

Available: 30,000 SF of Anchor (divisible), Shop Space,
And 6000-8,800 SF of Pad Space

- Well Located 66,363 SF Shopping Center in El Centro
- Former Grocery Store Anchor Space
- 18,942 SF of Anchor Space With Adjacent 11,136 SF of Warehouse With Landing
- 6,000-8,800 SF Of Pad Space Available
- Located Just North of I-8
- On Commercial Corridor Within Close Proximity To Other National Retailers

Demographics:	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Population -	17,480	46,235	59,500
Avg HH Inc -	\$59,414	\$63,813	\$63,435

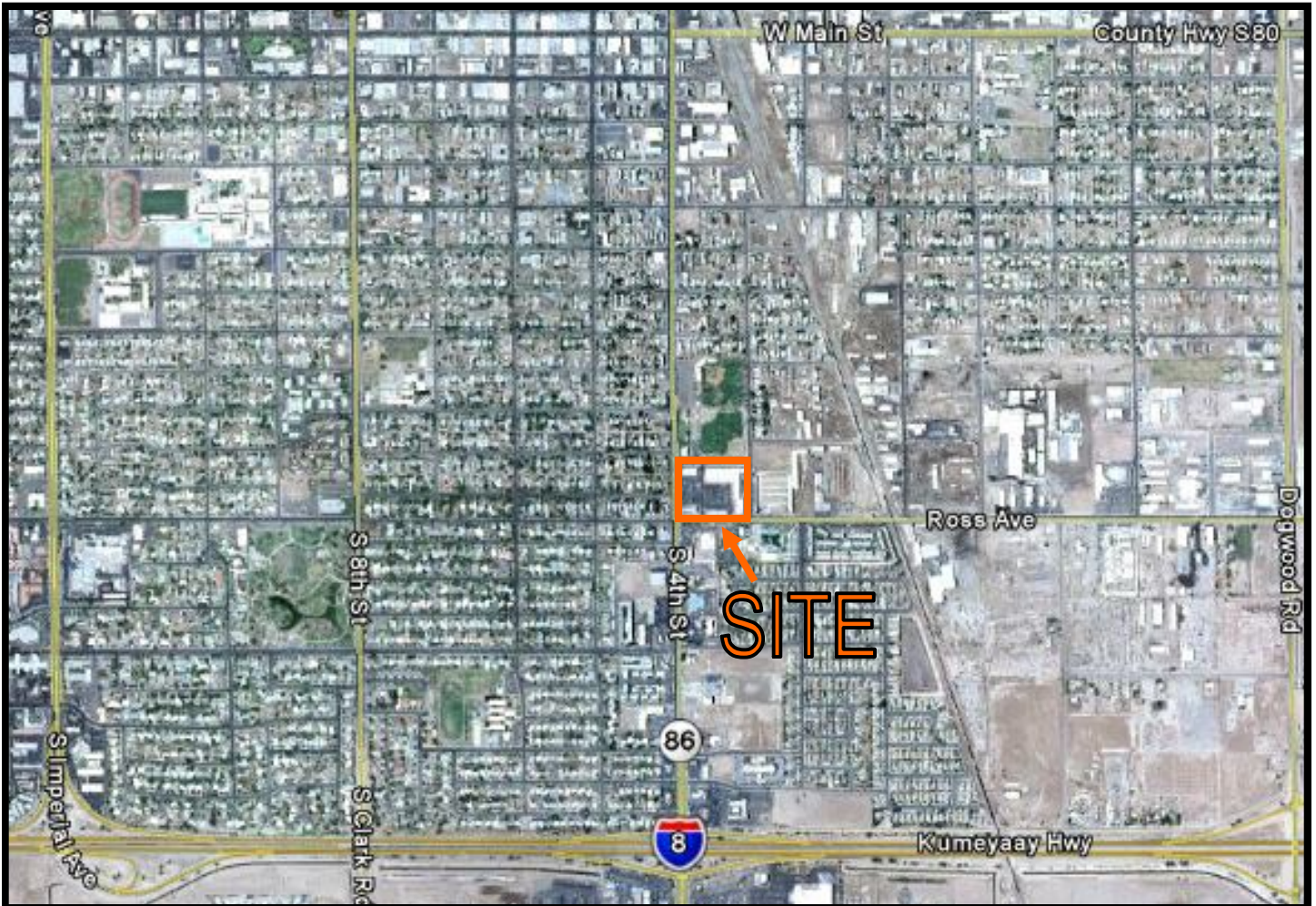


Craig Duhs
Direct-619-491-0612
Email-Craig@DuhsCommercial.com
CA License: 01086079

Brian G. Pyke
Direct-619-491-0335, ext. 17
Email-Brian@DuhsCommercial.com
CA License: 01507690

www.DuhsCommercial.com
Fax-619-491-0696

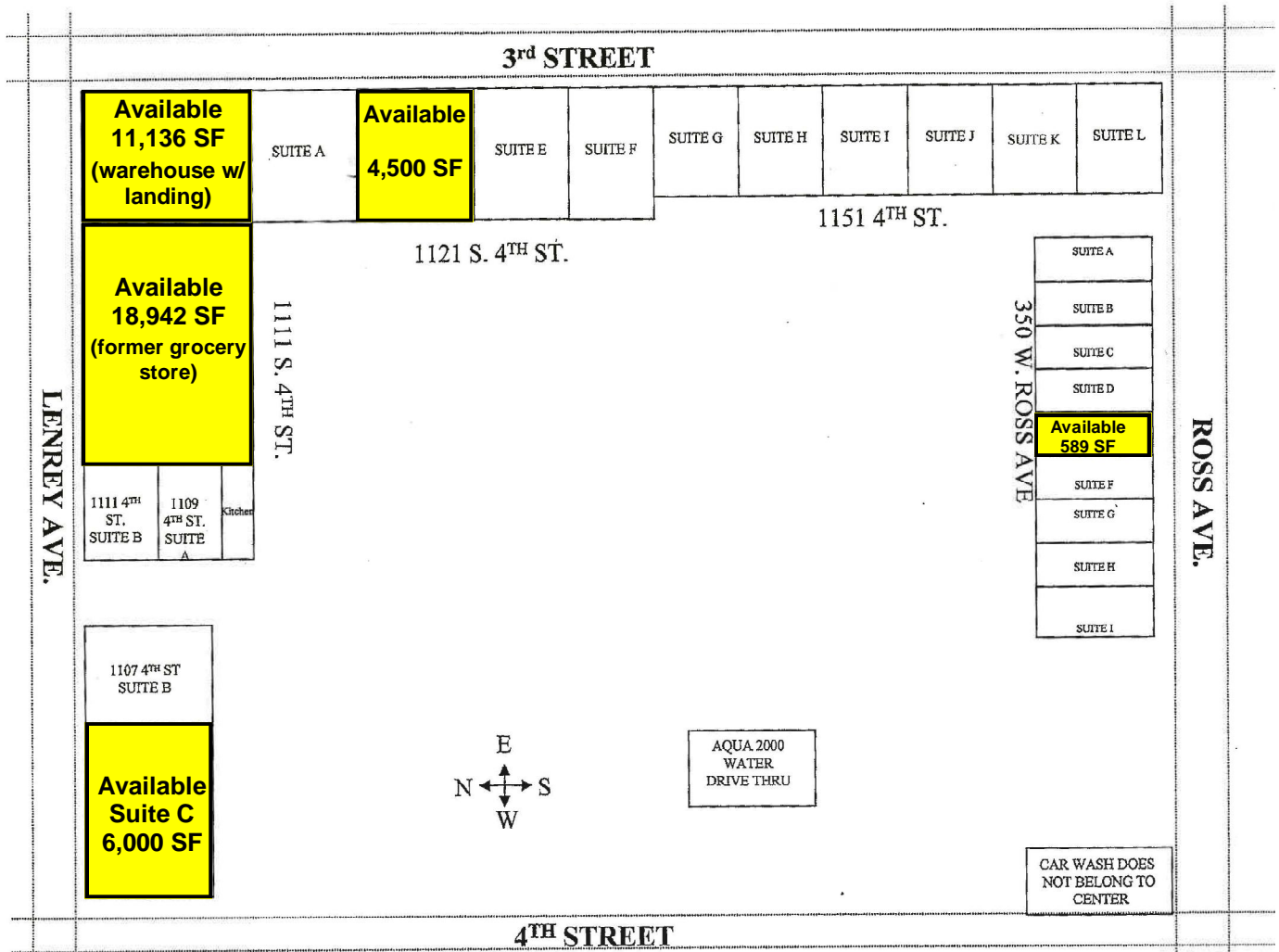
AERIAL



3026 University Ave, Suite B
San Diego, CA 92104

www.DuhsCommercial.com
Fax-619-491-0696

SITE PLAN



1121 S. 4th Street

Suite A	El Centro Acupuncture	1,500 SF
Suite B, C & D	AVAILABLE	4,500 SF
Suite E	Quinteros Beauty Salon	1,068 SF
Suite F	Lovely Nails	1,700 SF
Suite G	Spin Zone	2,000 SF
Suite H & I	Expo Furniture	1,303 SF
Suite J & K	SOBE's Restaurant	2,905 SF
Suite L	Sabor del Taco	875 SF

350 Ross Ave

Suite A	Guild Mortgage	600 SF
Suite B & C	Ruiz & Associates	1,178 SF
Suite D	Computer Repair & more	589 SF
Suite E	AVAILABLE	589 SF
Suite F	Libreria Christiana Genesis	589 SF
Suite G	4th Street Flower Shop	589 SF
Suite H	98.3 F M INC	589 SF
Suite I	Smoke 4less	714 SF

1107-1111 S. 4th Street

1107	99 cent Plus Store Center	2,816 SF
1109	Weight Less	1,070 SF
1111	AVAILABLE Former Grocery store	18,942 SF
1111	AVAILABLE Warehouse	11,136 SF
1111	Dental Group	2,492 SF
1111 - Ste. B	Expo Furniture	1,303 SF
1111 - Ste. C	AVAILABLE	6,000 SF

3026 University Ave, Suite B
San Diego, CA 92104

www.DuhsCommercial.com
Fax-619-491-0696