



NEW PLANNED SHOPPING CENTER DEVELOPMENT

EL CENTRO | CA

32.7920° N - 115.5631° W



PROJECT HIGHLIGHTS

A rare offramp opportunity for a ground-up Shopping Center in El Centro, CA. Strategically positioned across from the newly built offramp for Interstate 8. The Development will entertain approximately 80,000 Vehicles Per Day commuting on the I-8.

The Project will feature a multitude of tenants to service the surrounding area, consisting of residential, retail, hospitality, grocery and other various retail.

EL CENTRO DEVELOPMENT

- Intersection of I-8 off-ramp and Imperial Ave
- Brand new on/off ramp
- Three anchor opportunities with over ±350,000 SF of leasable space

[CLICK TO VIEW AERIAL VIDEO](#)

EL CENTRO



El Centro is the largest city in the Imperial Valley, the east anchor of the Southern California Border Region, and the core urban area and principal city of the El Centro metropolitan area which encompasses all of Imperial County.

Imperial Valley is a large agricultural community with over 180,000 residents, which includes the communities of El Centro, Imperial, Brawley, Westmorland, Heber, Calexico, and Holtville. Imperial Valley is ranked Number 9 in the State of California with an agricultural production of over \$2 billion. Imperial Valley shares a border with the large

community of Mexicali, Mexico, which has a population of over 1 million people. The Mexicali-Calexico crossing has over 4.6 million crossings per year, and is ranked 5th in the United States for annual border crossings. These customers are regular shoppers in El Centro, and Imperial County, and tend to cross the border multiple times per week.

This development sits at the intersection of all of this agriculture trade, border trade, and the highly traveled Interstate 8, which is the gateway from San Diego to Arizona.

DEMOGRAPHICS

The largest industries in El Centro, CA are Health Care & Social Assistance, Retail Trade, and Educational Services, and the highest paying industries are Utilities, Transportation & Warehousing, and Public Administration.

Located just ten miles away from a main US-Mexico Calexico Border Crossing which supports over 50,000 vehicles and 25,000 pedestrians crossing daily.

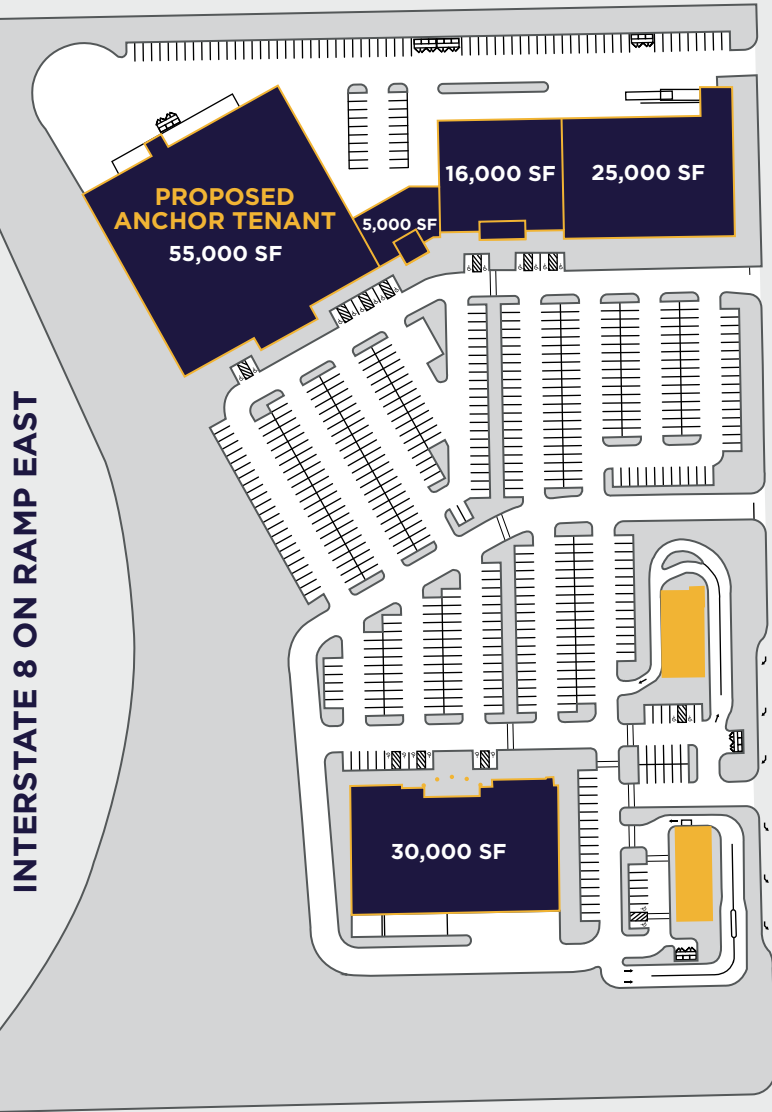
[CLICK TO READ MORE ABOUT EL CENTRO](#)

	5 Mile	10 Miles	15 Miles
Population	71,796	120,130	157,591
Employees	29,168	40,205	49,652
Avg. Household Income	\$90,004	\$88,326	\$88,447



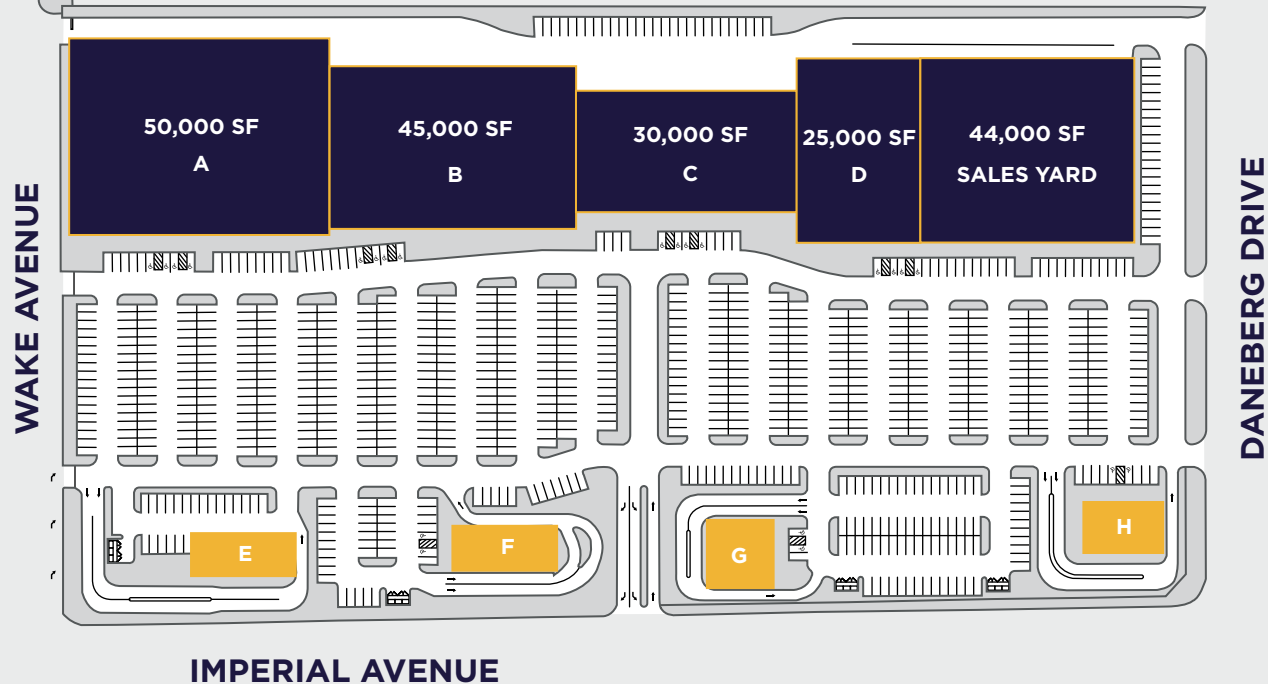
CONCEPTUAL SITE PLAN

RETAIL FAST FOOD



PROPERTY FEATURES

- Brand new Southbound ON-OFF Ramp
- Site Area: 39 acres total
- Drive thru Pads available for ground lease or BTS
- Big Box space available
- Gas Station site
- Car Wash
- Freeway Visibility
- Huge Freeway Pole Sign
- Traffic Counts - Expected traffic counts 33,000 ADT
- Great Co-Tenancy - Grocery / Gas / Fast Food / Coffee / Car Wash
- ±350,000 Square Feet



CONCEPTUAL ELEVATIONS

BUILDINGS A & B



Building A

Building B

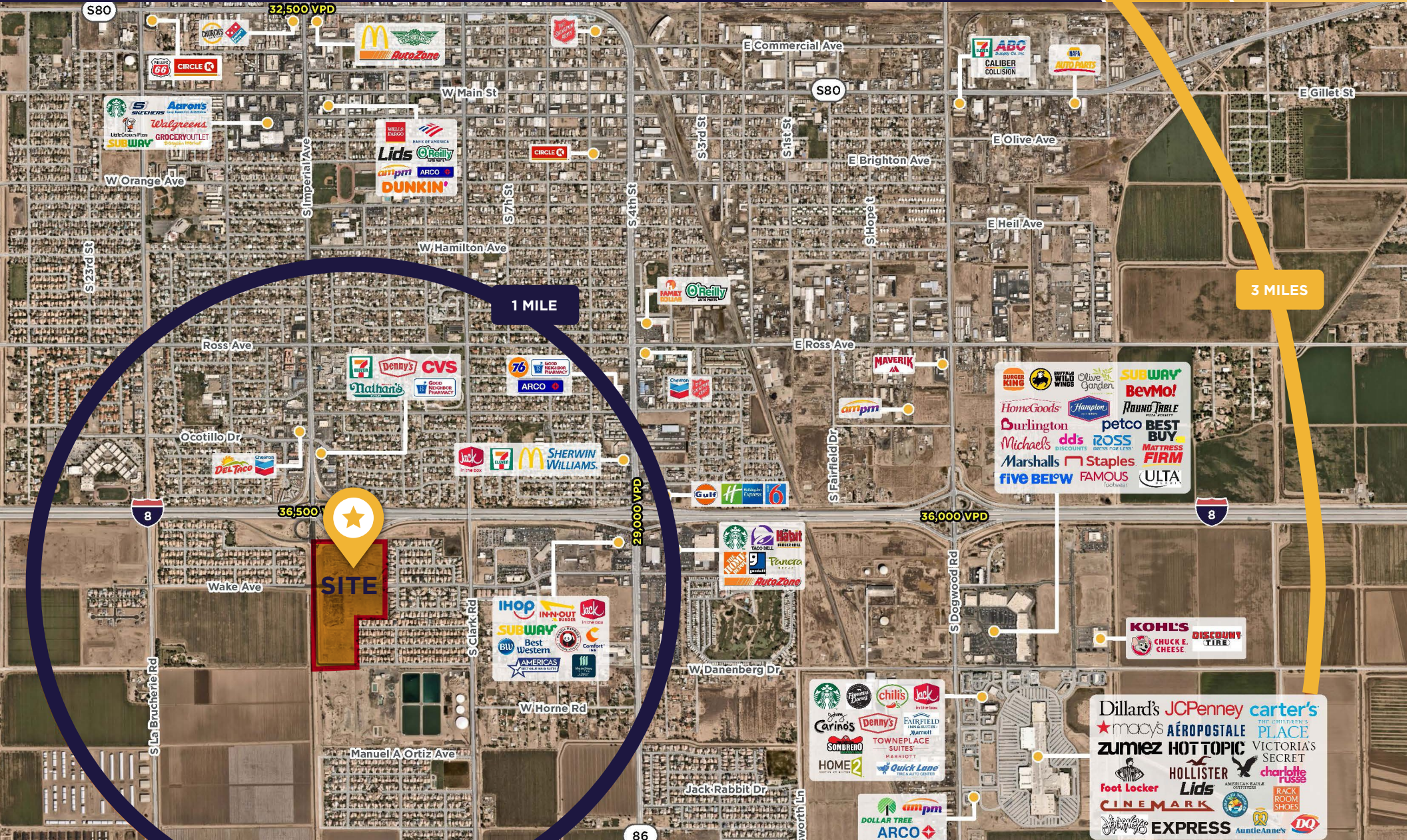
BUILDINGS C & D



Building C

Building D

NEARBY RETAILERS



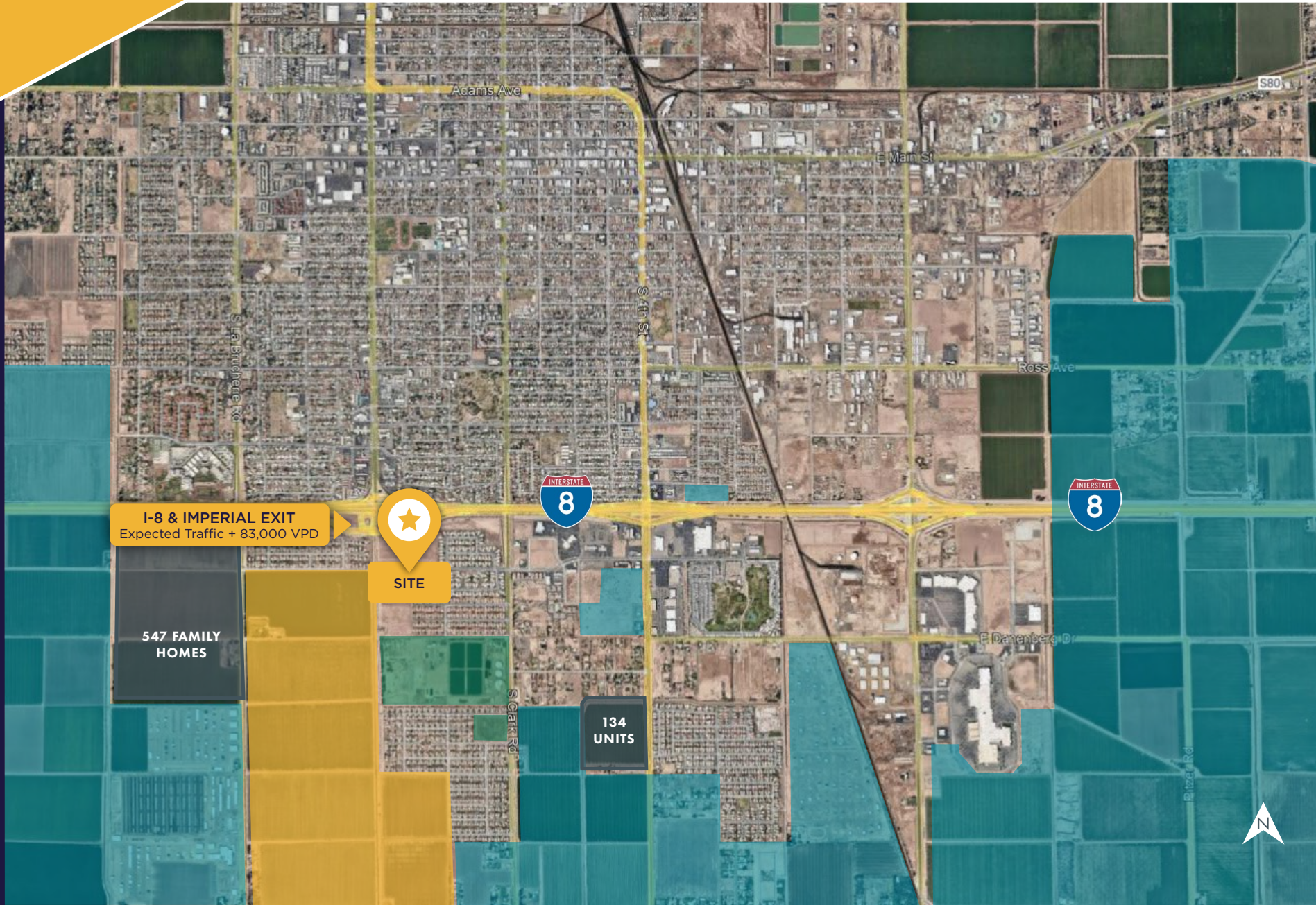
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SITE

1 MILE

3 MILES

LOCAL DEVELOPMENT

 PLANNED HOUSING	 DEVELOPMENTS
 RESI/COMM MIX	 PUBLIC PARK





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