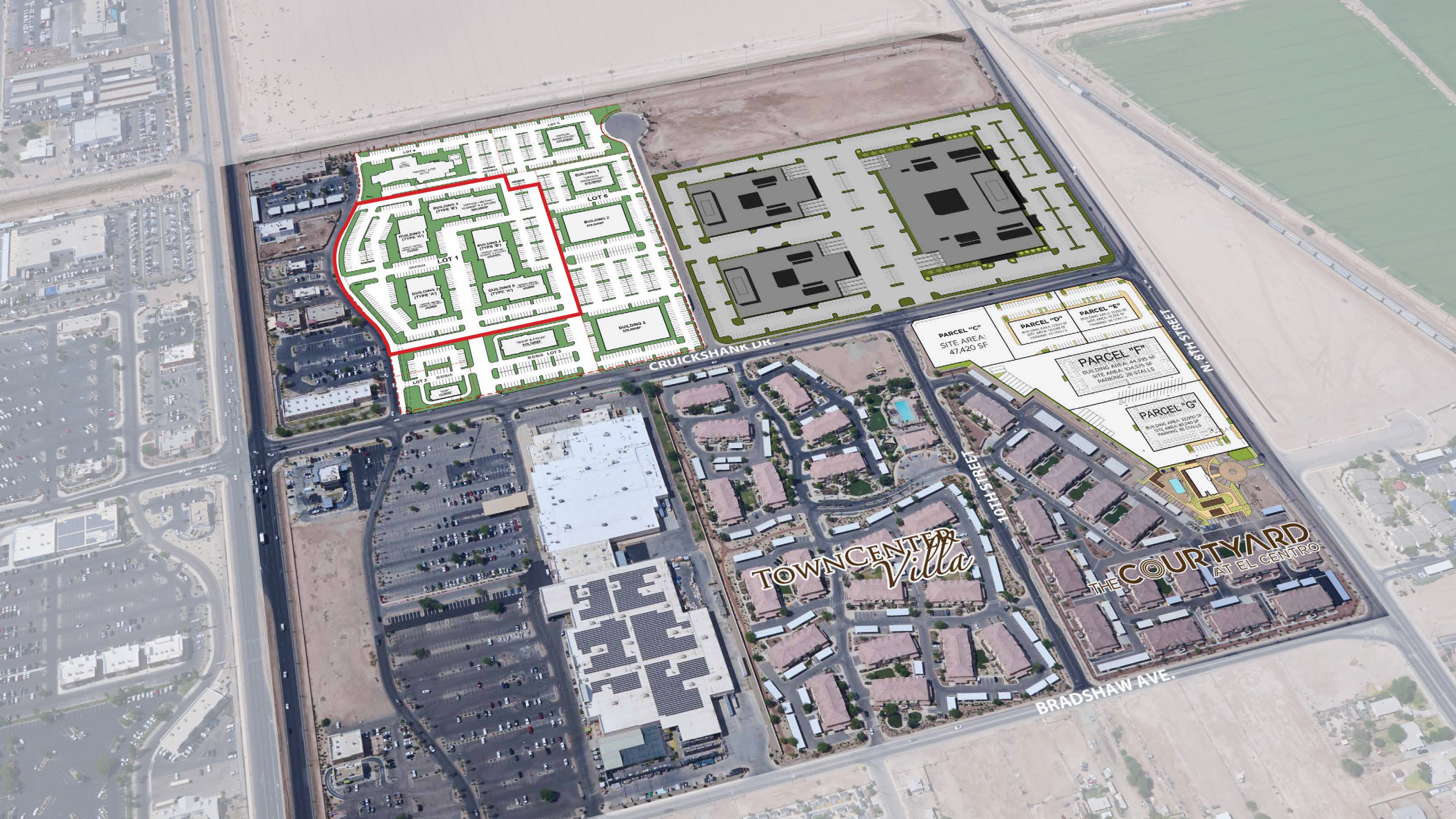




TOWN CENTER BUSINESS PARK

LOT 1

N. Imperial Ave, El Centro, CA 92243



INVESTMENT HIGHLIGHTS

As the most anticipated first state of the art industrial condo development in the market of El Centro, Town Center Commercial Retail Office offers an unique opportunity to own or lease a brand new commercial-leading warehouse space within the hotspot of lithium mining booming area. The project consists of 8 buildings totaling $\pm 385,550$ SF on 24 acres of land with units ranging from 25,370 to 80,000 SF. Each warehouse features best-in-class-specifications including 28' – 32' clear height, dock and grade loading, LED warehouse lighting, 3-phase power, ESFR sprinkler system and more. The industrial park is situated in the City of El Centro and has the convenient HWY86 access between I-8 to I-10 that serves all of Southern California and Arizona.

Great Freeway Visibility with Easy Access

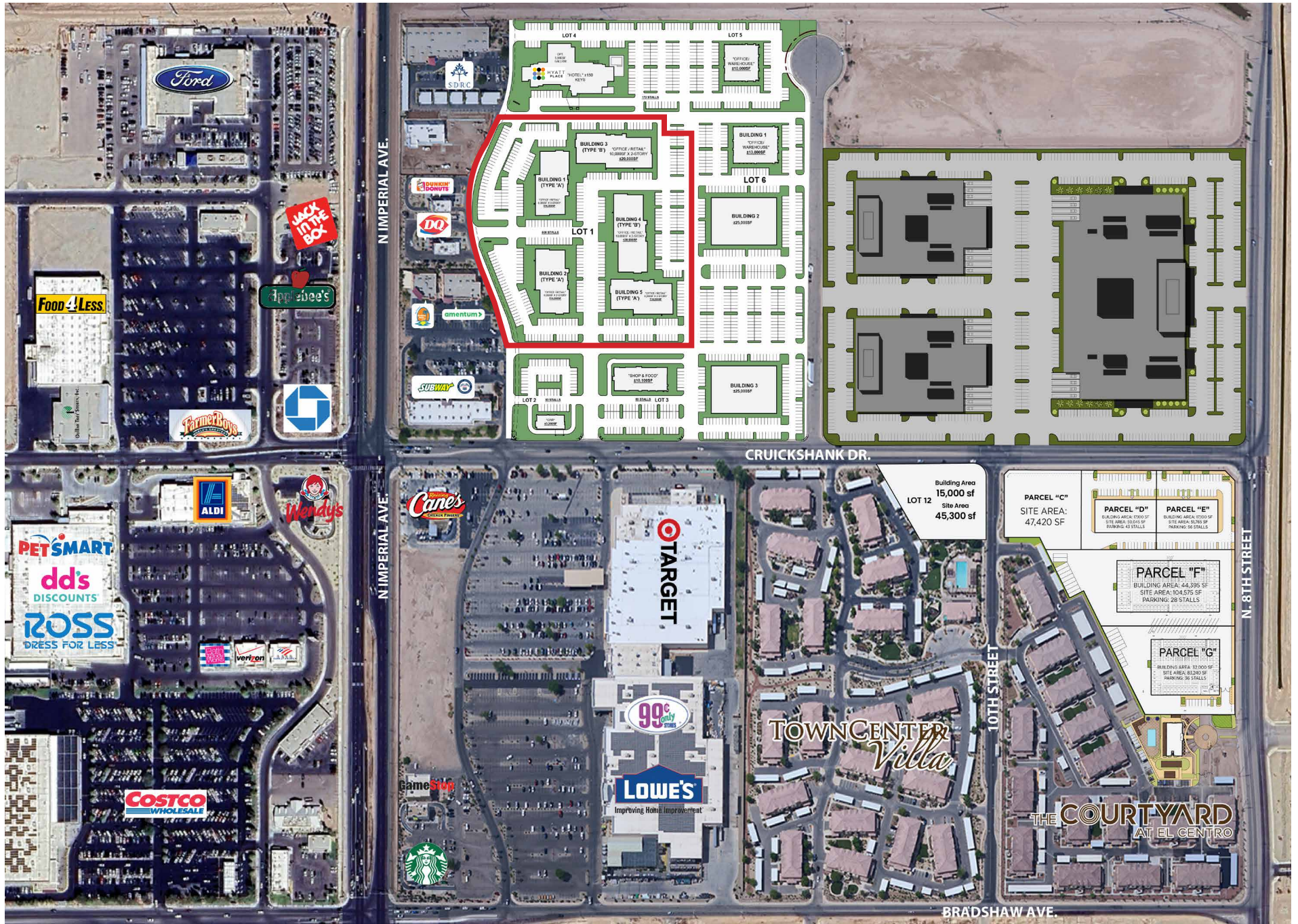
- The property is located at the El Centro Town Center II, which along the N Imperial Highway. All buildings have visible signage facing Highway 86. You cannot miss them while driving by.

Thriving Local Economy, Surrounded by Multiple Residential Development within a Dynamic environment

- The property is located within walking distance to Target, Lowes, Costco, Sonic's Drive In and other restaurants. 240 units El Centro Town Center Villa luxury apartment complex was built in 2018 across the street, and 180 more units the Courtyard will be added next door.

PROPERTY SURROUNDING



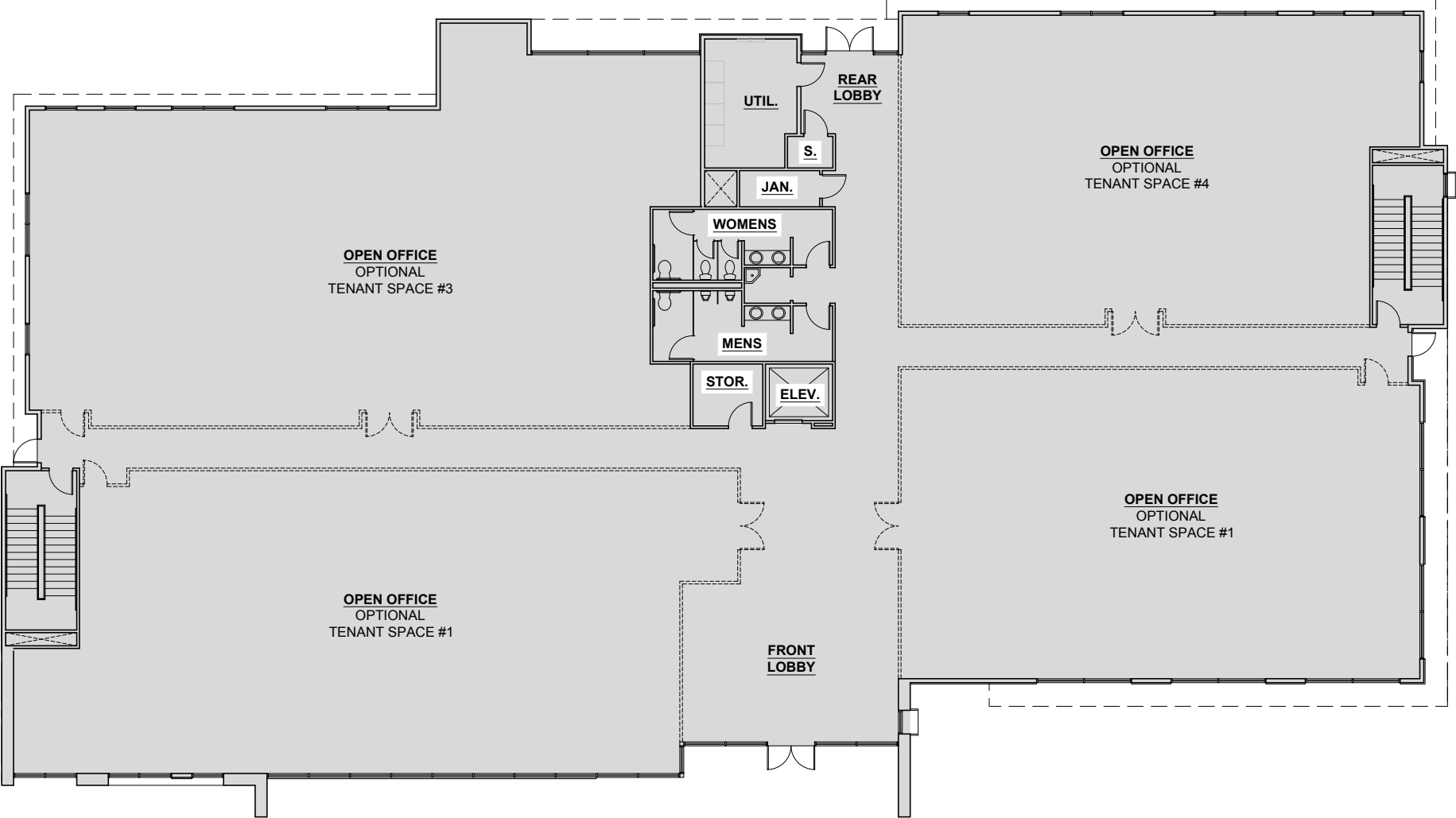


CONCEPTUAL RENDERING



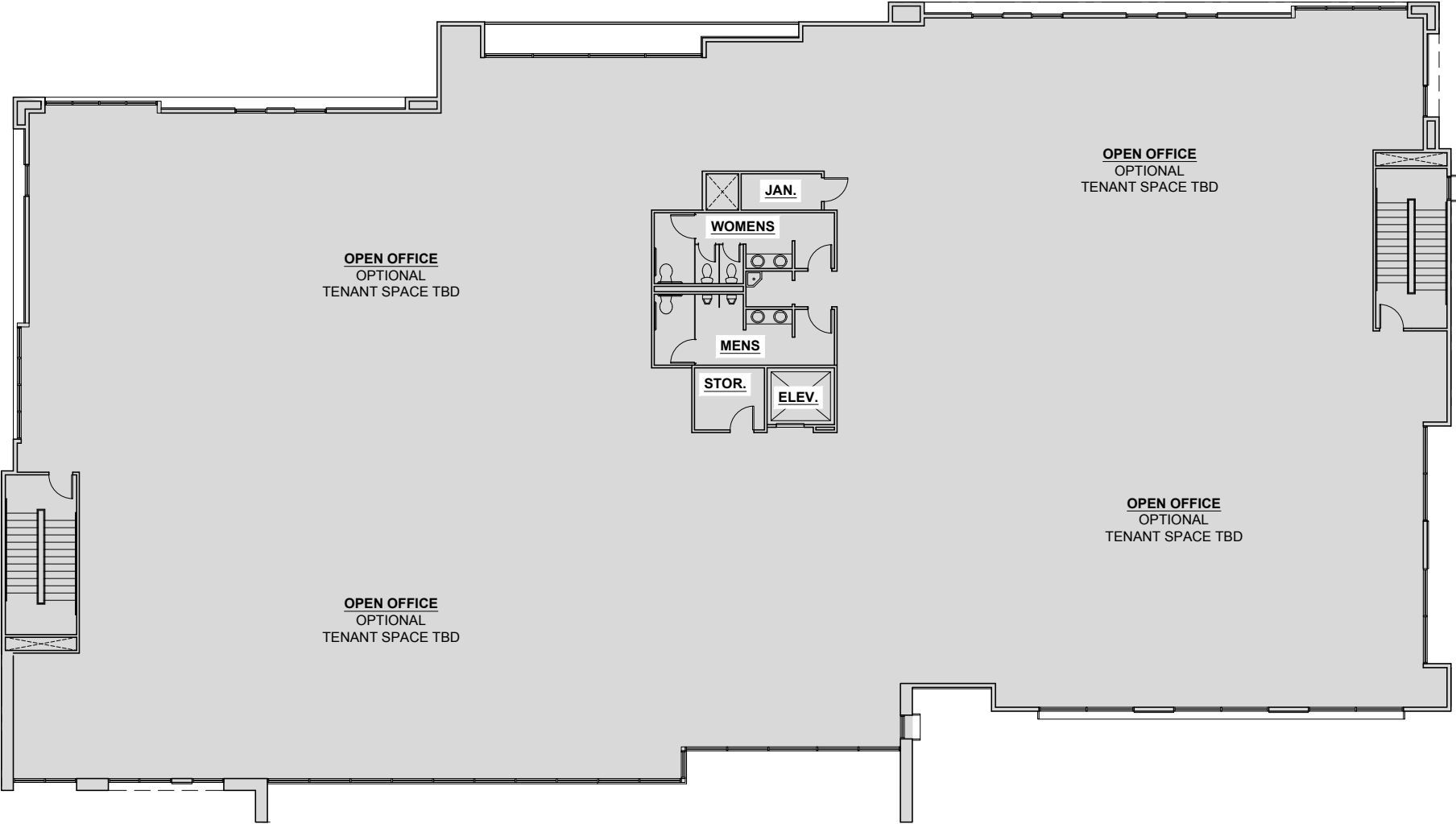
OFFICE BUILDING - TYPE A

BUILDING FLOOR PLAN



GROUND LEVEL FLOOR PLAN

BUILDING FLOOR PLAN



SECOND LEVEL FLOOR PLAN

BUILDING ELEVATIONS



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

Imperial County

Imperial County is home to approximately 180,000 residents which live and work within its seven cities (Brawley, Calexico, Calipatria, El Centro, Holtville, Imperial and Westmorland) and eight unincorporated communities (Bombay Beach, Heber, Niland, Ocotillo, Palo Verde, Salton City, Seeley and Winterhaven). The county was the last to be established in California in 1907; however, it is the ninth largest California County encompassing 4,284 square miles.

Imperial County has a rich agricultural heritage, which includes the production of half of the nation's winter vegetables. It also has an extensive amount of renewable resources, including geothermal, wind, and solar. A wide-range of cultural and outdoor recreational activities with hundreds of points of interest such as the Imperial Sand Dunes Recreation Area, a magnet for off-road enthusiasts, and the Sonny Bono Salton Sea National Wildlife Refuge.

PROJECT LOCATION



El Centro, California

El Centro (Spanish for “The Center”) is a city and county seat of Imperial County, California, United States. 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. El Centro is also the largest American city to lie entirely below sea level (–42 feet or –13 meters). The city, located in southeastern California, is 113 miles (182 km) from San Diego and less than 20 miles (32 km) from the Mexican city of Mexicali.

LOCAL FACTS

City Elevation:	-42 Feet
City Land Area:	11.82 Square Miles
Average Rainfall:	2.53”
Average Temperature:	Ave. 74.3 °F

2022 Demographics	City of El Centro
Populations	44,666
Population Density (per Sq. Mile)	3,880.9
Population % Change	0.39%
Median Age	31.9
Households	11,750
Households Avg. Income	\$65,164
Households Median. Income	\$67,972

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Disclaimer: This brochure is presented solely for the purpose of marketing and is subject to government approval. Building sizes, site dimensions, access and parking areas, tenant locations and identities are subject to change without notice.

v. 2026.08.19