



FOR SALE

1950 S 4th St

El Centro, CA 92243

eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 | expcommercial.com

Louis Chavez

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PROPERTY INFORMATION

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eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non- infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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PROPERTY INFORMATION

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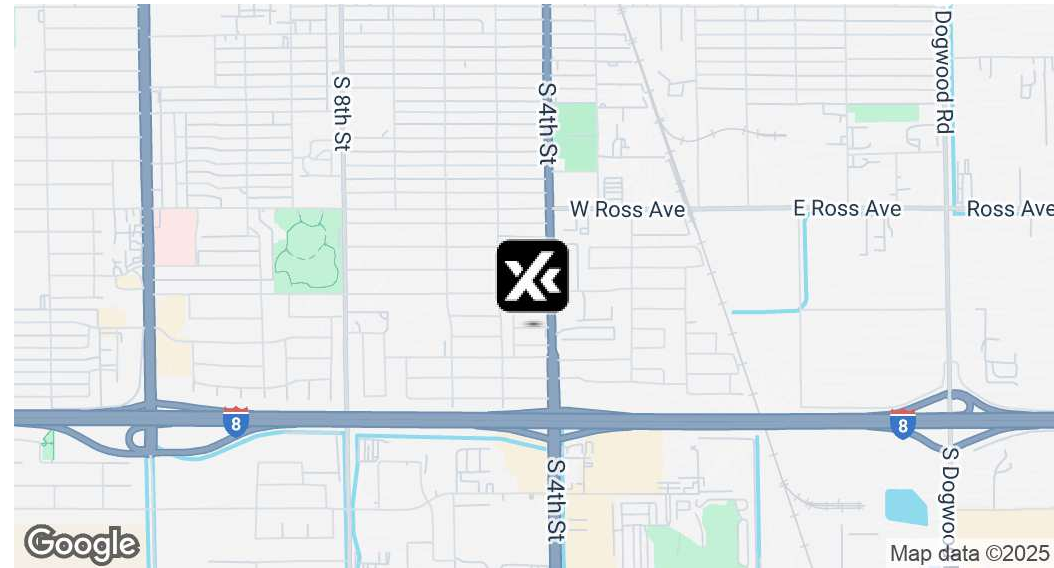
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FOR SALE | Executive Summary

El Centro, CA 92243



OFFERING SUMMARY

Sale Price:	N/A
Building Size:	19,772 SF
Number of Units:	6
Price / SF:	-
Year Built:	1990
Zoning:	HPCG-R1-R3

PROPERTY OVERVIEW

Welcome to the center of El Centro, CA, where a fully rented six-unit strip mall shows how strong local businesses are. This property is a great opportunity, with a variety of shops and services that serve the community.

Located in a busy area, the strip mall gets plenty of foot traffic and is easy to spot. Each unit has a different tenant, highlighting the space's flexibility. From retail stores to service businesses, this center represents El Centro's thriving economy.

With every unit leased, this strip mall proves its value and popularity.

PROPERTY HIGHLIGHTS

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FOR SALE | Complete Highlights

El Centro, CA 92243



PROPERTY HIGHLIGHTS

- FULLY LEASED
- 6 UNITS
- HIGH TRAFFIC
- 86 PARKING SPACES



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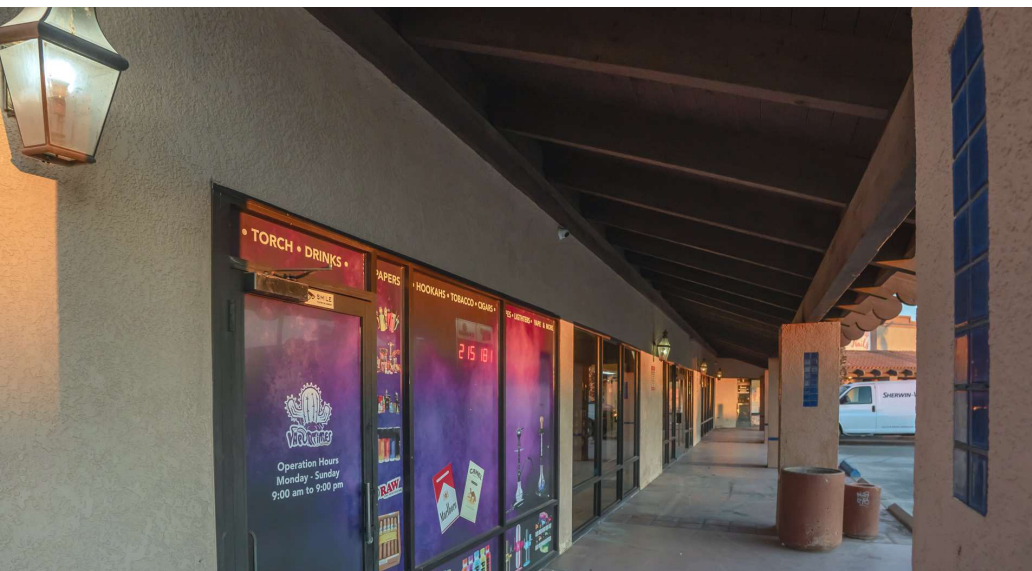
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FOR SALE | Additional Photos

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LOCATION INFORMATION

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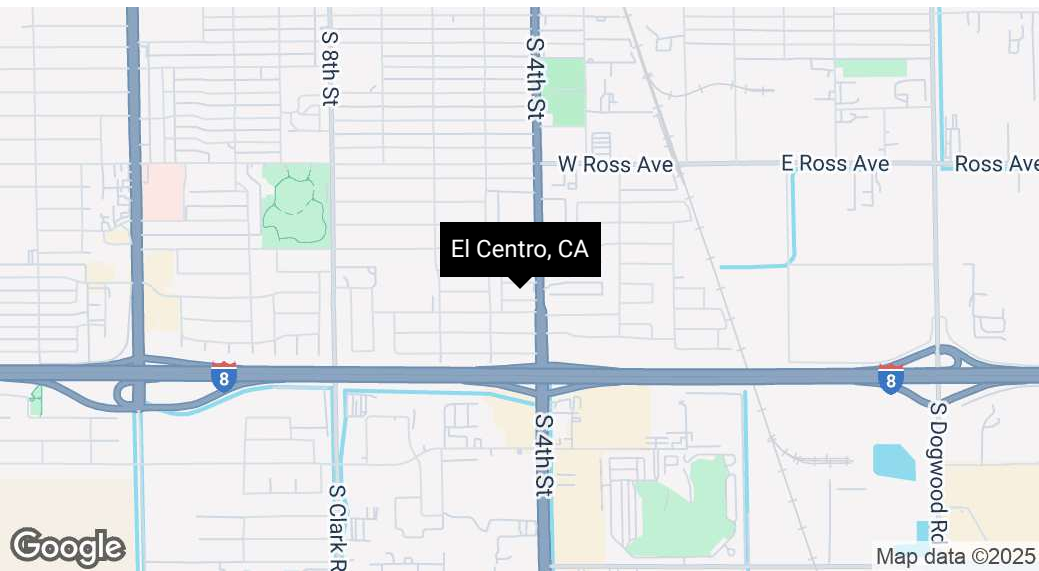
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FOR SALE | City Information

El Centro, CA 92243



LOCATION DESCRIPTION

El Centro, California, is a thriving city that offers a wealth of opportunities for investors. One such opportunity is investing in a shopping center. Here are the top five reasons why you should consider this investment.

- 1. Growing Population:** El Centro is the largest city in the Imperial Valley, with a population that has been steadily increasing over the years. This growth translates to more potential customers for businesses in shopping centers. Moreover, El Centro's strategic location near the Mexican border attracts a significant number of international shoppers, further boosting the customer base.
- 2. Strong Economy:** El Centro boasts a robust economy with diverse industries such as agriculture, retail, and healthcare. The city's economic stability makes it an ideal place for investment. A shopping center in this thriving economy can yield high returns as it caters to the needs of various sectors.
- 3. High Traffic Area:** El Centro is a high traffic area due to its proximity to major highways and the Mexican border. This ensures a steady flow of customers to the shopping center, increasing its profitability. Additionally, El Centro's warm climate attracts tourists year-round, providing an additional customer base.
- 4. Supportive Local Government:** The local government in El Centro is highly supportive of business growth and development. They offer various incentives and assistance programs for investors, making it easier to establish and run a successful shopping center.
- 5. Real Estate Appreciation:** Real estate in El Centro has been appreciating over the years due to increased demand and limited supply. Investing in a shopping center not only provides immediate income through rentals but also potential capital gains due to property appreciation.

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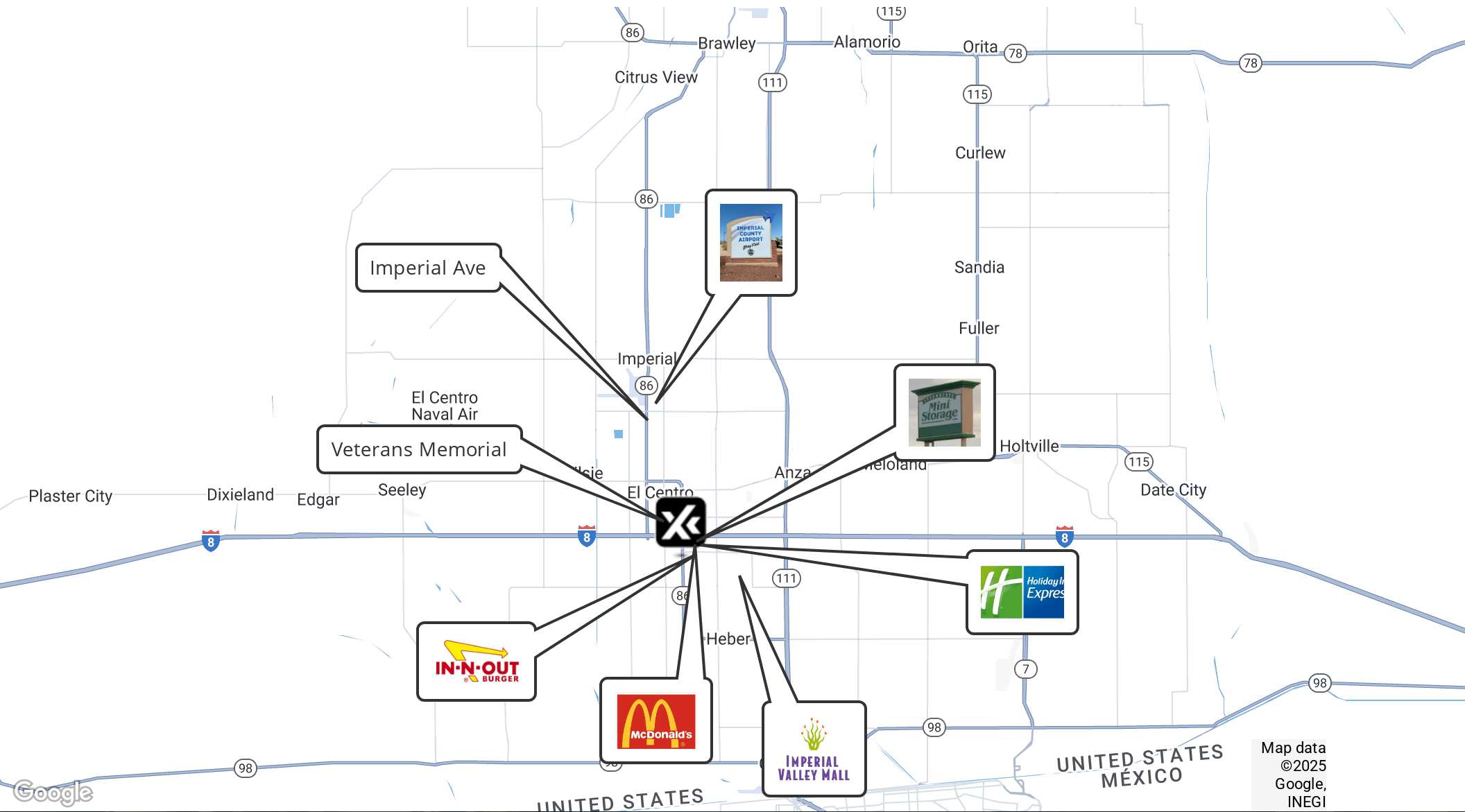
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FOR SALE | Location Map

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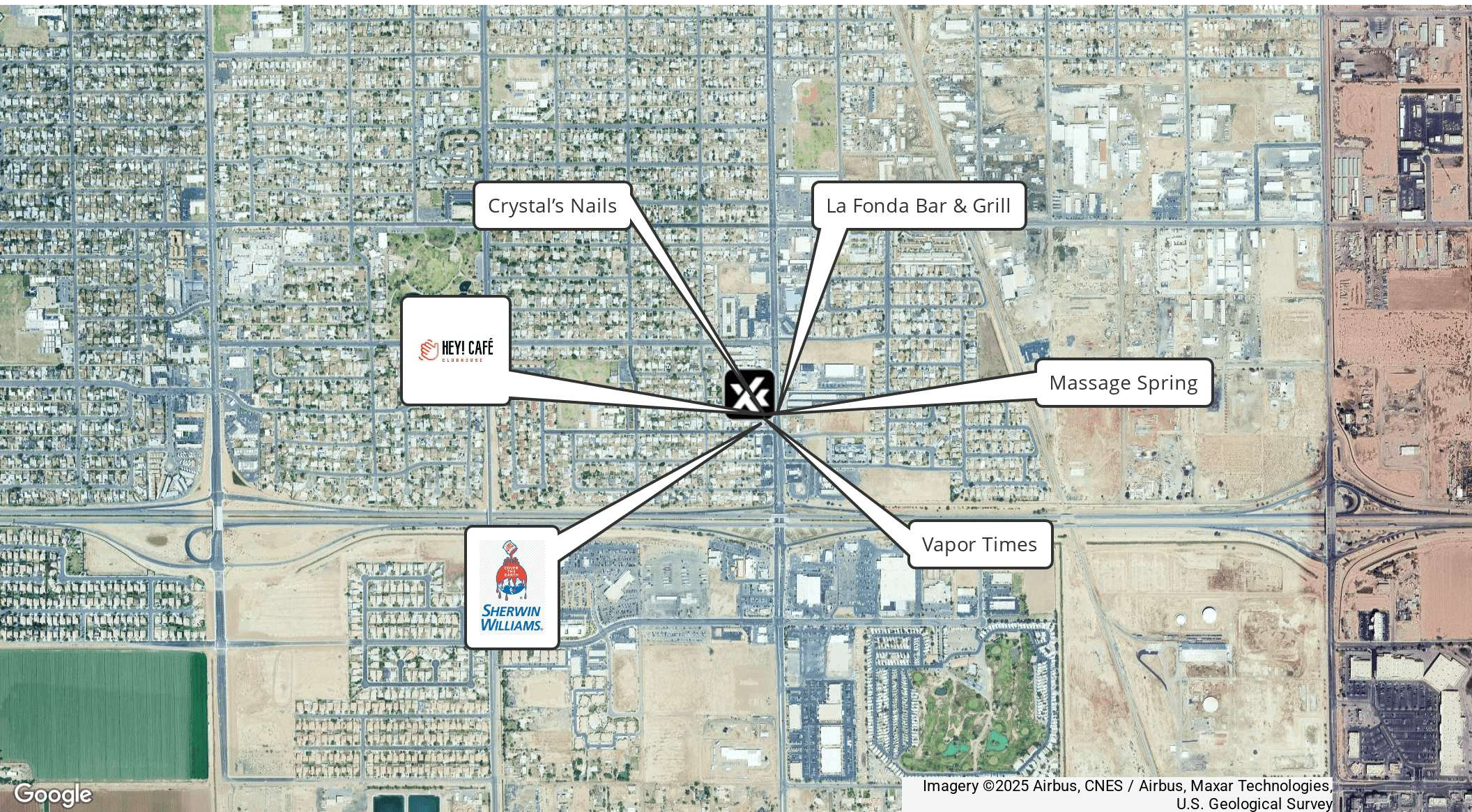
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FOR SALE | Retailer Map

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DEMOGRAPHICS

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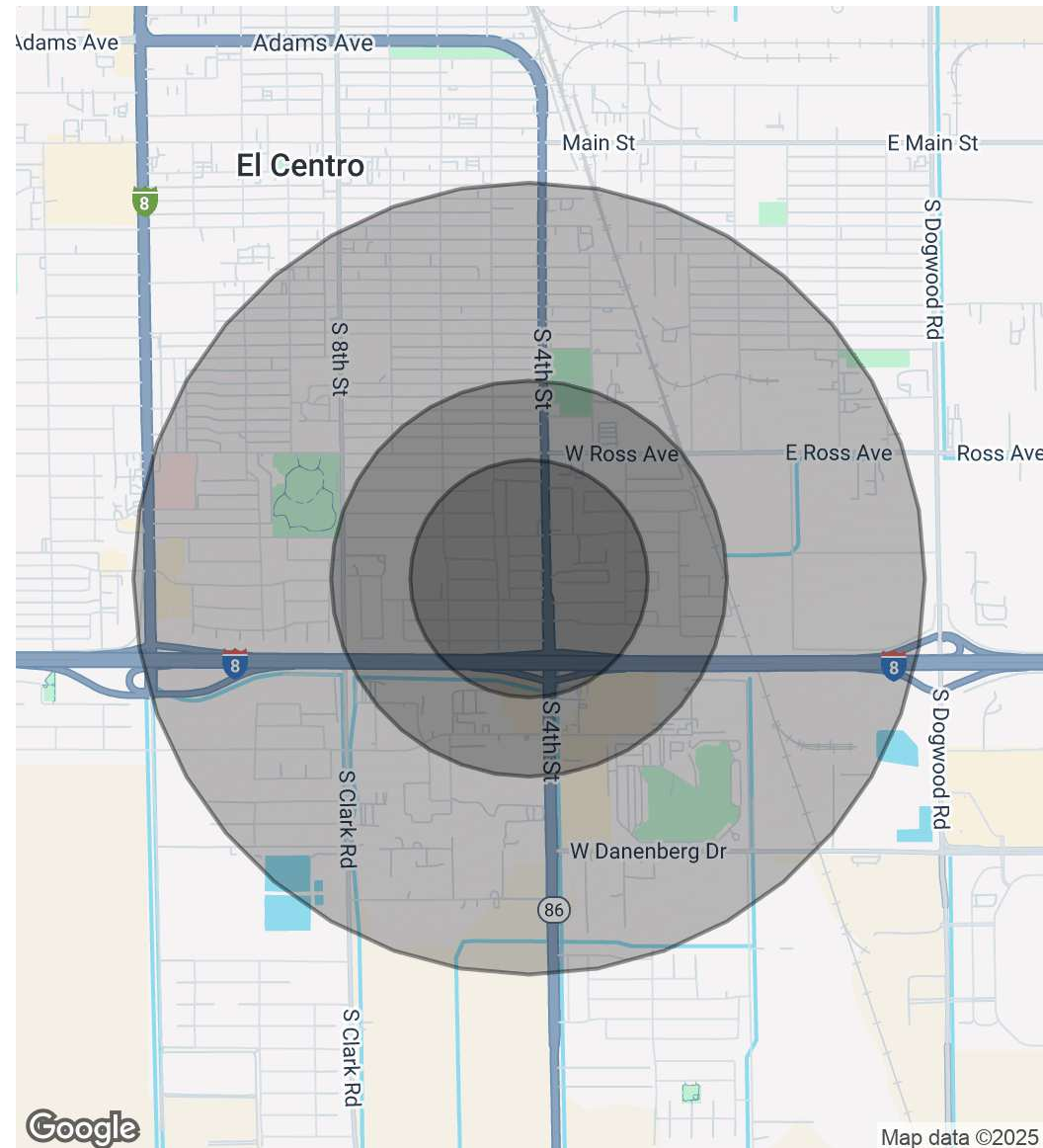
FOR SALE | Demographics Map & Report

El Centro, CA 92243

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,057	4,236	14,504
Average Age	39	39	38
Average Age (Male)	36	36	36
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	617	1,274	4,533
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$80,547	\$80,907	\$78,891
Average House Value	\$248,043	\$250,835	\$258,348

Demographics data derived from AlphaMap



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ADVISORS

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FOR SALE | Advisor Bio 1

El Centro, CA 92243



LOUIS CHAVEZ



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Direct: 323.422.1910

CalDRE #01949822

PROFESSIONAL BACKGROUND

Louis Chavez is the founder of the "Commercial Investment Group" and one of the most trusted experts when it comes to Commercial Real Estate and Foreclosures in California. Louis is a CERTIFIED FORECLOSURE SPECIALIST who has helped hundreds of homeowners on the verge of losing their homes and in doing so has gained extensive experience in negotiating with banks and working with local governments to ratify building and/or code violations in order to close the deal. Louis has been ranked as the #1 Commercial Agent by the Greater Downey Association of Realtors for 3 years in a row, and counting. Louis works with numerous investors, developers and individuals interested in the expansion of their Real Estate portfolio, through buying, selling or investing. With his extensive market knowledge, combined with an unmatched devotion to serve his clients, Louis has built a successful business based on 3 core values; passion, exclusivity and integrity.

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