

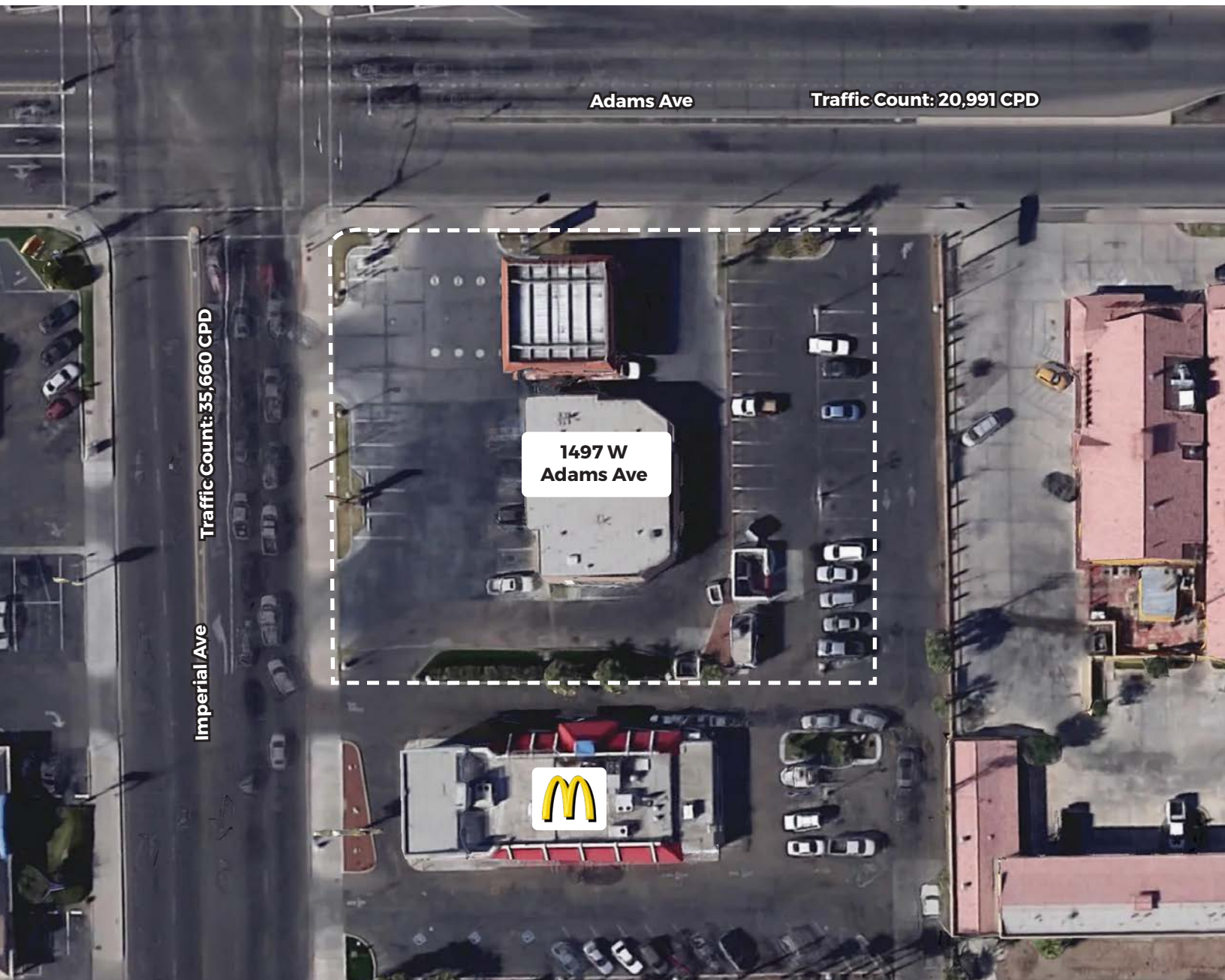
# 1497 W Adams Ave

## El Centro, CA

GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY AVAILABLE

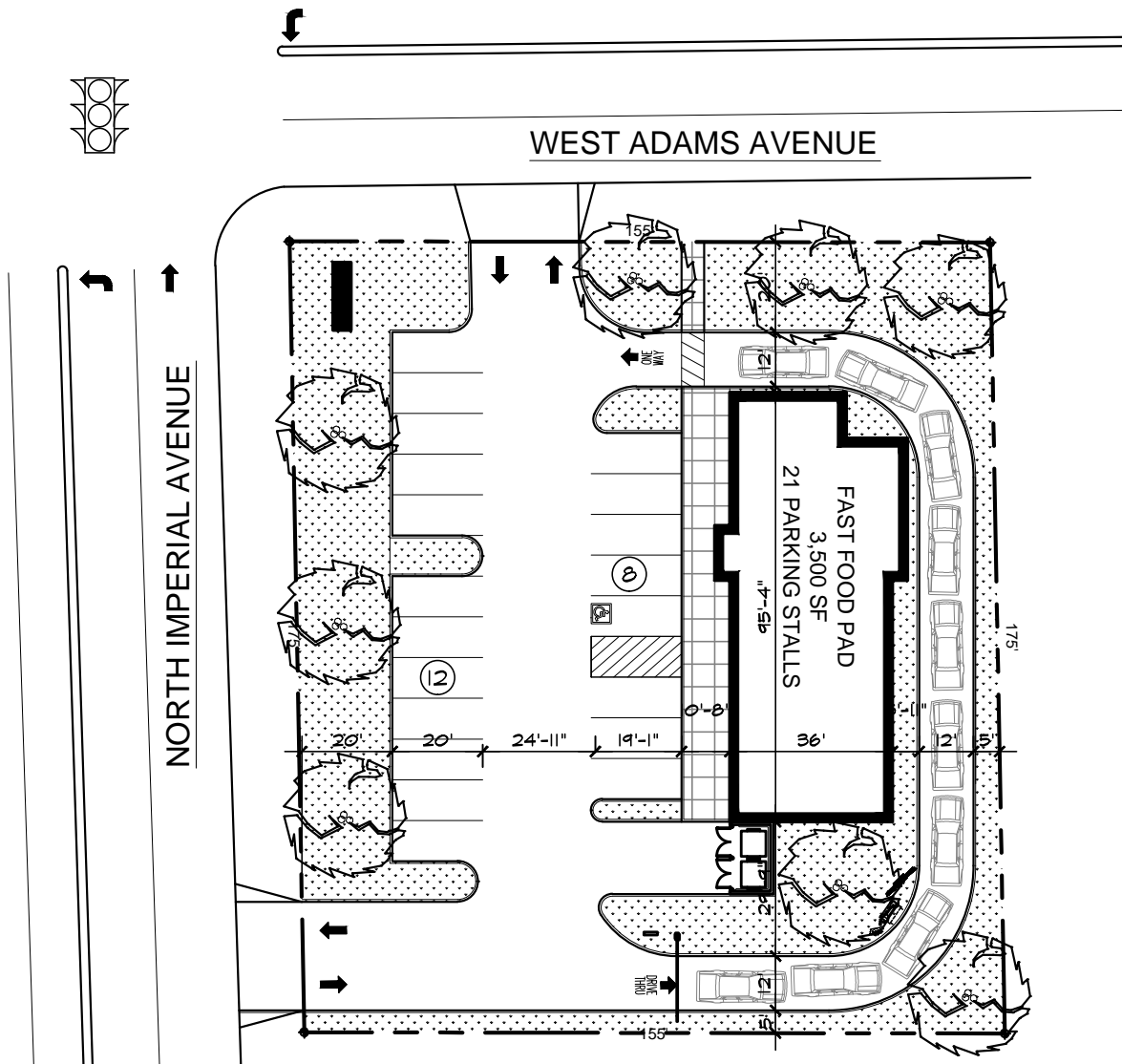




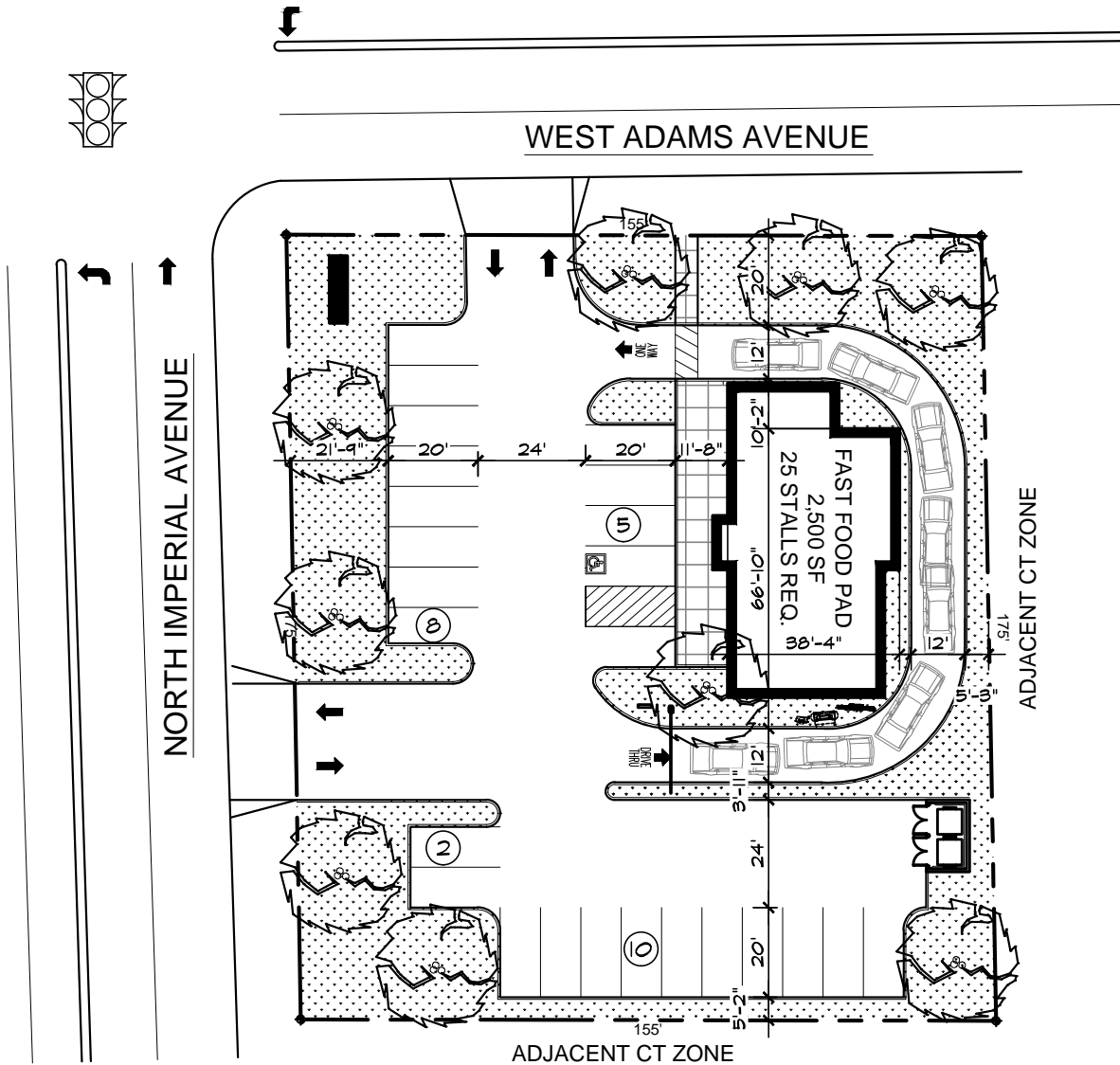


## FEATURES

- 27,119 SF parcel at signalized intersection
- Ground lease or build-to-suit opportunity
- Up to 2,500 SF drive-thru building for food user
- Up to 5,000 SF freestanding building for non-food users
- Best intersection in El Centro with 51,000 cars per day
- Surrounded by national retailers and fast feeders
- Located at the main commercial thoroughfare in El Centro



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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## IMPERIAL AVE + ADAMS AVE | EL CENTRO, CA

**POPULATION**

	1 MILE	3 MILES	5 MILES
Estimated Population	22,268	59,069	74,226
Forecasted Population (2021)	24,102	68,042	87,222

**HOUSEHOLDS**

Households	6,964	17,412	21,570
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**AVG HHD INCOME**

Estimated Avg Household Income	\$50,179	\$67,377	\$68,301
Avg Family Income	\$48,975	\$64,020	\$64,685

**MEDIAN HH INCOME**

Estimated Median Household Income	\$37,284	\$55,056	\$55,935
Median Family Income	\$40,252	\$56,687	\$56,978

**\$\$\$ PER CAPITA INCOME**

Est. Proj. Per Capita Income	\$18,445	\$21,775	\$21,796
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**\$\$ OTHER INCOME**

Est. Proj. Median Disposable Income	\$31,997	\$45,293	\$46,090
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**DAYTIME DEMOS**

Total Number of Businesses	831	1,819	2,185
Total Number of Employees	8,779	23,577	28,509

**RACE & ETHNICITY**

	1 MILE	3 MILES	5 MILES
White	11,572 57.9%	31,561 60.8%	39,482 61.2%
Black or African American	466 2.3%	1,241 2.4%	1,449 2.2%
American Indian & Alaskan Native	293 1.5%	647 1.2%	761 1.2%
Asian	379 1.9%	1,207 2.3%	1,462 2.3%
Hawaiian & Pacific Islander	19 0.1%	48 0.1%	51 0.1%
Other Race	6,560 32.8%	15,556 30.0%	19,224 29.8%
Two or More Races	680 3.4%	1,662 3.2%	2,039 3.2%

**AGE DISTRIBUTION**

Median Age	29.85 yrs	28.89 yrs	29.01 yrs
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**HOUSING**

Total Housing Units	6,986	17,347	21,304
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