

Prince Professional Plaza | 1503 N Imperial Ave, El Centro, CA

SALE

Investment Highlights

Secure a 26,310-square-foot fully leased investment or owner/user opportunity with diversified tenancy in one of Imperial County's key business hubs.

Two-story medical office building featuring professional management space, air conditioning, and prominent signage exposure.

Prince Professional Plaza is conveniently off State Route 86 with quick access to Interstate 8, linking San Diego, Mexicali, and the Southwest.

Strategically surrounded by major retailers, daily conveniences, and healthcare providers, with El Centro Regional Medical Center nearby.

Summary

Prince Professional Plaza at 1503 N Imperial Avenue presents an exceptional investment or owner/user opportunity to acquire a 26,310-square-foot medical office property in El Centro, California.

Constructed in 2004, the two-story steel-frame building is fully leased and occupied by a diverse mix of tenants spanning finance and insurance, real estate, public administration, and professional, scientific, and technical services. The property is thoughtfully equipped with air conditioning, a dedicated property management area, and prominent signage opportunities, offering both functionality and long-term appeal.

Strategically positioned just off State Route 86 with convenient access to Interstate 8, the property provides seamless connectivity to San Diego, Joshua Tree, and the US–Mexico border crossing into Mexicali. An abundance of nearby amenities, including Cardenas Markets, Planet Fitness, Target, Lowe's Home Improvement, and Costco Wholesale, support the surrounding business community, while El Centro Regional Medical Center is located approximately 2.5 miles away.

As the economic and governmental hub of Imperial County, El Centro serves a diverse base of healthcare, professional services, retail, and government employers, benefiting from strong regional connectivity and a growing commercial landscape. Combining stable tenancy, excellent accessibility, and proximity to key retail and medical services, Prince Professional Plaza is well-positioned to deliver long-term value and sustained growth potential.