

376 E.

main street

El Centro, CA 92243

APPROX. 3.04 ACRES
APPROX. 16,000 SF WAREHOUSE
FOR LEASE OR SALE



CBRE



376 E. MAIN STREET

PRIME 3-ACRE OPPORTUNITY ON MAIN STREET!

Siting along one of El Centro's primary east-west commercial and industrial corridors, Main Street, is a key artery that connects the downtown core to the eastern industrial zones and regional transportation routes. The area is characterized by a mix of industrial, commercial, logistics, and mixed-use properties, making it a heavily trafficked business corridor that supports local and regional economic activity.



LOCATED IN THE DYNAMIC INDUSTRIAL CORRIDOR OF EL CENTRO



FLEXIBLE ZONING



PRIMER LOCATION AND HIGH VISIBILITY

The potential of 376 E. Main Street is expansive. This 3.04-acre multi-use property is strategically positioned in the thriving heart of the El Centro metropolitan area. With highly flexible zoning, the site supports a wide range of possibilities—from commercial development to innovative adaptive-reuse projects. Located within Imperial County's dynamic and strategically active commercial corridor, the property offers strong visibility, accessibility, and long-term growth potential.

PROPERTY OVERVIEW

Land Area	Approx. ± 3.04 AC
Building Size	Approx. ± 16,000 SF
Office Size	Approx. ± 1,800 SF
Zoning	CH Heavy Commercial
Access	E. Main Street connects toward Highway 86 and Interstate 8
APN	053-073-036
Asking Price	\$2,500,000
Land Per SF	\$ 18.87/ SF
Lease Price	\$13,800/Month

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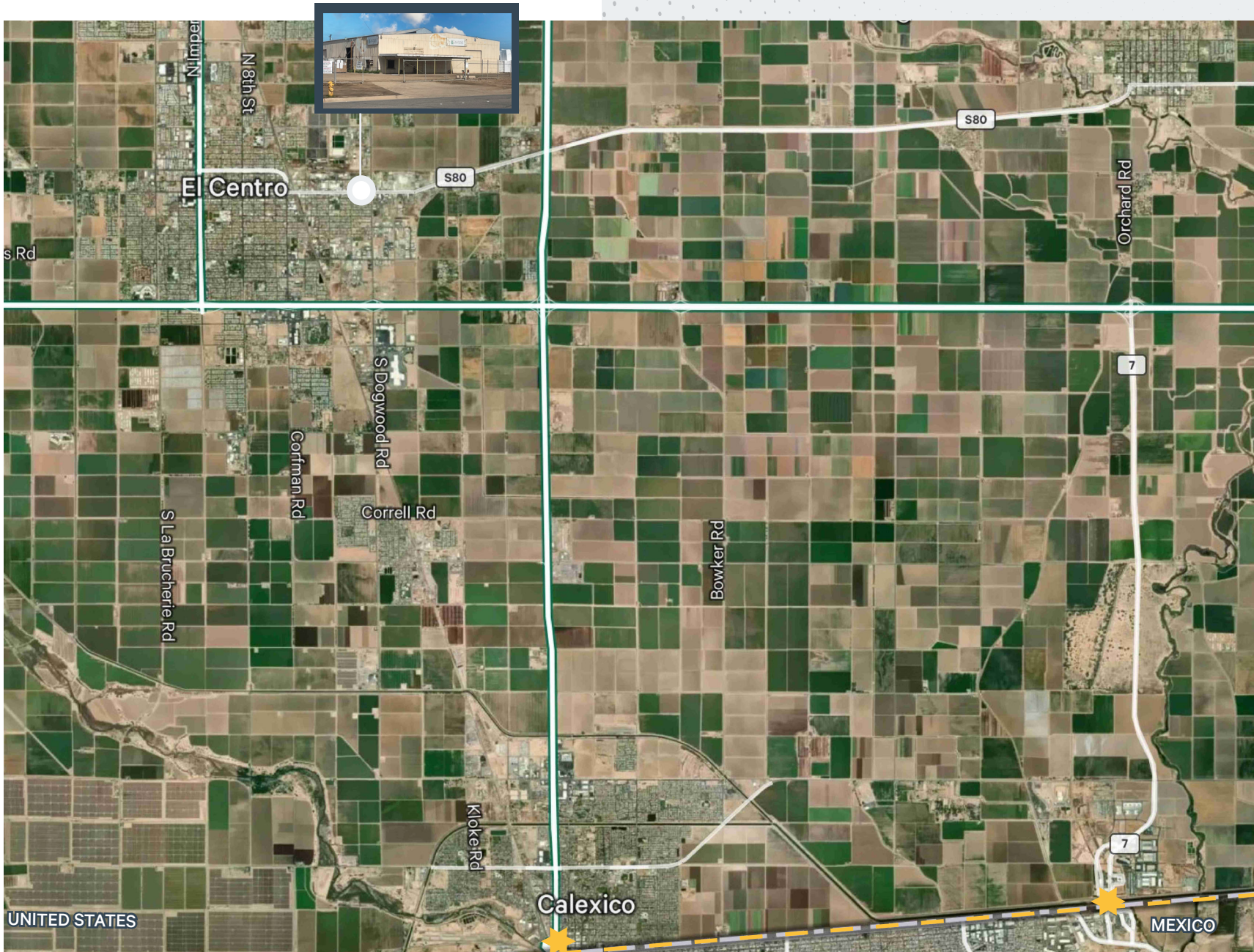
376 E.
main street

E. Commercial Ave

S. Dogwood Rd.

E. Main Street

376 E. MAIN STREET ON THE MAP



376 E.

main street



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