

2101
N. Imperial Ave.

13,800 SF JUNIOR
ANCHOR BOX
FOR LEASE

EL CENTRO, CA



CBRE

PROPERTY HIGHLIGHTS



Retail Hub

Ideally situated between Target and Lowe's, in proximity to Costco, Walmart, Ross, Aldi and more



Excellent Visibility

Located within the El Centro Town Center at the retail corridor of N. Imperial Ave (27,000 CPD)



Abundant Parking

Parking allocation of 4.5:1,000 SF with multiple access points



Connectivity

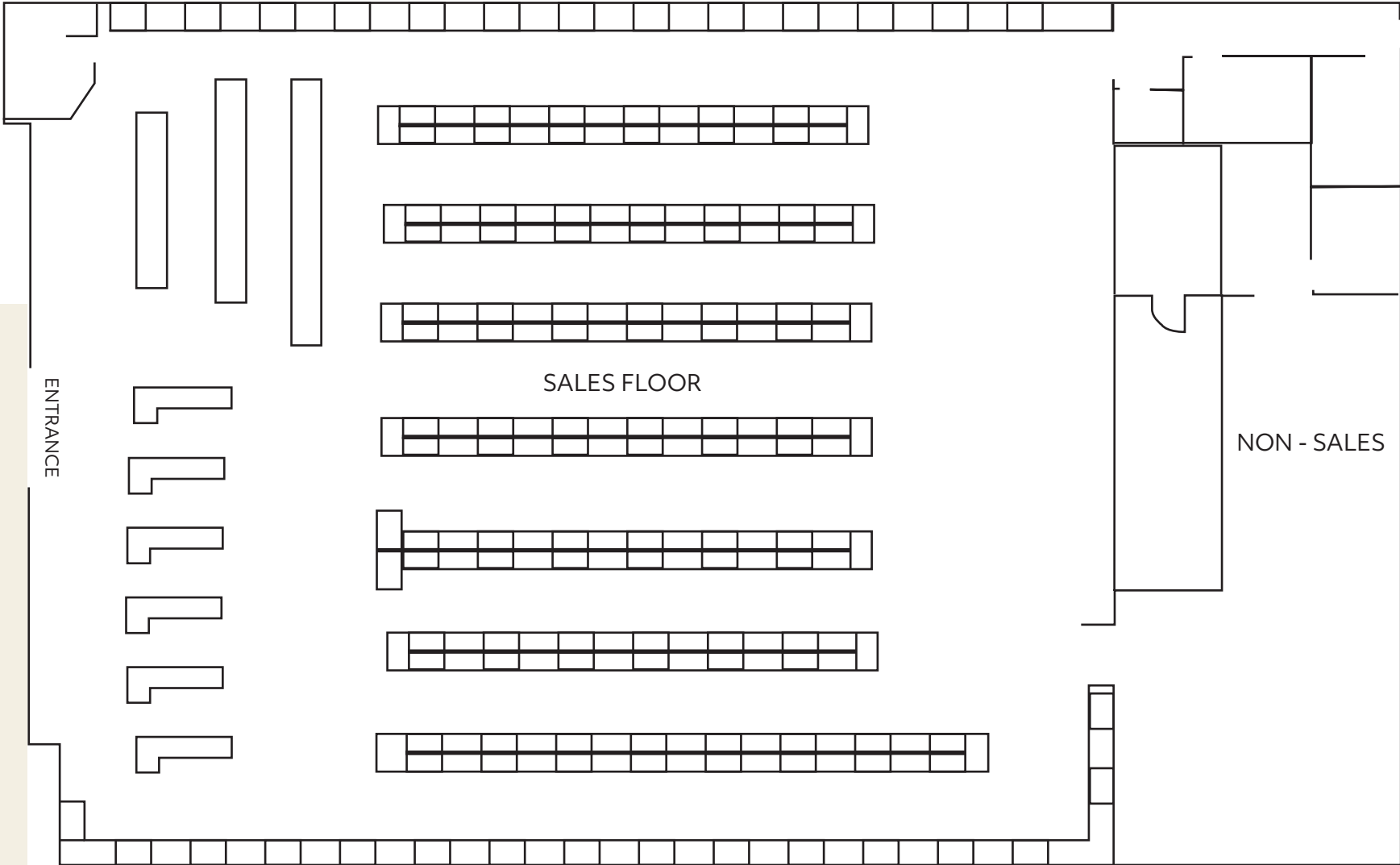
1.8 miles from the Imperial County Airport and 4 miles from the I-8 freeway



SITE AERIAL



FLOOR PLAN

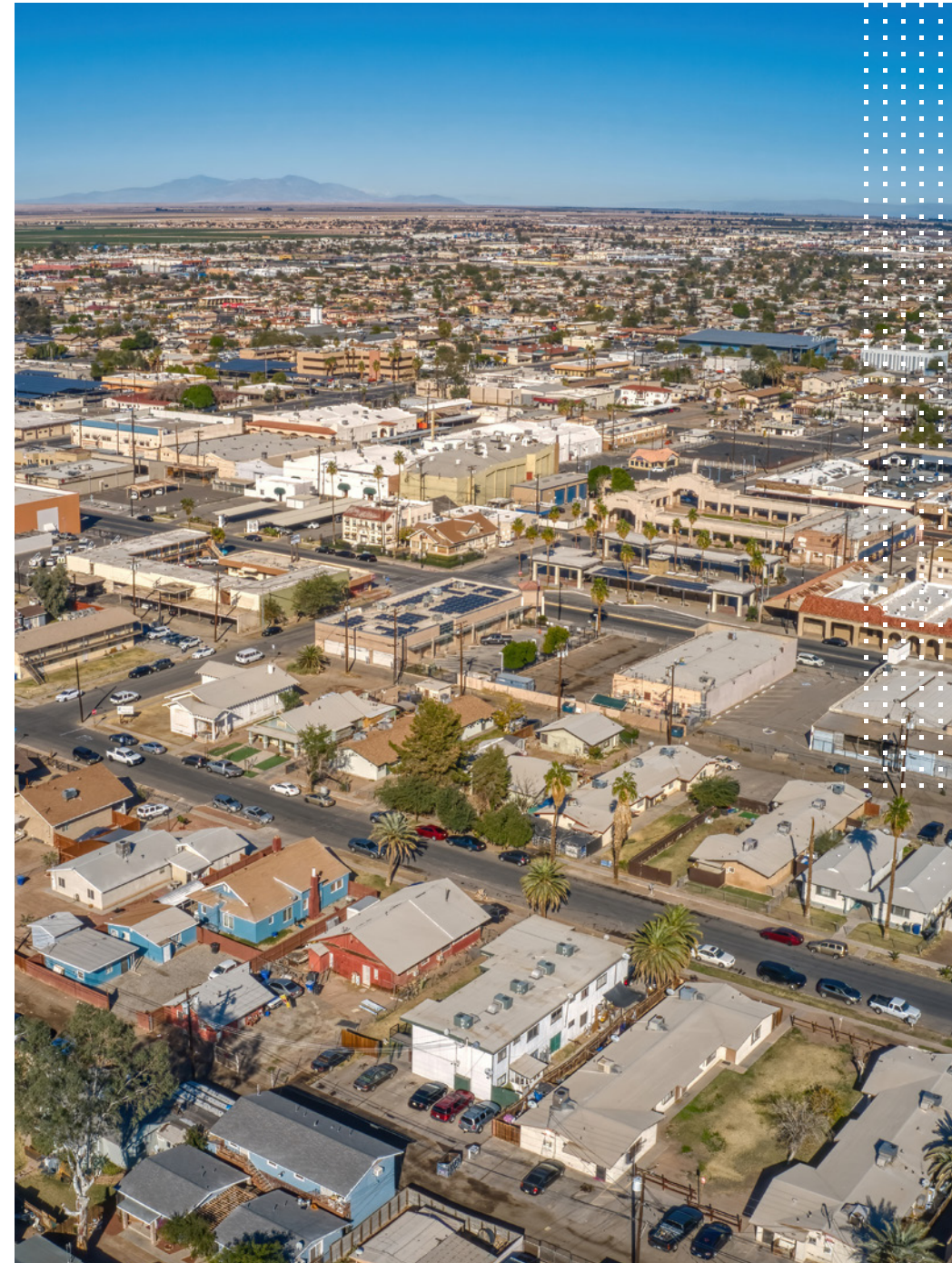


RETAILER MAP



AREA DEMOGRAPHICS

2025	1 MILE	2 MILES	3 MILES
Population	8,028	59,833	71,227
Daytime Population	10,196	59,677	73,673
Households	2,753	19,070	22,489
Average Household Income	\$69,320	\$89,417	\$90,916
Median Age	36.0	35.3	35.3





2101

N. Imperial Ave.

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First Vice President

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