

# ±.63 VACANT ACRES FOR SALE OR GROUND LEASE

1562 E. MAIN STREET | BRAWLEY, CA



## PROPERTY HIGHLIGHTS:

- ±.63 Acre Fully Entitled Fast Food / QSR / Restaurant Pad Available For Build To Suit, Ground Lease or Sale.
- Pad In Rough Graded Condition With Utilities Stubbed
- Hampton Inn Re-Branding & Remodeling Construction Commencing Summer 2021
- Remodel Consists of 30 Additional Rooms (Total of 103 Rooms), Remodeled & Current Exterior Elevation and Brand New Parking Lot
- Underserved Trade Area Offering A Fantastic Opportunity To Fill Several Market Voids



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 Population:	9,653	25,776	26,895
Daytime Population:	1,535	6,293	6,665
Avg. Household Income:	\$39,850	\$59,628	\$60,703

Source: Regis Online

## TRAFFIC COUNTS

**3,090 CPD**

Eastern Ave  
Source: Regis Online

**1,705 CPD**

Main St.

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

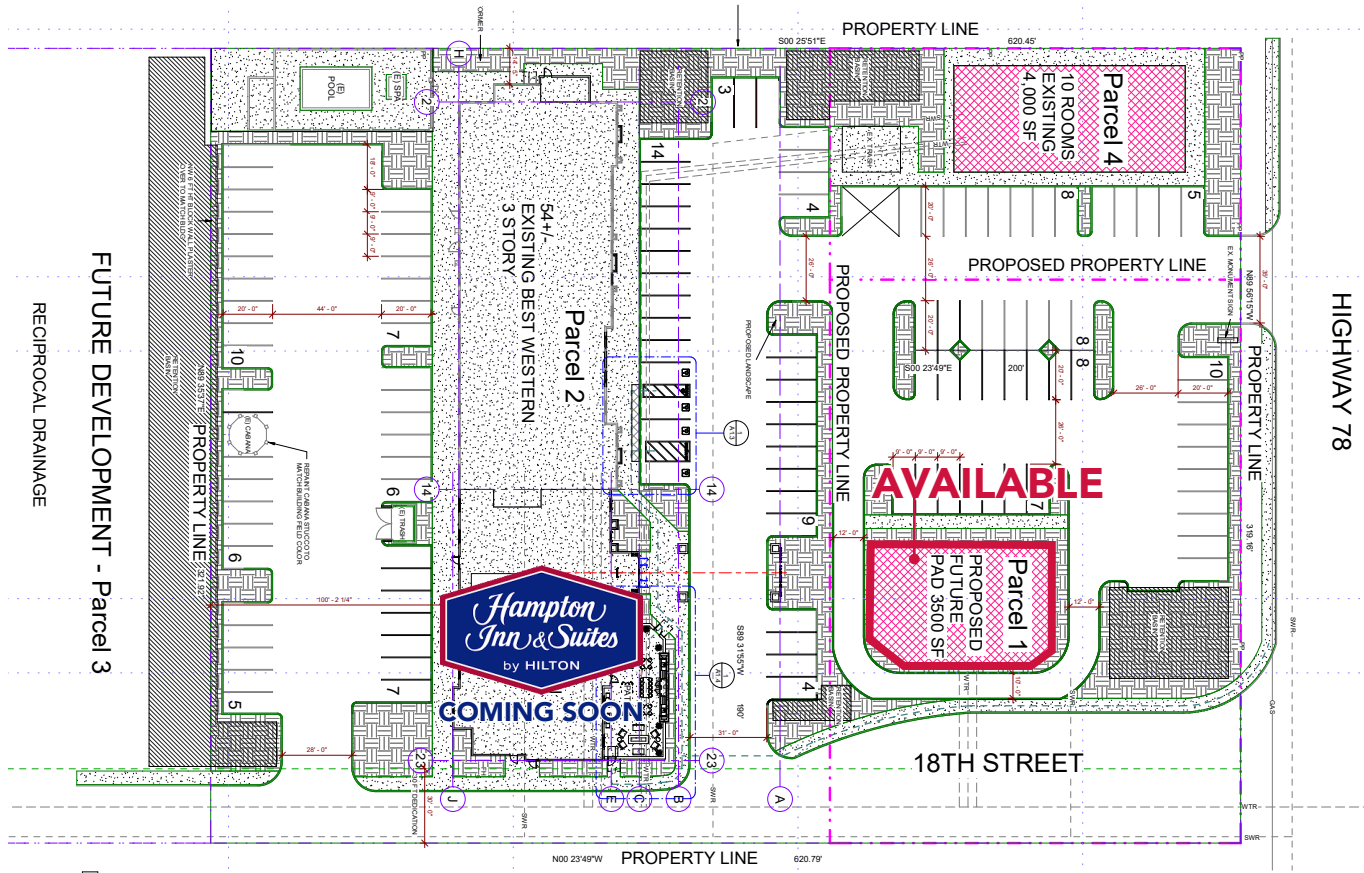
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## PROPOSED HAMPTON INN RE-BRANDING ELEVATION



## SITE PLAN



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1562 Main St Brawley, CA 92227		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	9,653	25,776	26,895
	2025 Projected Population	9,484	25,412	26,520
	2010 Census Population	8,988	24,571	25,665
	2000 Census Population	8,406	21,759	22,711
	Projected Annual Growth 2020 to 2025	-0.4%	-0.3%	-0.3%
	Historical Annual Growth 2000 to 2020	0.7%	0.9%	0.9%
	2020 Median Age	30.6	30.2	30.4
HOUSEHOLDS	2020 Estimated Households	2,886	7,919	8,286
	2025 Projected Households	2,895	7,972	8,342
	2010 Census Households	2,673	7,493	7,848
	2000 Census Households	2,388	6,541	6,851
	Projected Annual Growth 2020 to 2025	-	0.1%	0.1%
	Historical Annual Growth 2000 to 2020	1.0%	1.1%	1.0%
RACE AND ETHNICITY	2020 Estimated White	48.2%	51.6%	51.8%
	2020 Estimated Black or African American	2.6%	2.7%	2.6%
	2020 Estimated Asian or Pacific Islander	0.7%	1.9%	2.0%
	2020 Estimated American Indian or Native Alaskan	0.9%	1.0%	1.0%
	2020 Estimated Other Races	47.6%	42.8%	42.6%
	2020 Estimated Hispanic	95.3%	85.9%	85.3%
INCOME	2020 Estimated Average Household Income	\$39,850	\$59,628	\$60,703
	2020 Estimated Median Household Income	\$41,262	\$54,233	\$55,379
	2020 Estimated Per Capita Income	\$11,935	\$18,369	\$18,752
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	15.5%	14.9%	14.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	19.7%	13.5%	13.3%
	2020 Estimated High School Graduate	25.6%	24.9%	24.8%
	2020 Estimated Some College	20.0%	24.3%	24.6%
	2020 Estimated Associates Degree Only	7.0%	7.2%	7.3%
	2020 Estimated Bachelors Degree Only	9.9%	11.7%	11.9%
	2020 Estimated Graduate Degree	2.3%	3.5%	3.6%
BUSINESS	2020 Estimated Total Businesses	177	578	605
	2020 Estimated Total Employees	1,535	6,293	6,665
	2020 Estimated Employee Population per Business	8.7	10.9	11.0
	2020 Estimated Residential Population per Business	54.6	44.6	44.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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