hospital is located just a mile south of the property.



FLOOR PLAN

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AERIAL

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