

2101

N. Imperial Ave.

13,800 SF JUNIOR
ANCHOR BOX
FOR LEASE

EL CENTRO, CA



CBRE

PROPERTY HIGHLIGHTS



Retail Hub

Ideally situated between Target and Lowe's, in proximity to Costco, Walmart, Ross, Aldi and more



Excellent Visibility

Located within the El Centro Town Center at the retail corridor of N. Imperial Ave (27,000 CPD)



Abundant Parking

Parking allocation of 4.5:1,000 SF with multiple access points



Connectivity

1.8 miles from the Imperial County Airport and 4 miles from the I-8 freeway



FORMER TENANT SALES PERFORMANCE



99 Cents Only

(this location)
\$409/SF in annual sales (2023)



Portfolio Ranking

Ranked #22 out of 332 stores nationally (top 7%)



Performance vs. Network

56% above the network median of \$253/SF.

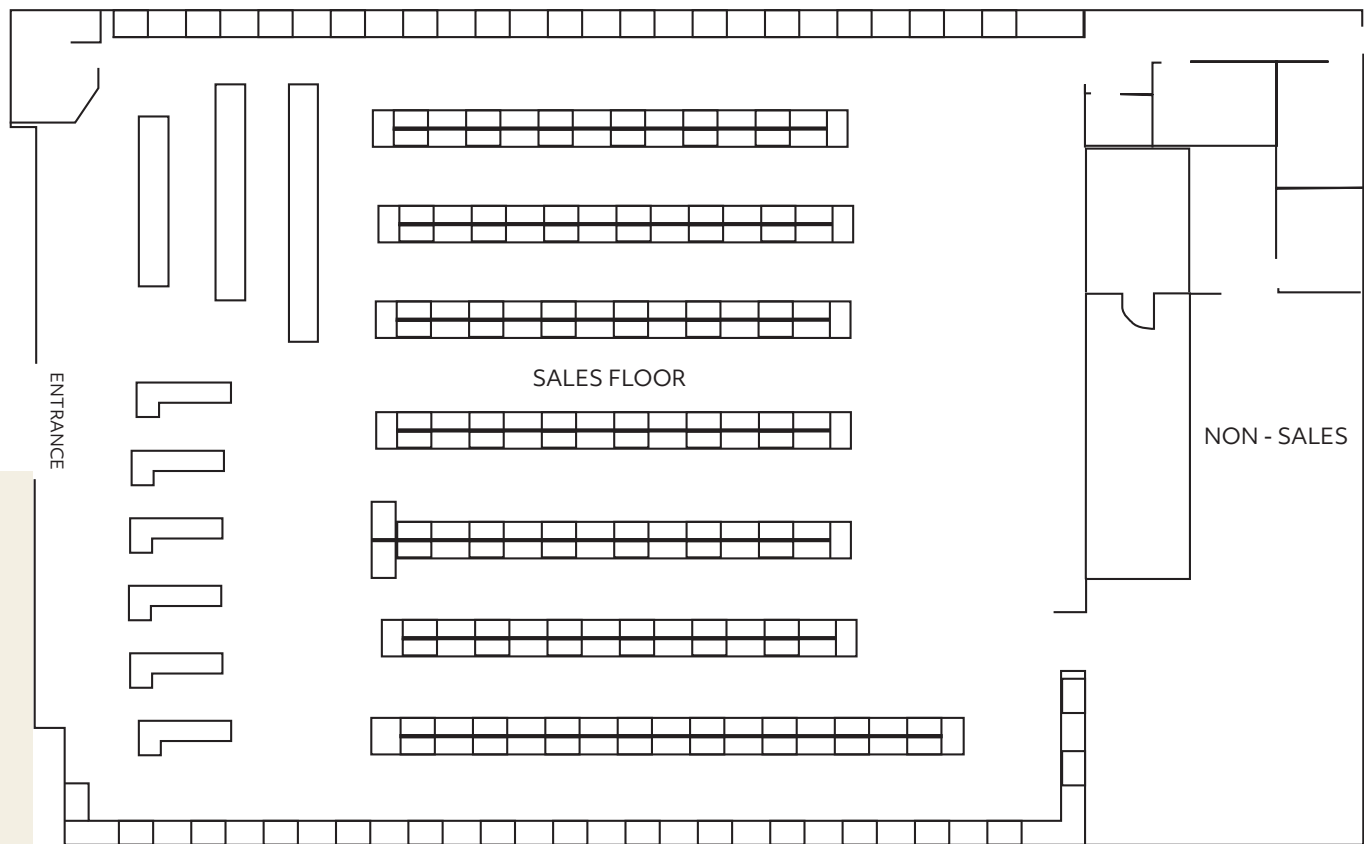


PROPERTY VIDEO

SITE AERIAL



FLOOR PLAN



▶ PROPERTY VIDEO



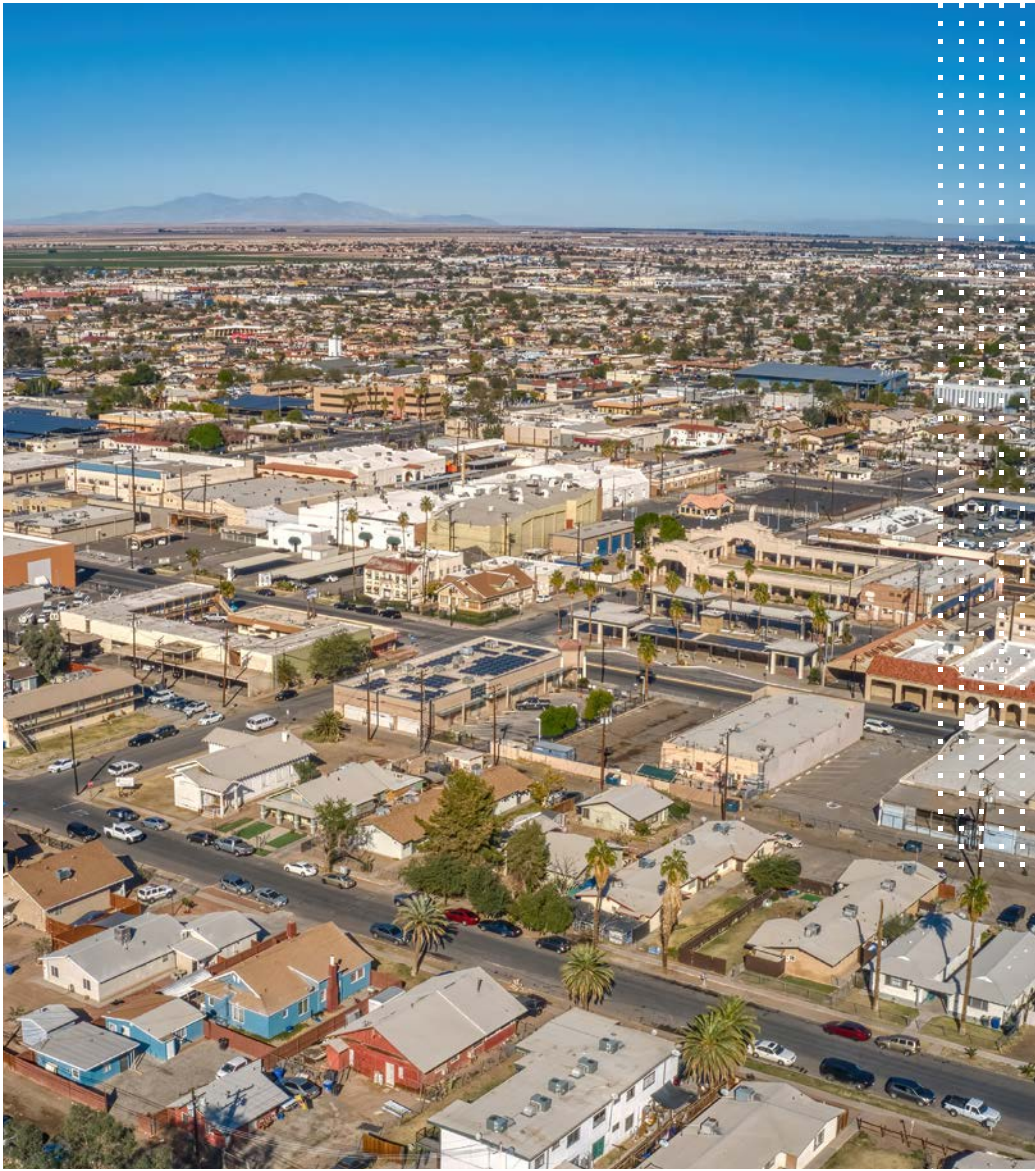
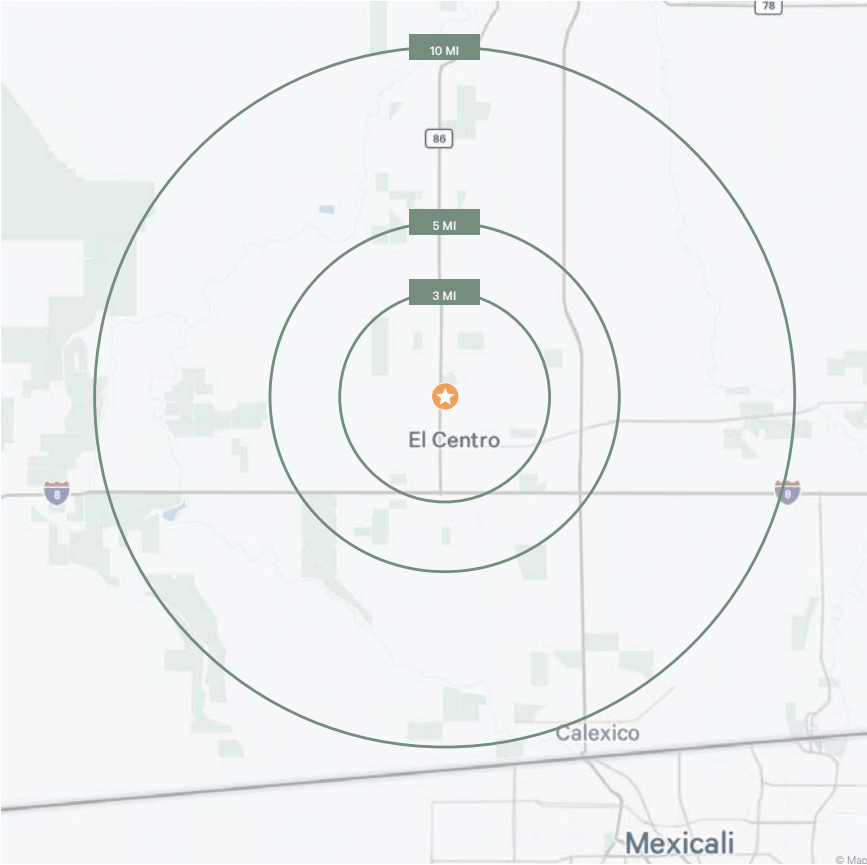
RETAILER MAP



AREA DEMOGRAPHICS

2025	3 MILES	5 MILES	IMPERIAL COUNTY
Population	59,833	71,227	179,996
Daytime Population	59,677	73,673	171,363
Households	19,070	22,489	53,058
Average Household Income	\$89,417	\$90,916	\$84,813
Median Age	35.3	35.3	35.2

Source: Esri



Imperial County Population
186,499 (2025); 5th fastest growing county in CA

Mexicali, MX Metro Population
1.2M+ (located 20 miles south of the Property)

Effective Cross-Border Trade Area
Over 1.3 million consumers

CROSS-BORDER TRADE AREA



Due to lower prices, stronger product availability, and better infrastructure, U.S. goods are more attractive to Mexican nationals, driving cross-border shopping. Two border points of entry serve the Imperial Valley: Calexico West and Calexico East, just 14 miles from the Property. Multiple government programs actively support cross-border commerce, delivering significant economic benefits to U.S. markets.

KEY STATISTICS

CALEXICO-MEXICALI PORTS OF ENTRY

~30,000 daily vehicle crossings

~462,000 truck crossings (2024)

IMPERIAL VALLEY RETAIL & SHOPPING

Approximately \$1B in annual cross-border retail spending

67% of Mexicali-Imperial Valley cross-border trips are for shopping

GSA EXPANSION

The Calexico West Port of Entry is undergoing a major expansion to double pedestrian inspection capacity



2101

N. Imperial Ave.

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