

# SEQ S. 4TH ST & WAKE AVE

EL CENTRO, CALIFORNIA



1.24 ACRE PAD AVAILABLE FOR LEASE

RI RETAIL INSITE



# GROWTH AERIAL

1. Willowbend Residential: 134 single-family homes in planning
2. Spear & 6th Apartments: 288 unit apartment complex in planning
3. California Highway Patrol Station: New 44k sf station under construction
4. Parkview Residential: 114 single-family homes in planning
5. Lotus Ranch: 609 single-family homes under construction
6. Lotus Place: 561 single-family homes in planning
7. Courtyard Villas: 53 single-family homes in planning
8. La Brucherie & Main Apartments: 177 unit apartment complex approved in planning
9. Imperial County Services: Over 570 employees

**Southwest High School**  
1,842 Students  
7 Min Drive Time to Site

**Central Union High School**  
1,955 Students  
7 Min Drive Time to Site

**Wilson Jr High School**  
641 Students  
7 Min Drive Time to Site

**ECRMC**  
161 beds

Wake Ave 6,773 ADT

36,198 ADT

**SITE**

**Imperial Valley Mall**



# THE SITE

SEQ S 4TH ST & WAKE AVE

## SITE INFO

- 1.24 AC parcel available for lease
- Dynamic intersection home to In-N-Out, Home Depot, Autozone, Starbucks, Panera Bread, and more
- High traffic corridor: S 4th St (12,022 ADT), I-8 (36,198 ADT), Wake Ave (6,773 ADT)

## PATH OF GROWTH

- City offices directly adjacent to site staffed with over 570 employees
- New 288 unit apartment complex in planning across the street from the site
- Over 465 total new units in planning within 2-mile radius
- Over 1,471 total new single-family homes in planning/construction within 2-mile radius
- [City of El Centro Development Map](#)
- New California Highway Patrol Office, 44k SF, in construction adjacent to site

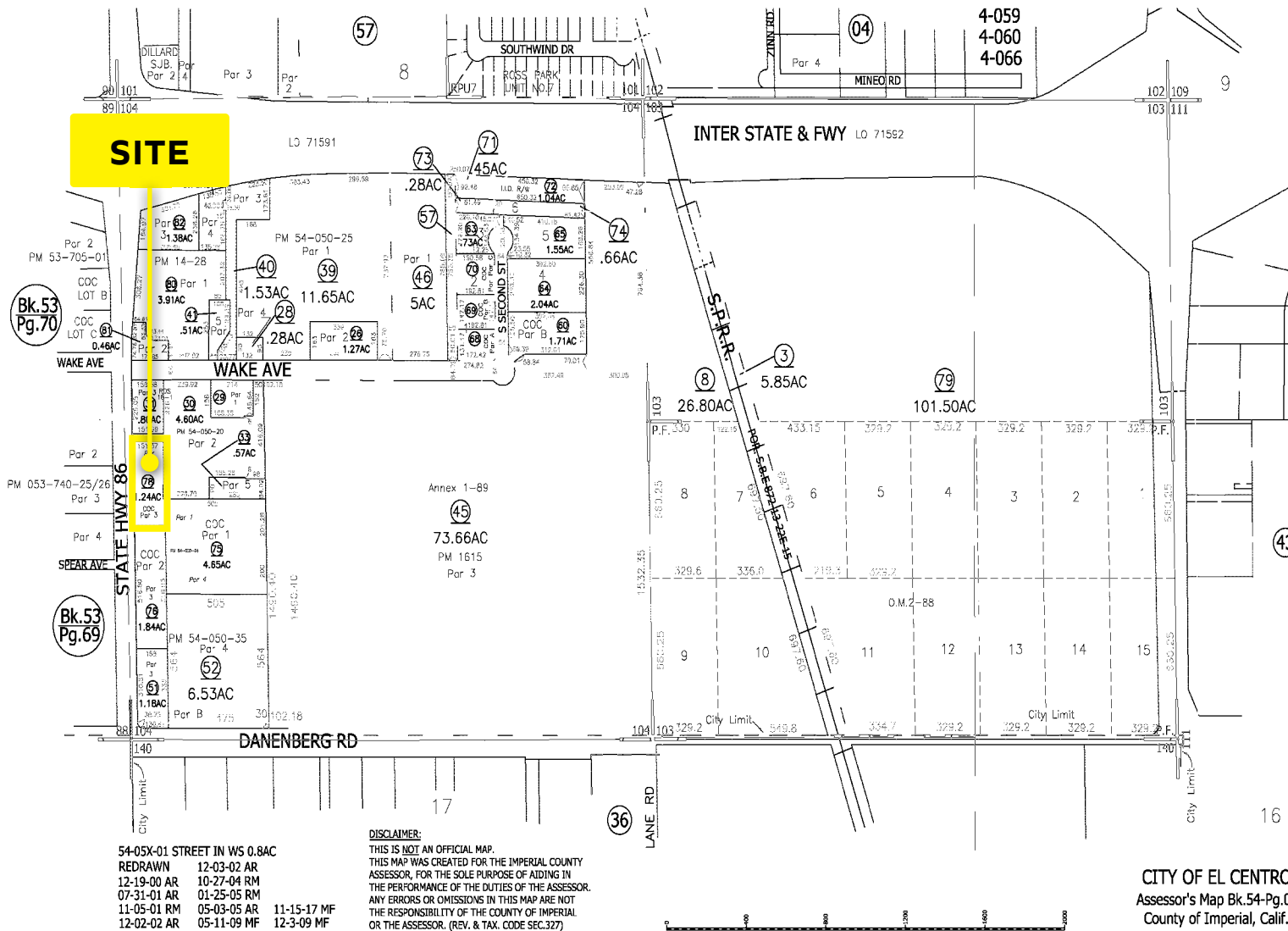


# PARCEL MAP

SEQ S 4TH ST & WAKE AVE  
EL CENTRO, CA 92243

Land Parcel:  
1.24 Acres

APN-054-050-078



CITY OF EL CENTRO  
Assessor's Map Bk.54-Pg.05  
County of Imperial, Calif.

# DEMOGRAPHICS

SEQ S 4TH ST & WAKE AVE, EL CENTRO, CA

## POPULATION

	1 mile	3 miles	5 miles
Total Population	9,549	51,021	65,087
Projected Population (2029)	9,663	51,392	65,877

## HOUSING

Total Households	2,884	15,909	20,185
Projected Total Households (2029)	2,926	16,073	20,511

## INCOME

Median Household Income	\$86,623	\$56,172	\$61,117
Average Household Income	\$110,072	\$83,770	\$87,941
Per Capita Income	\$33,539	\$26,283	\$27,159
Median Disposable Income	\$70,163	\$47,724	\$51,618
Average Disposable Income	\$82,240	\$64,685	\$67,737

## DAYTIME DEMOS

Total Daytime Population	8,179	54,427	67,568
Daytime Population Workers	2,342	21,808	26,227
Daytime Population Residents	5,837	32,619	41,341

## RACE & ETHNICITY

White	2,408	<b>25.22%</b>	12,574	<b>24.64%</b>	16,290	<b>25.03%</b>
Black or African American	143	<b>1.50%</b>	895	<b>1.75%</b>	1,110	<b>1.71%</b>
American Indian& Alaska Native Population	139	<b>1.46%</b>	1,019	<b>2.00%</b>	1,256	<b>1.93%</b>
Asian Population	300	<b>3.14%</b>	815	<b>1.60%</b>	1,203	<b>1.85%</b>
Pacific Islander Population	14	<b>0.15%</b>	36	<b>0.07%</b>	48	<b>0.07%</b>
Other Race Population	3,546	<b>37.13%</b>	20,512	<b>40.20%</b>	25,540	<b>39.24%</b>
Population of Two or More Races	2,999	<b>31.41%</b>	15,170	<b>29.73%</b>	19,641	<b>30.18%</b>
Hispanic Population	8,237	<b>86.26%</b>	45,510	<b>89.20%</b>	57,405	<b>88.20%</b>
Non-Hispanic Population	1,312	<b>13.74%</b>	5,511	<b>10.80%</b>	7,682	<b>11.80%</b>

## EDUCATION

Bachelor's Degree	929	<b>14.88%</b>	4,142	<b>12.55%</b>	5,897	<b>14.09%</b>
Graduate/Professional Degree	425	<b>6.81%</b>	1,879	<b>5.69%</b>	2,458	<b>5.87%</b>

## AGE

Median Age	36.6	35.8	35.5
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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.



# RETAIL INSITE

COMMERCIAL REAL ESTATE

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