



BRAWLEY GATEWAY

NEC Hwy 86 & Legion Rd
Brawley, CA 92227

AVAILABLE

- Pad, Shop & Anchor Opportunities

FEATURES

- 3.8% Annual Population Growth
- Approximately 11,622 new residences underway (various stages) within 3 miles
- Trade Area Population of Approximately 45,000
- Retail hub for surrounding cities including Calipatria, Niland, and Westmorland



PIONEERS MEMORIAL
Healthcare District



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

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SITE PLAN



**PIONEERS
MEMORIAL**
Healthcare District



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ENDURING REAL ESTATE

Lic #01977797

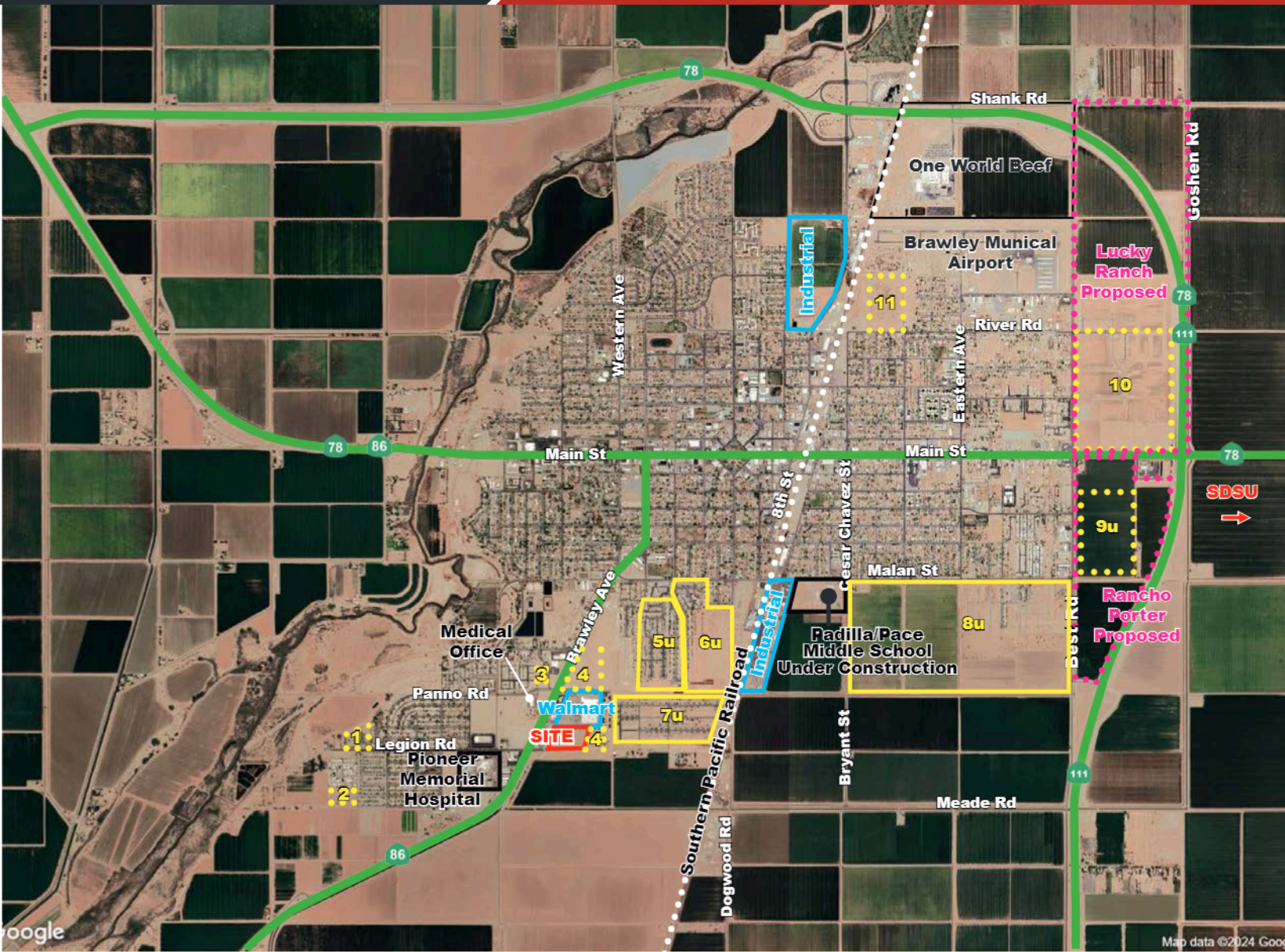
3990 Old Town Ave, Suite B-208, San Diego, CA 92110

www.enduringrealestate.com

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NEC Hwy 86 & Legion Rd, Brawley, CA

AERIAL



Future Residential Developments | Brawley, CA

ID	Name	SFR	# of Units		Status
			MFR	Completed	
1.	Tangerine Gardens North	35			P
2.	Tangerine Gardens South		105		P
3.	Florentine Springhouse	35			P
4.	Walmart Site	104	0-10		C

Status
 P = Proposed Residential
 U = Under Construction
 C = Completed

Legend
 SFR - Single Family Residential
 MFR - Multi Family Residential
 ●●●● Future Residential

DEMOGRAPHICS

NEC Hwy 86 & Legion Rd, Brawley, CA 92227



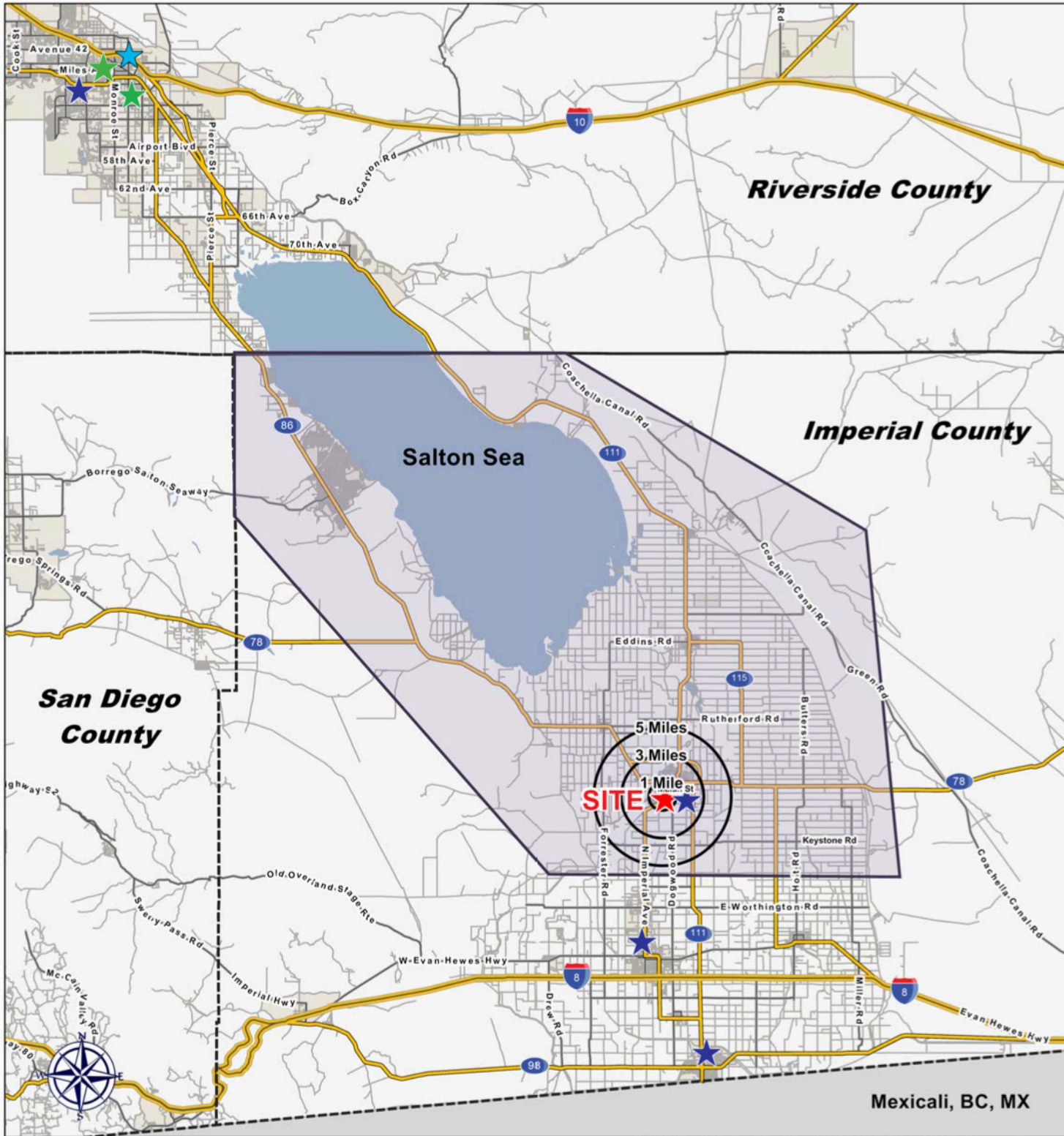
POPULATION	1 Mile	3 Miles	5 Miles	Polygon
2024 Estimated Population	5,143	26,580	26,834	44,418
2029 Projected Population	5,250	26,535	26,830	44,453
2020 Census Population	4,653	26,832	27,059	43,893
2010 Census Population	4,071	25,442	25,702	43,141
Projected Annual Growth 2024 to 2029	0.4%	–	–	–
Historical Annual Growth 2010 to 2024	1.9%	0.3%	0.3%	0.2%
2024 Median Age	32.3	31.4	31.4	31.9

HOUSEHOLDS	1 Mile	3 Miles	5 Miles	Polygon
2024 Estimated Households	1,606	8,061	8,146	12,684
2029 Projected Households	1,653	8,094	8,193	12,755
2020 Census Households	1,553	8,360	8,435	12,653
2010 Census Households	1,337	7,774	7,859	12,023
Projected Annual Growth 2024 to 2029	0.6%	–	0.1%	0.1%
Historical Annual Growth 2010 to 2024	1.4%	0.3%	0.3%	0.4%

RACE AND ETHNICITY	1 Mile	3 Miles	5 Miles	Polygon
2024 Estimated White	32.6%	31.7%	31.8%	30.4%
2024 Estimated Black or African American	2.6%	2.8%	2.8%	4.7%
2024 Estimated Asian & Pacific Islander	2.8%	2.2%	2.1%	1.9%
2024 Estimated American Indian & Native Alaskan	1.2%	1.3%	1.3%	1.6%
2024 Estimated Other Races	60.8%	62.0%	62.0%	61.4%
2024 Estimated Hispanic	82.2%	86.1%	86.0%	83.4%

INCOME	1 Mile	3 Miles	5 Miles	Polygon
2024 Estimated Average Household Income	\$110,501	\$87,455	\$87,359	\$76,244
2024 Estimated Median Household Income	\$102,821	\$71,615	\$71,603	\$58,957
2024 Estimated Per Capita Income	\$34,668	\$26,592	\$26,587	\$21,875

EDUCATION (AGE 25+)	1 Mile	3 Miles	5 Miles	Polygon
2024 Estimated Elementary (Grade Level 0 to 8)	6.6%	13.4%	13.4%	13.4%
2024 Estimated Some High School (Grade Level 9 to 11)	4.7%	9.8%	9.9%	15.1%
2024 Estimated High School Graduate	19.7%	24.5%	24.5%	28.3%
2024 Estimated Some College	22.1%	26.5%	26.5%	22.2%



Lat: 33.2004 Lon: -115.7043 Zoom: 77.02 mi

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BRAWLEY

Trade Area

- ★ **SITE**
- ★ **Walmart**
- ★ **Walmart Supercenter**
- ★ **Walmart Neighborhood Market**



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