

For Sale

HIGH-TRAFFIC CORNER LOT

1702 S 4TH STREET (HWY 86), EL CENTRO, CA 92243



SIZE: ±15,400 SF

ZONING: CG -General Commercial

Price: \$375,000

- HARD- CORNER, SIGNALIZED INTERSECTION
- EXCELLENT VISIBILITY ALONG HIGHWAY 86
- 30,000 CARS PER DAY

Seller Financing Available!



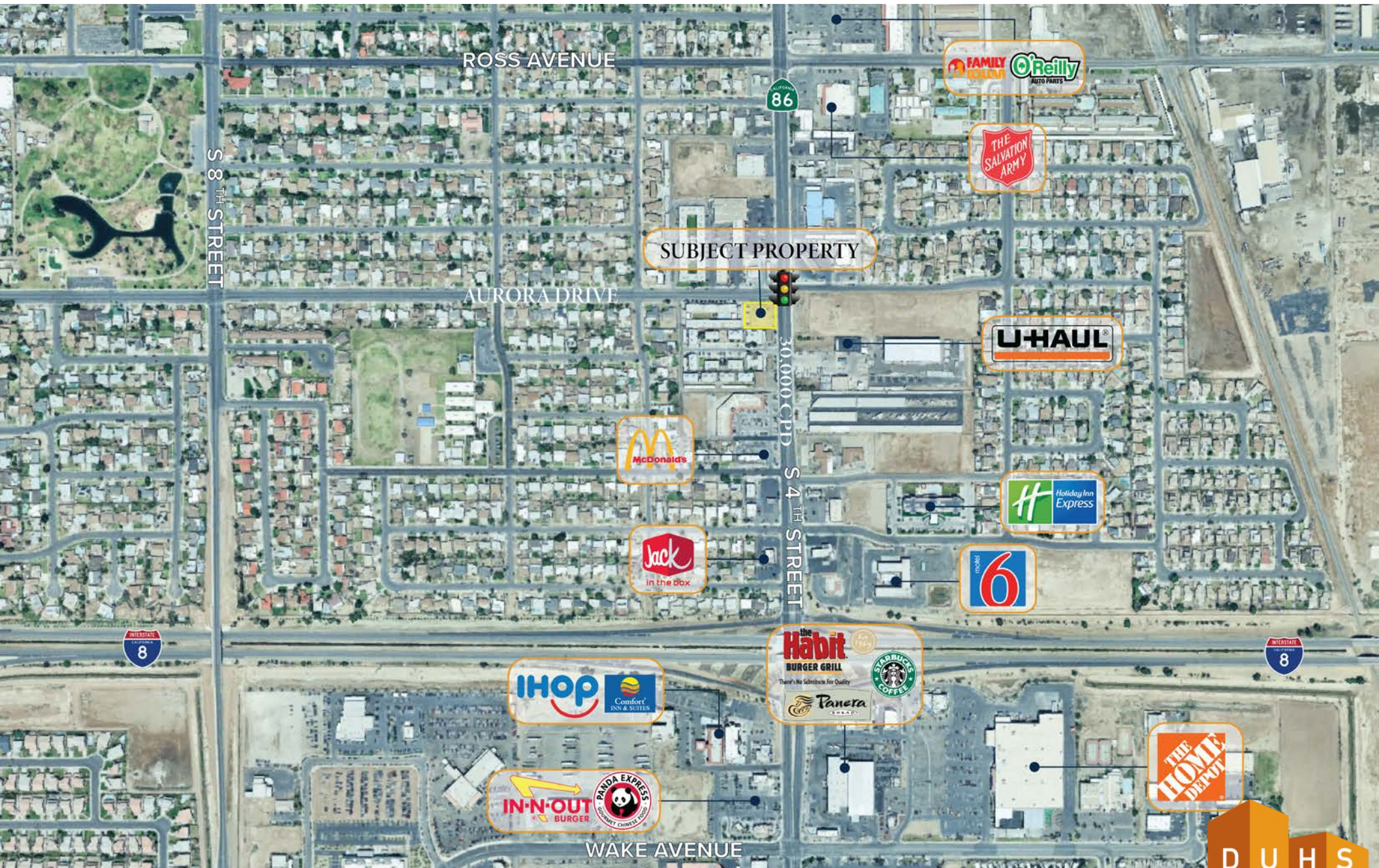
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



AERIAL

HIGH-TRAFFIC CORNER LOT

1702 S 4TH STREET (HWY 86), EL CENTRO, CA 92243



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

DRE# 01302163

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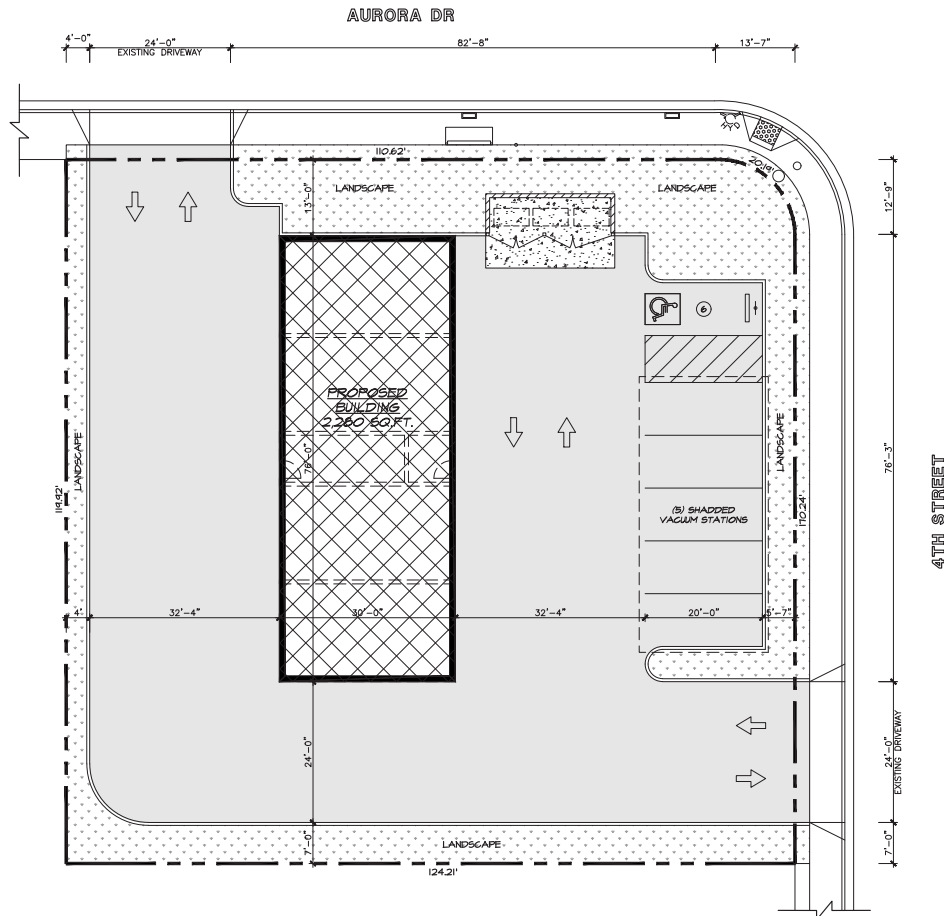


1702 S 4TH STREET (HWY 86), EL CENTRO, CA 92243



HIGH-TRAFFIC CORNER LOT

1702 S 4TH STREET (HWY 86), EL CENTRO, CA 92243



SITE PLAN OPTION 1

SCALE: 1"=10'-0"

PROPERTY BOUNDARY NOTE:
THE PROPERTY OR BOUNDARY LINES SHOWN ON THIS PLAN ARE AN APPROXIMATE AND ASSUMED LOCATION. THIS PLAN SHALL NOT BE USED AS A LEGAL DOCUMENT FOR LOCATING, ESTABLISHING OR DEPICTING PROPERTY LINES. IF PROPERTY LINES NEED TO BE ESTABLISHED OR IDENTIFIED, A REGISTERED LAND SURVEYOR WILL PREPARE THE NECESSARY SURVEY



VICINITY MAP



N.T.S.

PROJECT DATA:

PROPERTY ADDRESS:	1702 4TH STREET EL CENTRO, CA 92243
CONTRACTOR:	DUGGINS CONSTRUCTION, INC. 341 WEST CROWN COURT IMPERIAL, CA 92251
APN:	053-564-005
ZONING:	C6 (GENERAL COMMERCIAL)
LOT SIZE:	0.353 ACRE
SETBACKS:	NORTH: 0'-0" SOUTH: 10'-0" WEST: 20'-0" EAST: 0'-0"

BUILDING DATA:

BUILDING USE:	CARWASH
OCCUPANCY GROUP:	B
TYPE OF CONSTRUCTION:	V-B
ACTUAL AREA:	2,230 SQ.FT.
GROSS FLOOR AREA:	280 SQ.FT.
ALLOWABLE AREA:	9,000 SQ.FT.
SPRINKLERS:	NO
HEIGHT:	18'-0"
STORIES:	SINGLE
LANDSCAPE REQUIRED:	2,310 SQ. FT.
LANDSCAPE PROVIDED:	3,052 ON-SITE 462 OFF-SITE

PARKING REQUIREMENTS:

REQUIRED PARKING:

280 / 300	= 1 PARKING STALLS
+ 1 PER E.A. VACUUM FACILITY	= 5 PARKING STALLS
	= 6 PARKING STALLS

PARKING PROVIDED: = 6 PARKING STALLS

HATCH LEGEND:

	PROPERTY LINE
	NEW BUILDING AREA
	NEW CONCRETE AREAS
	NEW LANDSCAPING AREAS
	NEW ASPHALT PAVED AREA

DISCLAIMER:

THE DESIGN DEPICTED HEREIN IS THE EXCLUSIVE PROPERTY OF DUGGINS CONSTRUCTION, INC. AND WAS CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THIS PROJECT AND CANNOT BE REPRODUCED, COPIED OR EXHIBITED, WITHOUT PRIOR WRITTEN CONSENT.

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DUGGINS CONSTRUCTION, INC.



DESCRIPTION		DATE
WN	08/08/2023	
ISS:		
PLAN OPTION 1		
WV WASH 4TH AND AURORA DR 14 STREET & AURORA DR., EL CENTRO, CA 92243 DRAWING BY: W.C.		JOB NO.: 2023-036 DRAWING NO.: 1 / 1

E: G:\Drive G\DUUGINS\2023\2023-036 Hemmingson 4th St. Car Wash\2023-036-A.dwg | PLOTTED: August 15, 2023 - 04:24PM | PLOTTED BY: Waldimir Corpus | SCALE: 1:1



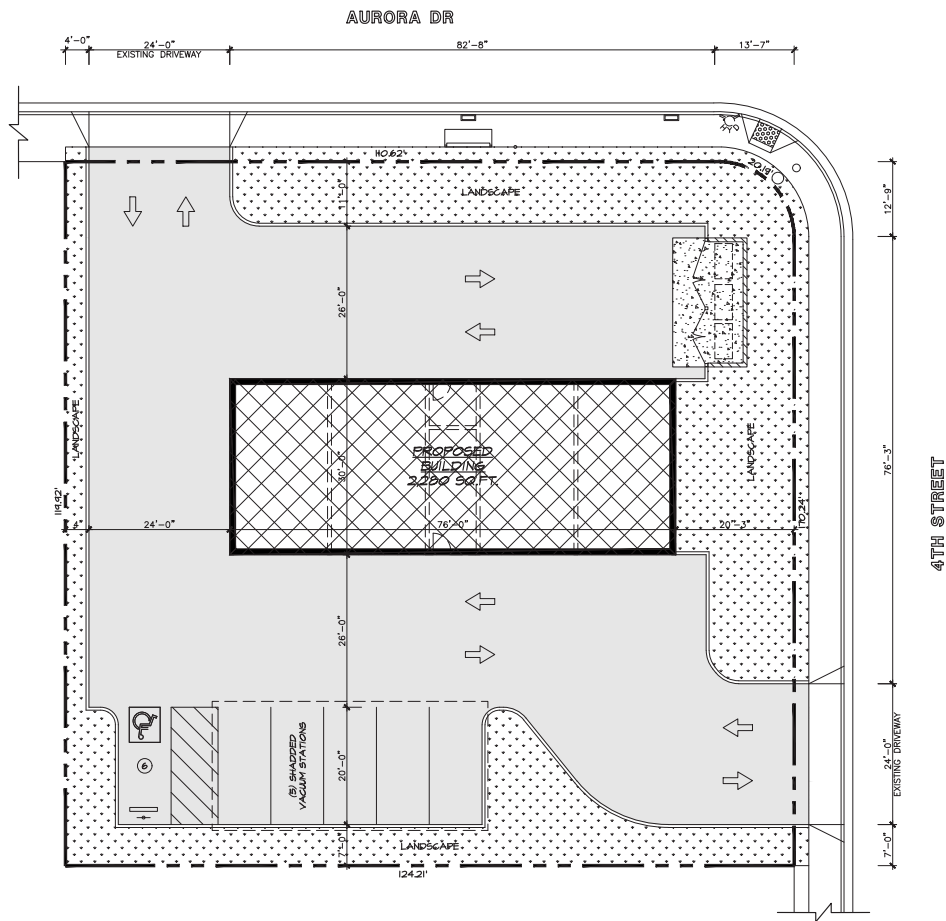
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BROKERAGE • INVESTMENT • DEVELOPMENT

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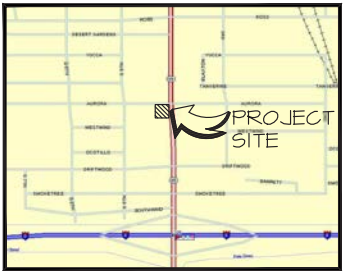
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CONCEPTUAL SITE PLAN



SITE PLAN OPTION 2
SCALE: 1"=10'-0"

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VICINITY MAP
N.T.S.

PROJECT DATA:

PROPERTY ADDRESS: 1702 4TH STREET
EL CENTRO, CA 92243
CONTRACTOR: DUGGINS CONSTRUCTION INC.
341 WEST CROWN COURT
IMPERIAL, CA 92251
APN: 053-564-005
ZONING: CG (GENERAL COMMERCIAL)
LOT SIZE: 0.353 ACRE
SETBACKS: NORTH: 0'-0"
SOUTH: 10'-0"
WEST: 20'-0"
EAST: 0'-0"

BUILDING DATA:

BUILDING USE: CARWASH
OCCUPANCY GROUP: B
TYPE OF CONSTRUCTION: V-B
ACTUAL AREA: 2,280 SQ.FT.
GROSS FLOOR AREA: 280 SQ.FT.
ALLOWABLE AREA: 9,000 SQ.FT.
SPRINKLERS: NO
HEIGHT: 18'-0"
STORIES: SINGLE
LANDSCAPE REQUIRED: 2,310 SQ. FT.
LANDSCAPE PROVIDED: 3,845 ON-SITE
482 OFF-SITE

PARKING REQUIREMENTS:

REQUIRED PARKING:
280 / 300 = 1 PARKING STALLS
± 1 PER E.A. VACUUM FACILITY = 5 PARKING STALLS
= 6 PARKING STALLS
PARKING PROVIDED: = 6 PARKING STALLS

HATCH LEGEND:

--- PROPERTY LINE
X X X X NEW BUILDING AREA
NEW CONCRETE AREAS
NEW LANDSCAPING AREAS
NEW ASPHALT PAVED AREA

DUGGINS CONSTRUCTION
PARTNER OF REDEMPTION
341 WEST CROWN COURT, IMPERIAL, CA 92251
PHONE 760.338.0000 • FAX 760.338.0779
www.dugginsconstruction.com

DESCRIPTION	DATE
1702 S 4TH AND AURORA DR	
4TH STREET & AURORA DR, EL CENTRO, CA 92243	
W.C.	
08/08/2023	
WN	
PLAN OPTION 2	
2023-036	
DRAWING NO.	1

DUHS
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BROKERAGE • INVESTMENT • DEVELOPMENT
SITE SOURCE

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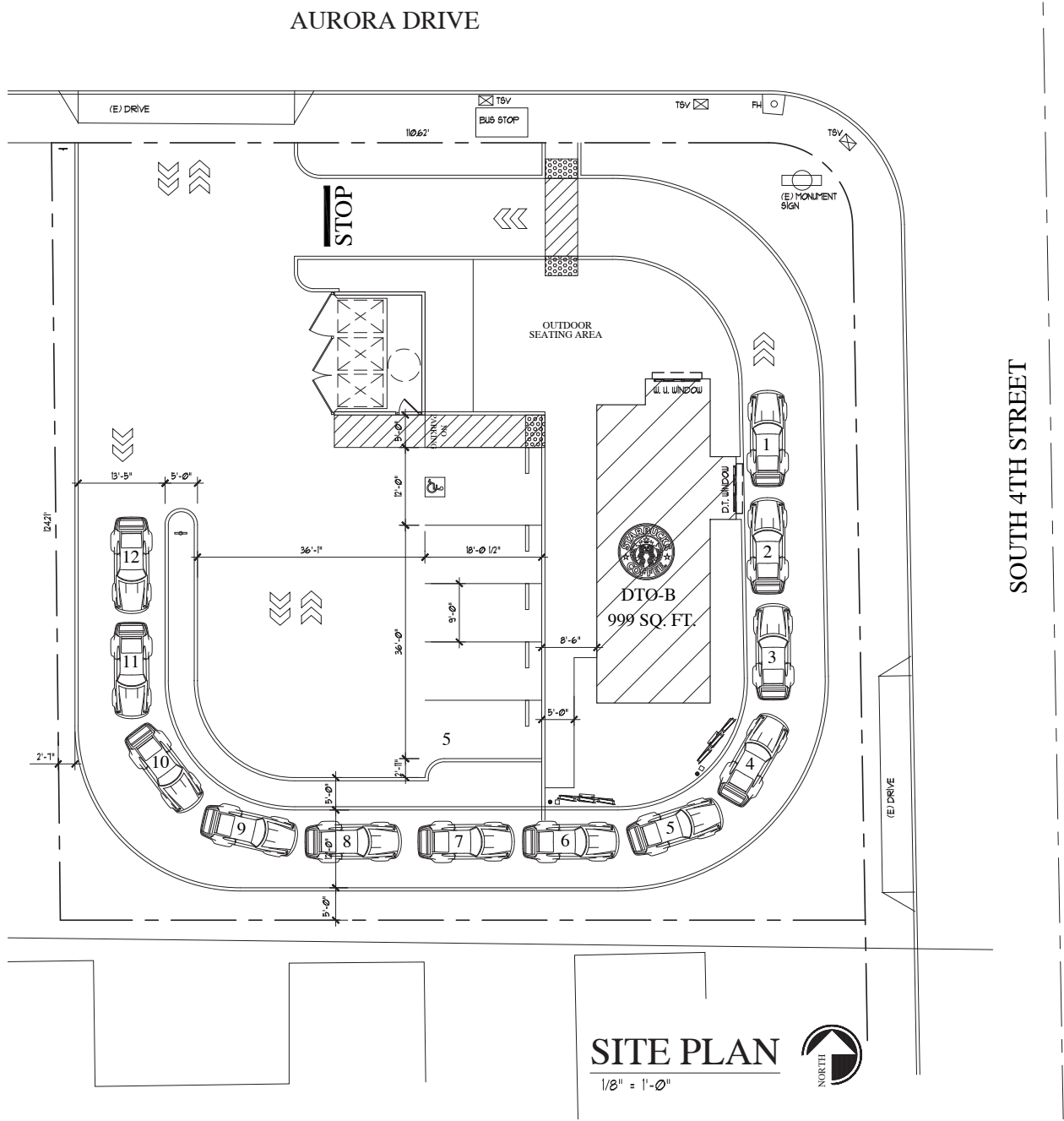
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CONCEPTUAL SITE PLAN

HIGH-TRAFFIC CORNER LOT

1702 S 4TH STREET (HWY 86), EL CENTRO, CA 92243



SITE PLAN

1/8" = 1'-0"



1702 S 4TH STREET
EL CENTRO, CA 92243

DRAWING:
SITE PLAN

CHECKED BY:
DATE: 4-21-2022

ISSUED FOR:
REVIEW
PLAN CHECK
BIDDING
PERMIT
CONSTRUCTION
DRAWN BY
SHEET NO.:

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

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SITE SOURCE

RENDERING

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CONCEPTUAL RENDERING

For More Information, Please Contact:

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