

EL CENTRO

CALIFORNIA

32.7920°N - 115.5631°W



NEW PLANNED SHOPPING CENTER DEVELOPEMENT

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MAIN+MAIN
INCORPORATED

PROJECT INTRODUCTION

A rare offramp opportunity for a ground-up mixed-use project in El Centro, CA. Strategically positioned across from the newly built off-ramp for Interstate 8. The Development will entertain approximately 80,000 Vehicles Per Day commuting on the I-8.

The Project will feature a multitude of tenants to service the surrounding area, consisting of residential, retail, hospitality, grocery and other various retail.



EL CENTRO DEVELOPMENT

- » Intersection of I-8 off-ramp and Imperial Ave
- » Brand new on/off ramp
- » Three anchor opportunities with over 100,000 SF of leasable space





EL CENTRO

El Centro is the largest city in the Imperial Valley, the east anchor of the Southern California Border Region, and the core urban area and principal city of the El Centro metropolitan area which encompasses all of Imperial County.

Imperial Valley is a large agricultural community with over 180,000 residents, which includes the communities of El Centro, Imperial, Brawley, Westmorland, Heber, Calexico, and Holtville. Imperial Valley is ranked Number 9 in the State of California with an agricultural production of over \$2 billion. Imperial Valley shares a border with the large community of Mexicali, Mexico, which has a population of over 1 million people. The Mexicali-Calexico crossing has over 4.6 million crossings per year, and is ranked 5th in the United States for annual border crossings. These customers are regular shoppers in El Centro, and Imperial County, and tend to cross the border multiple times per week.

This development sits at the Main + Main intersection of all of this agriculture trade, border trade, and the highly traveled Interstate 8, which is the gateway from San Diego to Arizona.



DEMOGRAPHICS



LOCATION INSIGHTS

The largest industries in El Centro, CA are Health Care & Social Assistance, Retail Trade, and Educational Services, and the highest paying industries are Utilities, Transportation & Warehousing, and Public Administration.

Located just ten miles away from a main US-Mexico Calexico Border Crossing which supports over 50,000 vehicles and 25,000 pedestrians crossing daily.

♦ POPULATION

1 Mile	3 Miles	5 Miles
11,784	46,552	68,476

♦ EMPLOYEES

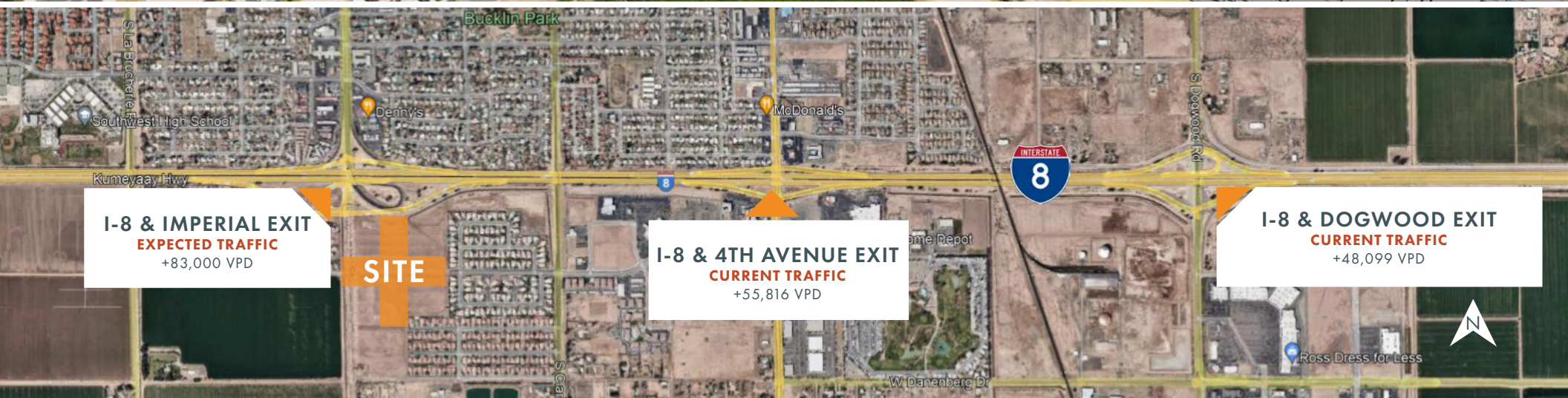
1 Mile	3 Miles	5 Miles
3,633	20,322	24,203

♦ AVERAGE HOUSEHOLD INCOME

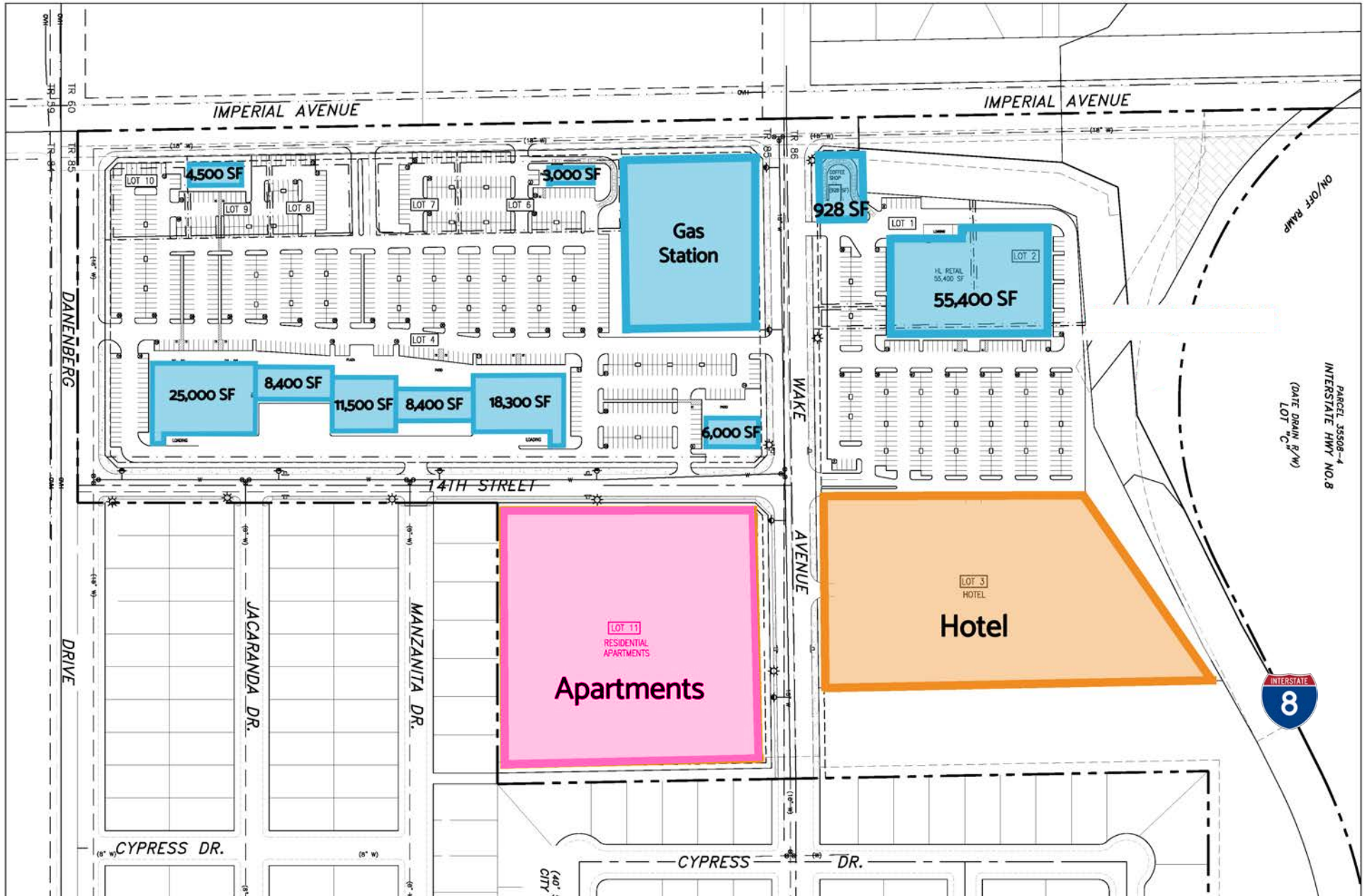
1 Mile	3 Miles	5 Miles
\$87,887	\$63,700	\$68,384

Source: www.regis.sitesusa.com

LOCATION AERIAL



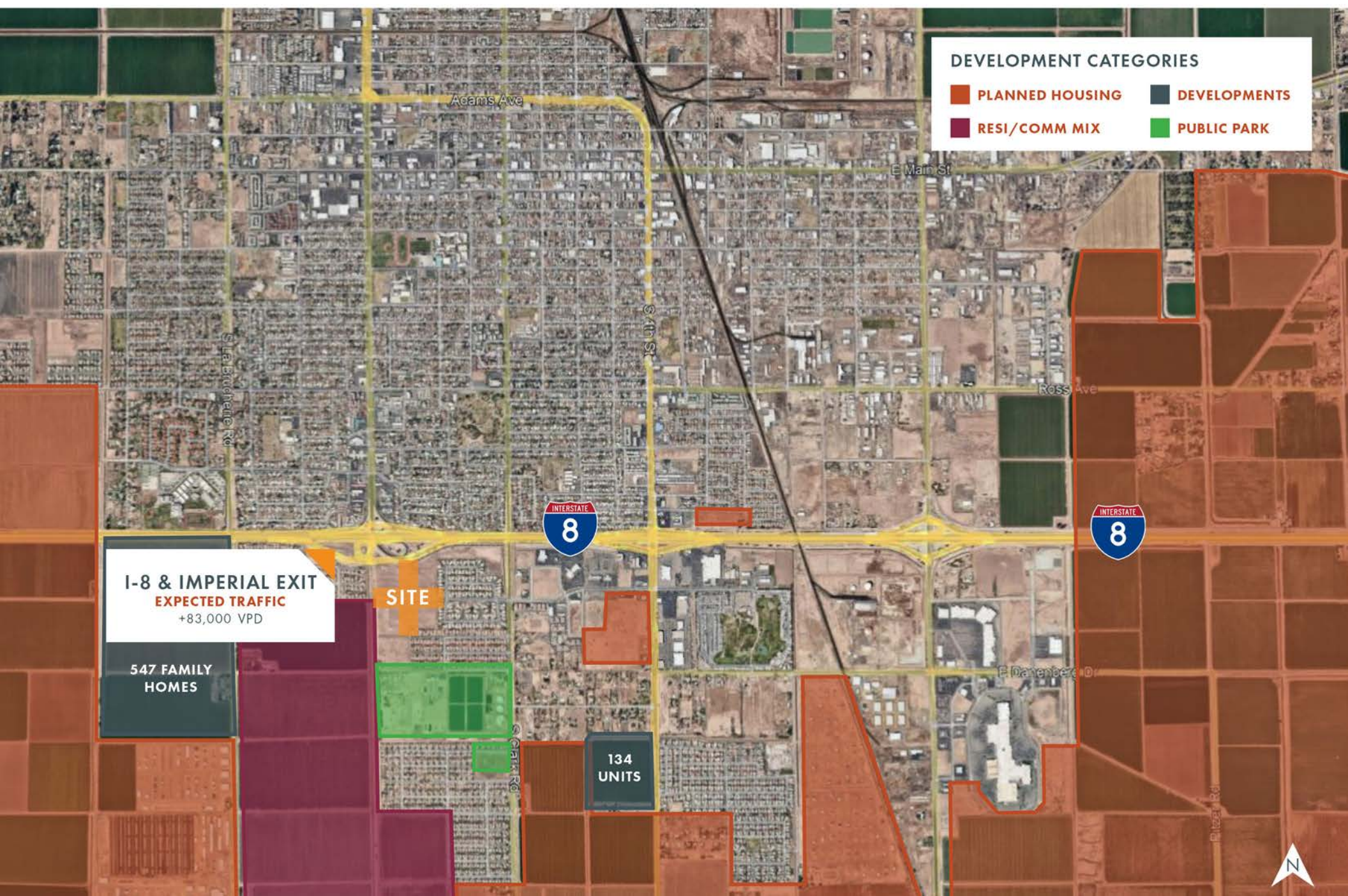
DEVELOPMENT SITE PLAN



NEARBY RETAILERS



LOCAL DEVELOPMENT





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