



STORE #1555

Walmart Outparcels for Sale
2150 N WATERMAN AVE.
EL CENTRO, CA



Unique
Land
Opportunities

For Sale

PARCEL 3: ± 2.06 ACRES

PARCEL 7: ± 0.77 ACRES

PARCEL 8: IN ESCROW

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:

**HARBOR FREIGHT
TOOLS**
Quality Tools at Ridiculously Low Prices



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

CONTACT US

Shauna Mattis
Executive Vice President
License #01071320
Tel +1 310 694 3190
shauna.mattis@am.jll.com

Scott Burns
Managing Director
License #01237652
Tel +1 310 694 3188
scott.burns@am.jll.com

Alex Otto
Associate
License #02042292
Tel +1 424 901 8193
alex.otto@am.jll.com

