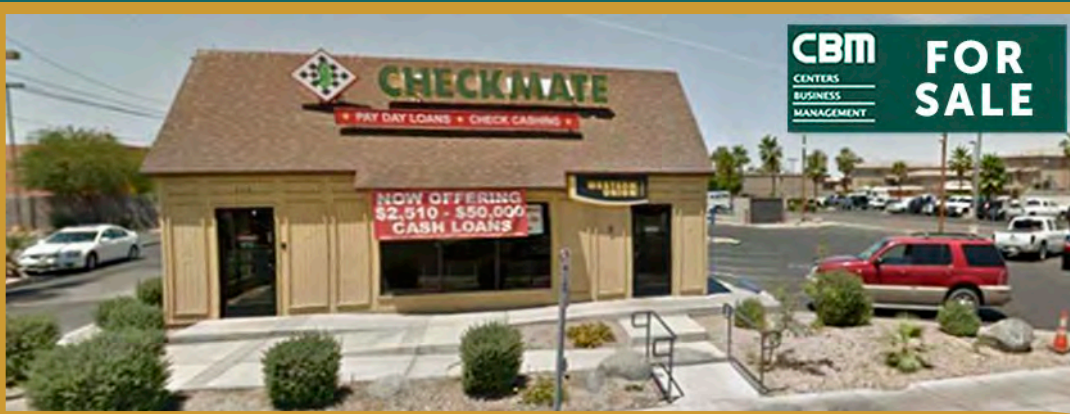


FOR SALE



OFFERED AT \$800,000 (5.75% CAP RATE)



Imperial Ave. + Broadway St. – El Centro

FEATURES...

- ± 2,100 sq ft freestanding building
- Completely remodeled in 2012
- Excellent NNN investment – check cashing
- Tenant in place since 2007
- ± 19,602 sq ft lot
- APN 052-062-046
- For sale

AREA AMENITIES...

- Prime El Centro location
- Adjacent to El Centro DMV offices, US Post Office, and numerous national retailers
- Strong Hispanic demographics: 80% Hispanic within a 5-mile radius

**200 N. IMPERIAL AVENUE
EL CENTRO, CA 92243**



CONTACT...

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310..575..1147 fax

via email...
rickr@cbm1.com

MORE INFO...
▶ visit cbm1.com

FREESTANDING RETAIL BUILDING

200 N. Imperial Avenue
El Centro, CA 92243



OFFERING MEMORANDUM

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CBM

CENTERS

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COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT OPPORTUNITY



FREESTANDING RETAIL BUILDING IN PRIME EL CENTRO—FOR SALE

At the Intersection of Imperial & Broadway—El Centro

FEATURES

- Approx. 2,100 SQFT Freestanding Building
- Completely Remodeled in 2012
- Excellent NNN Investment—Check Cashing Tenant in Place Since 2007
- Approx. 19,602 SQFT Lot
- APN 052-062-046

INVESTMENT HIGHLIGHTS

- Prime El Centro Location
- Adjacent to El Centro DMV Office, US Post Office & Numerous Nation Retailers
- Strong Hispanic Demographics

**Offered at
\$800,000**

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Los Angeles, CA 90025

Income Schedule

200 N. Imperial Avenue, El Centro, CA 92243

Tenants

	SF	Monthly Rent	Annual Rent
Virtual E Corp Check Cashing Ten (10) Year, Triple Net Lease. Expires 9/30/22	2,100	\$3,850	\$46,200
TOTAL	2,100	\$3,850	\$46,200

Financial Prospectus

200 N. Imperial Avenue, El Centro, CA 92243

SALE PRICE: \$800,000

SCHEDULE TRIPLE NET INCOME: \$46,200

CAP RATE: 5.75%

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West LA | Encino | Orange County | Downtown LA | San Diego | Oxnard

El Centro: Community Overview

El Centro is the county seat of Imperial County, the largest city in the Imperial Valley, east anchor of the Southern California Border Region, and El Centro Imperial County's principal city. Located in the far southeastern corner of California, the city is near San Diego and the Mexican City of Mexicali.

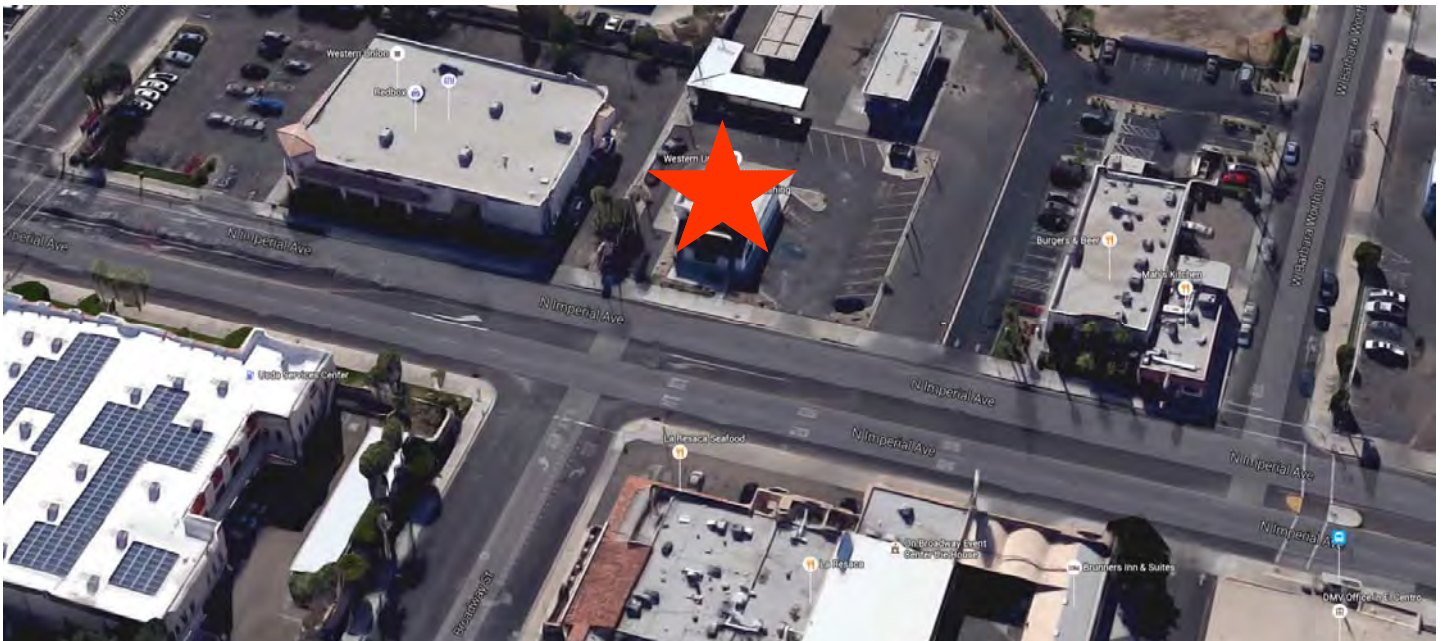
HISTORY—El Centro was incorporated on April 16, 1908. The community has grown steadily since, and is now the largest city, both in terms of geographically area and total population, in the Imperial County.

POPULATION —With a population of approximately 42,589, El Centro is predominately Hispanic. Over 80% of the population is Hispanic or Latino, with the remaining populous a mix of Native American, Black, Asian and Whites.

ECONOMY—Agriculture has long been an important industry, but since the 1980s the two largest employment sectors in El Centro have been government and wholesale + retail trade. The county immigration office is located in El Centro, two local prisons, in addition to US Border Patrol operations, two recession proof industries, provide the majority of area employment

Aerial Photo

200 N. Imperial Avenue, El Centro, CA 92243



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Demographics

200 N. Imperial Avenue, El Centro, CA 92243

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015B			
Total Population	22,401	53,512	72,177
Female Population	51.17%	50.79%	50.42%
Male Population	48.83%	49.21%	49.58%
Population Density	7,131	1,893	919
Population Median Age	31.5	31.8	31.5
Employed Civilian Population 16+	8,043	20,197	26,663
% White Collar	48.1%	55.4%	55.3%
% Blue Collar	51.9%	44.6%	44.7%
Total Employees	9,238	20,253	26,150
Total Establishments*	740	1,540	1,932
Population Growth 2000-2010	1.18%	20.14%	26.02%
Population Growth 2015B-2020	2.06%	7.76%	9.24%
Income: 2015B			
Average Household Income	\$51,859	\$64,009	\$64,017
Median Household Income	\$34,425	\$47,207	\$48,294
Per Capita Income	\$17,336	\$19,887	\$19,529
Avg Income Growth 2000-2010	17.11%	27.72%	27.36%
Avg Income Growth 2015B-2020	14.81%	14.66%	14.50%
Households: 2015B			
Households	7,359	16,417	21,666
Average Household Size	2.96	3.20	3.26
Hhld Growth 2000-2010	4.24%	21.82%	28.02%
Hhld Growth 2015B-2020	2.75%	7.95%	9.33%
Housing Units: 2015B			
Occupied Units	7,359	16,417	21,666
% Occupied Units	95.55%	93.78%	93.78%
% Vacant Housing Units	4.45%	6.22%	6.22%
Owner Occ Housing Growth 2000-2010	-5.94%	20.25%	27.94%
Owner Occ Housing Growth 2000-2020	-0.35%	36.39%	47.16%
Owner Occ Housing Growth 2015B-2020	2.27%	9.55%	10.88%
Occ Housing Growth 2000-2010	4.24%	21.82%	28.02%
Occ Housing Growth 2010-2020	8.58%	14.27%	16.01%
Occ Housing Growth 2015B-2020	2.75%	7.95%	9.33%
Race and Ethnicity: 2015B			
% American Indian or Alaska Native Population	1.42%	1.27%	1.16%
% Asian Population	1.89%	2.48%	2.24%
% Black Population	2.07%	2.18%	2.01%
% Hawaiian or Pacific Islander Population	0.08%	0.10%	0.08%
% Multirace Population	5.10%	5.32%	5.39%
% Other Race Population	30.74%	28.23%	28.21%
% White Population	58.69%	60.42%	60.91%
% Hispanic Population	84.54%	82.65%	82.71%
% Non Hispanic Population	15.46%	17.35%	17.29%
Seasonal Population Trending			
Q2 2013	135	1,258	1,423
Q3 2013	125	1,203	1,357
Q4 2013	132	1,263	1,430
Q1 2014	135	1,263	1,430
Q2 2014	138	1,261	1,424
Q3 2014	129	1,191	1,332
Q4 2014	138	1,275	1,431
Q1 2015	127	1,169	1,315
Q2 2015	125	1,173	1,321

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