

For Lease

HIGH-TRAFFIC HIGHWAY 86 RETAIL SITE

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

Retail Development Opportunity Along Main Commercial Thoroughfare

Ideal For:

Drive Thru QSR - Permitted

Car Wash - Permitted

Gas Station / C-Store - Permitted with CUP



- 1.24 AC Site Available for Ground Lease
- Easy Ingress/Egress at Signalized Intersection - NEC 4th St & Orange Ave
- Extensive Frontage Along 4th Street (Highway 86) with $\pm 30,000$ Cars per Day
- Excellent Retail Development Opportunity in the Heart of El Centro

Executive Summary

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Retail Development Opportunity Along Main Commercial Thoroughfare

Land Size:	1.24 AC (54,000 SF)	Zoning:	CG – General Commercial (Link for Zoning)
Dimensions:	180' x 300' (300' Hwy 86 frontage)	Parcels:	6 Parcels
Occupancy:	5 Tenants / All Month-to-Month	APN's:	053-200-025, 033, 036, 040, 041, 042
Building SF:	12,638 SF	Ideal For:	Drive-Thru QSR - <i>Permitted</i> , Express Carwash- <i>Permitted</i> , Gas Station / C-Store - <i>Permitted with CUP</i> (Tenant to Verify)
Address:	419-497 S 4th Street, El Centro, CA 92243		



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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

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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 pathway for retailers and developers.



Rob Bloom, VP | (858) 405-5342 | Rob@duhscommercial.com
DRE# 01302163



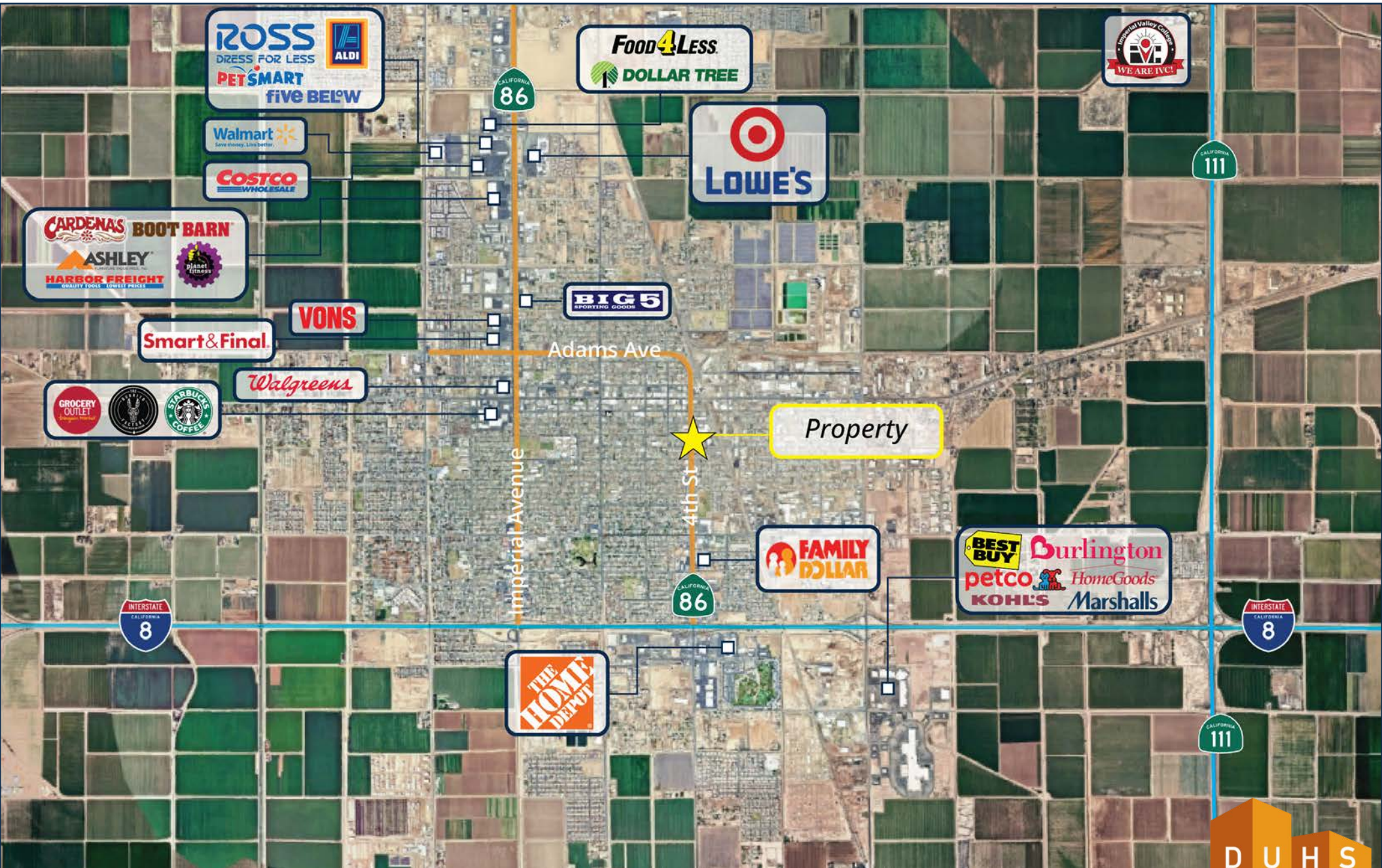
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***For More Information,
Please Contact:***

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DRE: 01302163

High-Traffic Highway 86 Retail Site

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



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