

For Sale

HIGH-TRAFFIC HIGHWAY 86 RETAIL PROPERTY

419-497 S 4th Street, El Centro, CA 92243

Retail Development / Value-Add Opportunity

\$1,490,000 (\$118/SF)

Ideal For:

Drive Thru QSR - Permitted

Car Wash - Permitted

Gas Station / C- Store - Permitted with CUP



- 12,638 SF of Building Area on 1.24 AC
- Signalized Intersection on 4th Street (Hwy 86) - ±30,000 Cars per Day
- Excellent Owner/User or Value-Add Investment Opportunity

Executive Summary

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Price:	\$1,490,000	Address:	419-497 S 4th Street, El Centro, CA 92243
Building Size:	12,638 SF	Dimensions:	180' x 300' (300' Hwy 86 frontage)
Land Size:	1.24 AC (54,000 SF)	APN's:	053-200-025, 033, 036, 040, 041, 042
Price/SF (Building):	\$117.90 /SF	Zoning:	CG – General Commercial (Link for Zoning)
Price/SF (Land):	\$27.59 /SF		Drive-Thru QSR - <i>Permitted</i> , Express Carwash- <i>Permitted</i> , Gas Station / C-Store - <i>Permitted with CUP</i>
Occupancy:	5 Tenants / All Month-to-Month	Ideal For:	



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Property Highlights

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- **Prominent Highway 86 Exposure:** The property has extensive frontage along S 4th Street (Highway 86) with approx. 30,000 cars per day. Highway 86 serves as one of the major N/S highways connecting Imperial County and Interstate 8 and the Coachella Valley and Interstate 10 to the north.
- **Strong Location Fundamentals:** With a signalized intersection, busy traffic along a main commercial corridor, and 3 existing driveways along Highway 86, the property has very strong real estate location fundamentals making it a great development opportunity for a wide variety of retail uses.
- **Favorable Zoning & Site Configuration:** With a zoning of General Commercial, the property is permitted (by right) for drive-thru QSR's and express car washes, and permitted with a CUP for gas stations and convenience stores. This favorable zoning, combined with a functional rectangular site configuration and oversized lot of 1.24 AC, creates an easier path to future redevelopment.



Rob Bloom, VP | (858) 405-5342 | Rob@duhscommercial.com
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Aerial

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Photos

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***For More Information,
Please Contact:***

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High-Traffic Highway 86 Retail Property

419 - 497 S 4TH STREET, EL CENTRO, CA 92243



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