

STORE #1555

Parcel 9

Parcel 8 IN ESCROW

Parcel 7

Walmart

PETSMART

ROSS DRESS FOR LESS

COSTCO WHOLESALE

ALDI

DOLLAR TREE

FOOD 4 LESS

TARGET

CVS pharmacy

LOWE'S

BRADSHAW AVENUE

NORTH IMPERIAL AVENUE

Walmart Outparcels for Sale
2150 N WATERMAN AVE.

EL CENTRO, CA



For Sale

PARCEL 3: ±2.06 ACRES

PARCEL 7: ±0.77 ACRES

PARCEL 8: IN ESCROW

PARCEL 9: ±1.15 ACRES

PARCEL 9: ±1.15 ACRES



PROPERTY HIGHLIGHTS

- Unique land parcel opportunities for operators to co-tenant with a strong performing Walmart.
- Availabilities provide strong user identity/ branding from parking field and streets.
- Located near N. Imperial and El Dorado Ave. traffic counts range from 21,000 to 26,000 cars per day. 2nd busiest intersection in trade area.
- Historical Annual Household Growth (2010-2018) 3,624 (1.5%) per year.



Other Area Retailers:



City of El Centro ▶

4.7M+ SF

OF EXISTING
RETAIL SPACE



6.7%

RETAIL VACANCY RATE
AS OF Q1 2019



32.4

Median age

12.7% age between 25 to 34

17.0% high school graduate or higher

11.5% bachelor's degree or higher



51,574 DAYTIME POPULATION

395 BUSINESSES
IN THE AREA



FOOD SPENDING
\$95.7M



EL CENTRO

\$997M

TOTAL RETAIL SALES



44,697

EST. 2018 TOTAL POPULATION



\$65,667

AVERAGE HOUSEHOLD INCOME



\$202,388

MEDIAN HOME VALUE



85.4%

HISPANIC POPULATION BASE

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