



FOR SALE



LAND - RETAIL PAD



1.49 - 12.9 AC



SSWC 4th St & Wake Ave

El Centro, California 92243

Property Highlights

- Excellent location for QSR tenants
- Located across the street from a major retail generator (Home Depot)
- Contiguous to a 7-11 and a Regional motel
- Excellent access to Interstate 8 and main roadways
- 4th St has 30,000 CPD

Property Description

The property consists of three parcels can be purchased as a package or each parcel can be sold separately.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	16 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,724	15,781	20,397
Total Population	12,135	51,322	66,917
Average HH Income	\$69,771	\$64,280	\$68,518

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