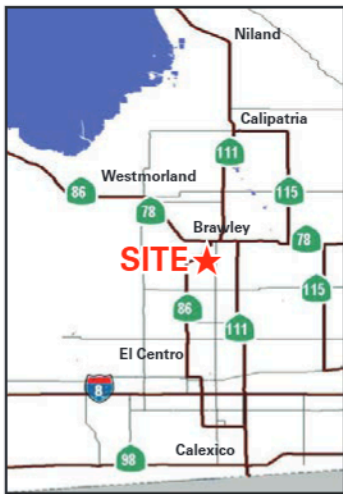




**SWC PANNO DR & HWY 86**  
Brawley, CA 92227



**AVAILABLE**

- Up to 2.3 ac Land

**FEATURES**

- 3.8% Annual Population Growth
- Approximately 11,622 new residences underway (various stages) within 3 miles
- Trade Area of Approximately 50,000 people
- Retail hub for surrounding cities including Calipatria, Niland, and Westmorland

**AREA TENANTS**



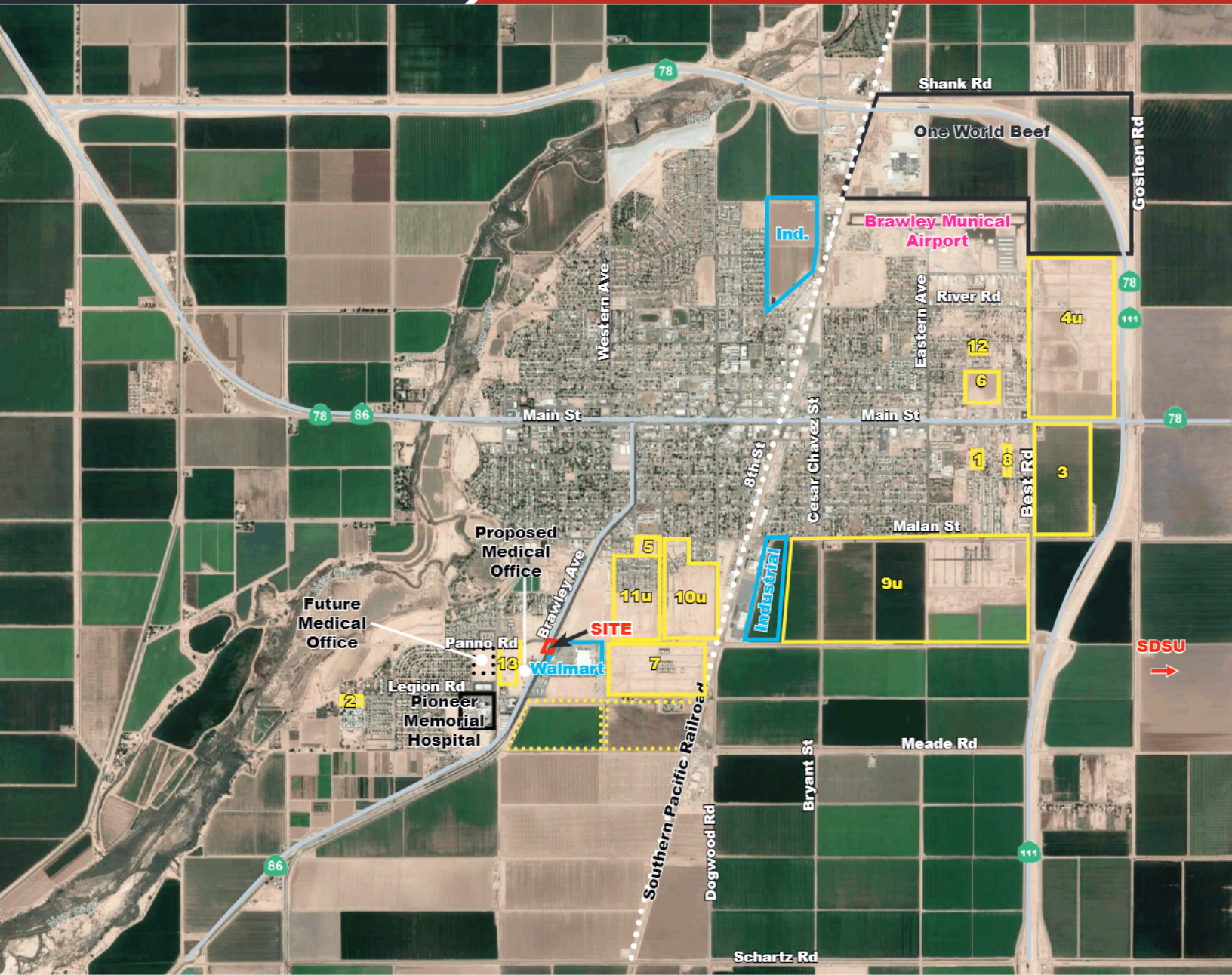
This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

## FLORENTINE COLLECTION

160 Residences Newly Built



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



**Brawley, CA  
Residential Development**

	# of Units				# of Units		
	SFR	MFR	Status		SFR	MFR	Status
1. Ocotillo Springs		75		8. Los Suenos		30	
2. Tangerine Gardens	32	140		9. La Paloma	1,430	570	U
3. Rancho Porter		1266	U	10. Victoria Park	295		U
4. Lucky Ranch	803	468	U	11. Malan Park	223		U
5. Malan St Apartments		81	C	12. A Street Subdivision	8		C
6. Adams Park	50		U	13. Florentine Collection	175		C
7. Latigo Ranch	267		U				
				<b>TOTAL</b>	<b>3,283</b>	<b>2,630</b>	

**Status**

C = Completed 183 SFR & 81 MFR  
 U = Under Construction 2,304 SFR & 81 MFR

**Legend**

SFR - Single Family Residential  
 MFR - Multi Family Residential  
 ..... Future Residential

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

Source: City of Brawley, Planning Department

# DEMOGRAPHICS

SEC Hwy 86 & Panno Rd/Wildcat Rd, Brawley, CA 92227



POPULATION	1 Mile	3 Miles	5 Miles	Polygon
2022 Estimated Population	4,906	27,046	27,240	44,306
2027 Projected Population	5,272	27,964	28,190	45,578
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 2022 to 2027	1.5%	0.7%	0.7%	0.6%
Historical Annual Growth 2010 to 2022	1.7%	0.5%	0.5%	0.2%
2022 Median Age	32.0	30.9	31.0	31.6

HOUSEHOLDS	1 Mile	3 Miles	5 Miles	Polygon
2022 Estimated Households	1,633	8,474	8,537	12,815
2027 Projected Households	1,721	8,590	8,664	12,984
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 2022 to 2027	1.1%	0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2022	1.8%	0.7%	0.7%	0.5%

RACE AND ETHNICITY	1 Mile	3 Miles	5 Miles	Polygon
2022 Estimated White	35.4%	31.9%	32.0%	29.6%
2022 Estimated Black or African American	2.1%	2.7%	2.7%	10.1%
2022 Estimated Asian & Pacific Islander	3.1%	2.3%	2.3%	2.0%
2022 Estimated American Indian & Native Alaskan	1.2%	1.4%	1.4%	1.5%
2022 Estimated Other Races	58.1%	61.7%	61.4%	56.8%
2022 Estimated Hispanic	78.9%	86.0%	85.9%	78.5%

INCOME	1 Mile	3 Miles	5 Miles	Polygon
2022 Estimated Average Household Income	\$68,354	\$59,194	\$59,471	\$56,988
2022 Estimated Median Household Income	\$78,584	\$57,102	\$57,184	\$49,084
2022 Estimated Per Capita Income	\$22,915	\$18,609	\$18,701	\$16,765

EDUCATION (AGE 25+)	1 Mile	3 Miles	5 Miles	Polygon
2022 Estimated Elementary (Grade Level 0 to 8)	10.0%	15.8%	15.7%	14.6%
2022 Estimated Some High School (Grade Level 9 to 11)	2.7%	9.9%	10.0%	14.0%
2022 Estimated High School Graduate	16.5%	22.8%	22.8%	27.5%
2022 Estimated Some College	31.3%	25.7%	25.7%	24.0%
2022 Estimated Associates Degree Only	12.7%	8.6%	8.5%	7.0%
2022 Estimated Bachelors Degree Only	19.8%	12.6%	12.6%	9.0%
2022 Estimated Graduate Degree	6.9%	4.7%	4.7%	3.9%

BUSINESS	1 Mile	3 Miles	5 Miles	Polygon
2022 Estimated Total Businesses	100	557	604	716
2022 Estimated Total Employees	1,791	5,675	6,552	8,611
2022 Estimated Employee Population per Business	17.9	10.2	10.9	12.0
2022 Estimated Residential Population per Business	49.1	48.5	45.1	61.9



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### BRAWLEY Trade Area

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

