



ENDURING REAL ESTATE

AVAILABLE



EL CENTRO

2018 N Imperial Ave
El Centro, CA 92243

AVAILABLE

- Up to 7,800 SF (Divisible)
- 34,412 Sf of Land
- Build to Suit Available

FEATURES

- Existing Restaurant Improvements (Former Golden Corral)
- Outparcel to Costco

JOIN



3990 Old Town Ave, Suite B-208
San Diego, CA 92110
Phone: (858) 536-8383
www.enduringrealestate.com

Contact Information

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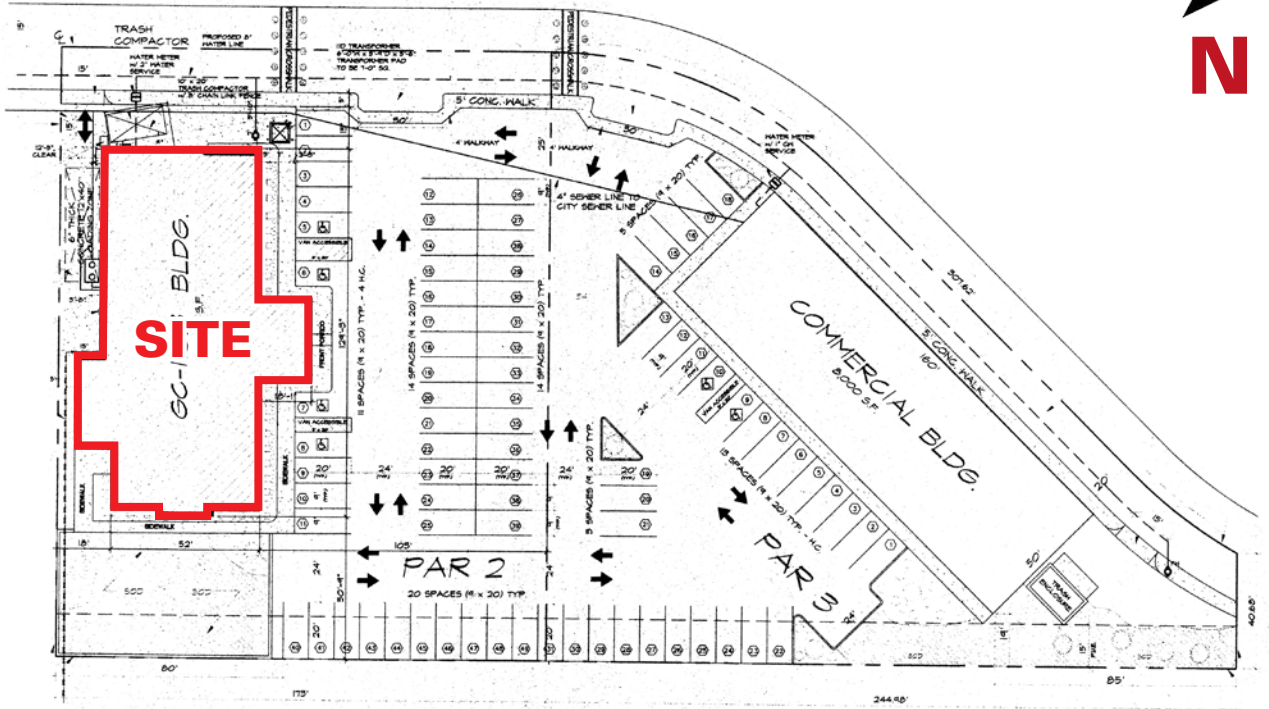
858-536-8383 x102

jowew@enduringrealestate.com

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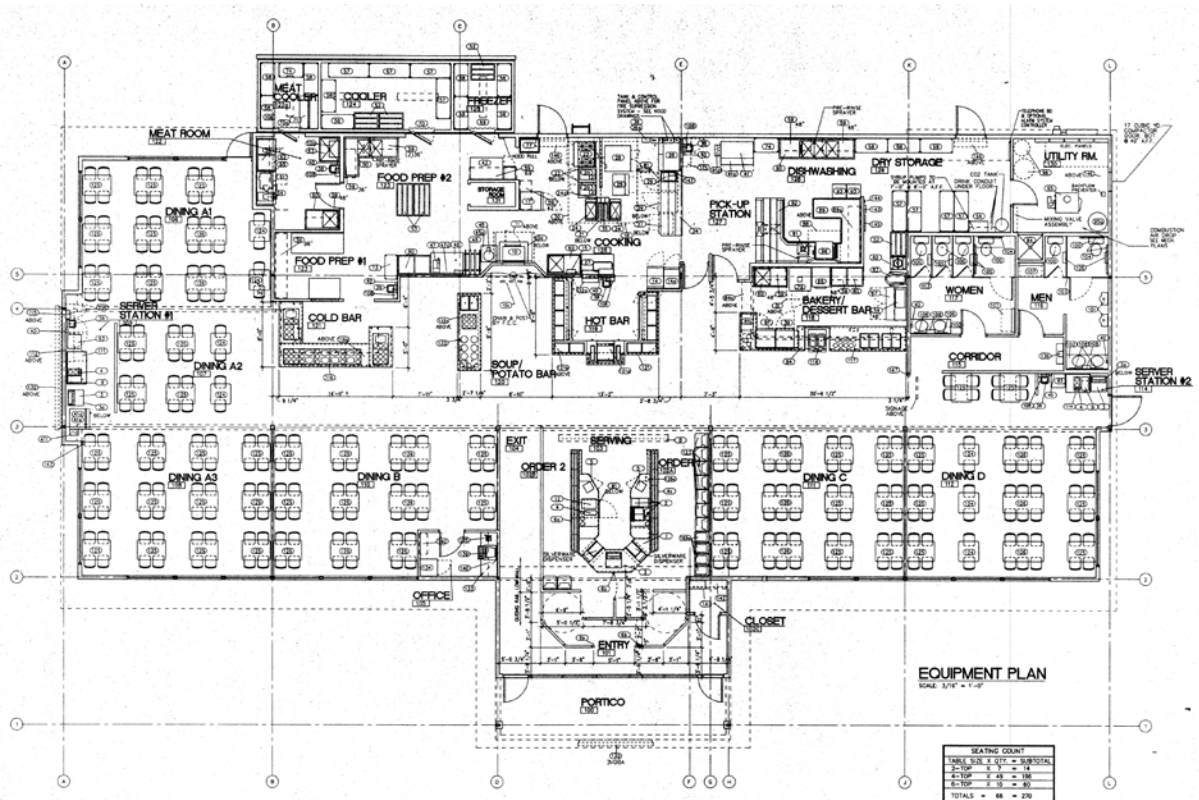
Site Plan



86

18,902 ADT

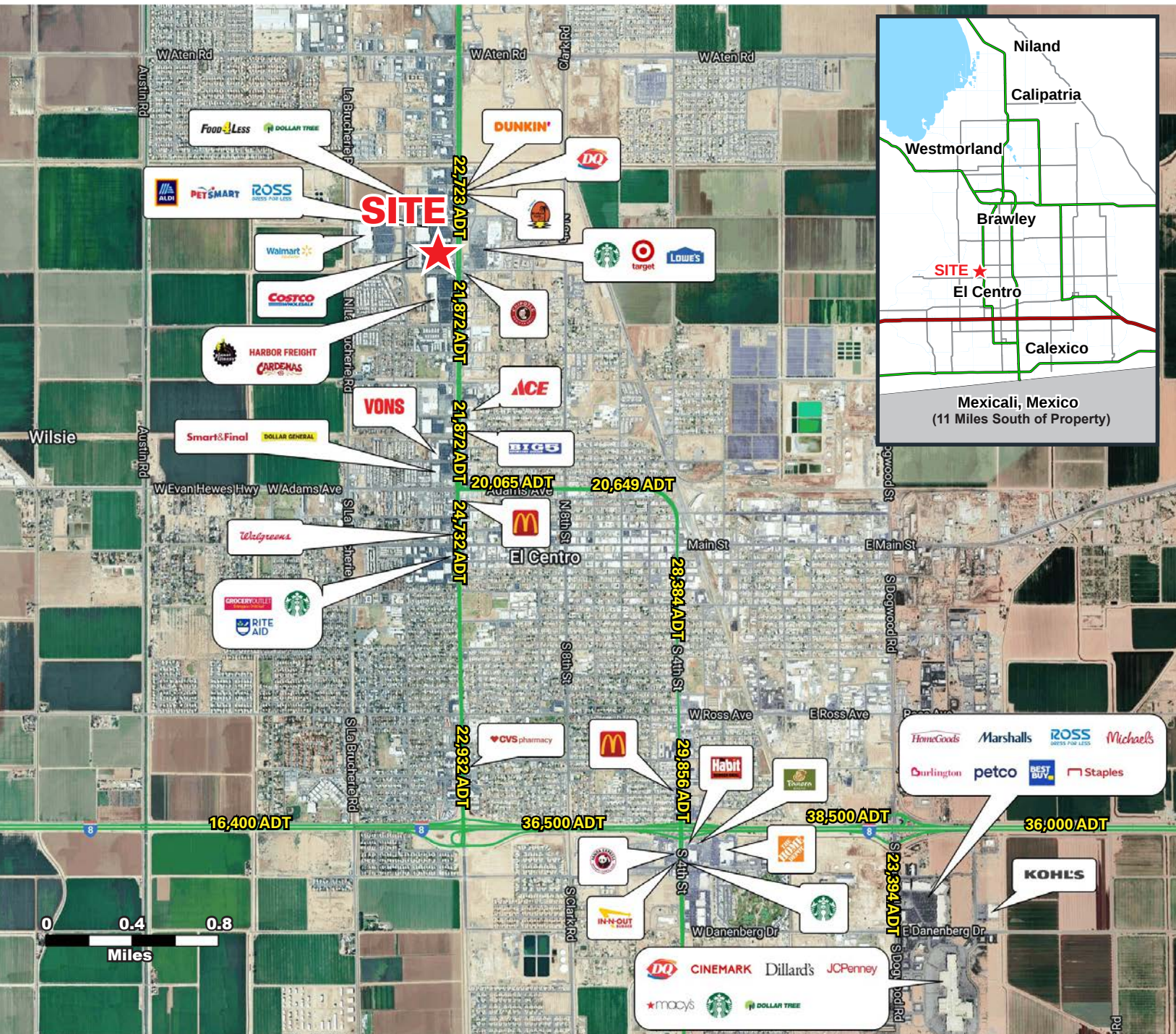
Floor Plan



2018 N IMPERIAL AVE

El Centro, CA 92243

AERIAL



Broker Contact Information

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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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DEMOGRAPHICS

2018 N Imperial Ave, El Centro, CA 92243



POPULATION	1 Mile	3 Miles	5 Miles	10 Miles
2024 Estimated Population	8,458	58,527	70,484	97,697
2029 Projected Population	8,714	59,380	71,480	98,755
2020 Census Population	8,886	58,159	69,867	97,743
2010 Census Population	7,635	51,400	63,104	91,842
Projected Annual Growth 2024 to 2029	0.6%	0.3%	0.3%	0.2%
Historical Annual Growth 2010 to 2024	0.8%	1.0%	0.8%	0.5%
2024 Median Age	32.7	32.4	32.6	32.6
HOUSEHOLDS	1 Mile	3 Miles	5 Miles	10 Miles
2024 Estimated Households	2,808	18,034	21,539	28,899
2029 Projected Households	2,955	18,558	22,129	29,605
2020 Census Households	2,752	18,280	21,787	29,333
2010 Census Households	2,237	15,830	19,202	26,689
Projected Annual Growth 2024 to 2029	1.0%	0.6%	0.5%	0.5%
Historical Annual Growth 2010 to 2024	1.8%	1.0%	0.5%	0.6%
RACE AND ETHNICITY	1 Mile	3 Miles	5 Miles	10 Miles
2024 Estimated White	23.7%	23.7%	24.2%	26.0%
2024 Estimated Black or African American	0.7%	0.8%	0.9%	2.0%
2024 Estimated Asian & Pacific Islander	1.6%	2.4%	2.2%	2.3%
2024 Estimated American Indian & Native Alaskan	1.2%	1.2%	1.3%	1.6%
2024 Estimated Other Races	72.7%	71.9%	71.4%	68.1%
2024 Estimated Hispanic	93.2%	92.2%	91.9%	88.7%
INCOME	1 Mile	3 Miles	5 Miles	10 Miles
2024 Estimated Average Household Income	\$66,260	\$91,636	\$93,040	\$91,094
2024 Estimated Median Household Income	\$54,504	\$74,439	\$75,960	\$74,044
2024 Estimated Per Capita Income	\$22,077	\$28,348	\$28,528	\$27,020
EDUCATION (AGE 25+)	1 Mile	3 Miles	5 Miles	10 Miles
2024 Estimated Elementary (Grade Level 0 to 8)	23.1%	13.8%	12.8%	13.7%
2024 Estimated Some High School (Grade Level 9 to 11)	12.3%	11.1%	11.1%	11.2%
2024 Estimated High School Graduate	30.5%	23.8%	23.4%	23.1%
2024 Estimated Some College	16.1%	22.4%	22.8%	22.6%
2024 Estimated Associates Degree Only	6.1%	8.7%	8.9%	8.3%
2024 Estimated Bachelors Degree Only	8.3%	13.3%	14.0%	14.9%
2024 Estimated Graduate Degree	3.7%	6.8%	7.0%	6.0%
BUSINESS	1 Mile	3 Miles	5 Miles	10 Miles
2024 Estimated Total Businesses	212	1,642	1,951	2,515
2024 Estimated Total Employees	2,607	16,552	21,218	26,891
2024 Estimated Employee Population per Business	12.3	10.1	10.9	10.7
2024 Estimated Residential Population per Business	39.9	35.6	36.1	38.8