

# Fee Simple Gas Station and Retail Development

2050 S 4th Street | El Centro, CA 92243

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**MATTHEWS**<sup>TM</sup>

**Retail Opportunity**  
Offering Memorandum

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# Property Overview

±36,500 VPD  
I-8

±30,000 VPD  
S 4th St

**\$3,300,000**  
Asking Price

**±0.91 AC**  
Lot Size

**±2,723 SF**  
2050 Convenience  
Store Premises

**±2,356 SF**  
2040 Payless Auto  
Insurance Premises

**053-584-021-000**  
APN

## Project Scope

- **Strategic Acquisition** - Development opportunity for 8 pumps with 16 fueling positions
- **Fuel Contract** - New operator has complete autonomy to utilize their own fuel suppliers with no fuel contract in place.
- **Co-Tenants within a Half Mile:** McDonald's, Jack in The Box, In N Out, Home Depot, Panera Bread, Taco Bell & Starbucks.
- **Location Summary:** Quick access to Interstate 8. Direct accessibility via 6 ingress/egress points via S 4th St, Smoketree or Southwind Drive.
- **Zoning:** Commercial





Convenience Store

Retail

Future Potential Development  
8 Fueling Stations with 16 Pumps

Driftwood Dr

S 4th St ± 30,500 VPD

Gas Station For Sale

**MATTHEWS**™

2050 S 4th Street

El Centro, CA 92243



**Broken Spoke Country Club**  
Golf Course



**Vacant/Underdeveloped Land**  
Opportunity for Potential Development in the Future



**Super Stop Travel Center**



**Potential Development**  
Restaurant, Hotel, or Medical/Retail Use

**8 ± 36,500 VPD**



**Subject Property**

**S 4th St ± 30,500 VPD**



### El Centro, CA

El Centro, the largest city in Imperial County, serves as the primary commercial and governmental hub of the Imperial Valley, a region defined by its agricultural productivity and cross-border economic activity. The area benefits from steady population stability supported by a mix of public-sector employment, healthcare services, and agribusiness. Household incomes remain moderate relative to California averages, but the cost of living is significantly lower, supporting consistent demand for workforce-oriented housing and neighborhood retail. The city’s proximity to the U.S.–Mexico border fosters a dynamic binational economy, with retail, logistics, and service sectors benefiting from cross-border consumer flow.

The surrounding region is characterized by expansive agricultural operations, renewable energy development, and infrastructure tied to trade and distribution. El Centro’s role as a regional service center provides a stable base of employment, while ongoing investment in solar and geothermal energy projects continues to diversify the economic base. The local lifestyle is defined by affordability, accessibility, and a strong connection to regional employment centers, making it an attractive location for essential-service retail, multifamily housing, and logistics-oriented uses.

### Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	12,353	49,908	69,221
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,728	15,309	20,728
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$94,562	\$88,338	\$92,790

**70,000+**  
Total Population

**\$6B+**  
Regional GDP



## **Confidentiality & Disclaimer Statement**

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2050 S 4th Street El Centro, CA 92243 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity. Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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**Broker of Record**

**David Harrington**

Broker Lic. No.: 01320460 (CA)

Firm Lic. No.: 02168060 (CA)



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date