

NEIGHBORHOOD SHOPPING CENTER FOR LEASE - EL CENTRO



Location: 1111-1151 4th Street, El Centro, CA 92243

Available: See Site Plan

Comments:

- Join Family Dollar and O'Reilly Auto Parts in the Fine Center
- Well Located 60,850 SF Shopping Center in El Centro
- Anchor Apace Available
- 8,500 SF of Anchor Space with Adjacent 11,136 SF of Warehouse plus 1,800 SF Office Space (*upstairs*)
- Located Just North of I-8
- Close Proximity To:

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



For Further Information Contact:

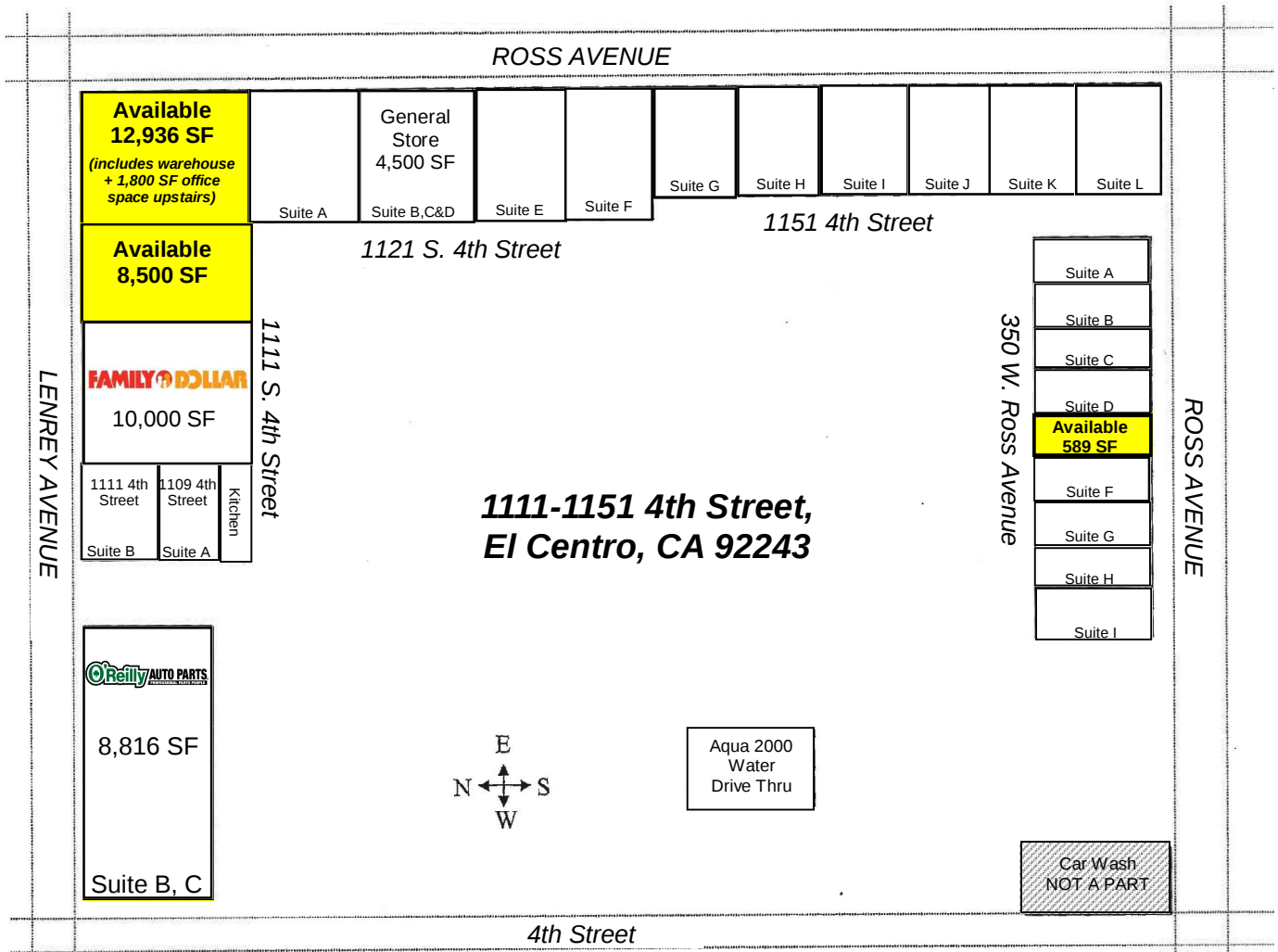
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SITE PLAN



1121 S. 4th Street

Suite A	El Centro Acupuncture	1,500 SF
Suite B, C & D	General Store	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	AVAILABLE	2,816 SF
1109	Weight Less	1,070 SF
1111	AVAILABLE	8,500 SF
1111	Family Dollar	10,000
1111	AVAILABLE (Warehouse + upstairs office space)	12,936 SF
1111	Dental Group	2,492 SF
1111 Suite B, C	O'Reilly's Auto Parts	8,816 SF

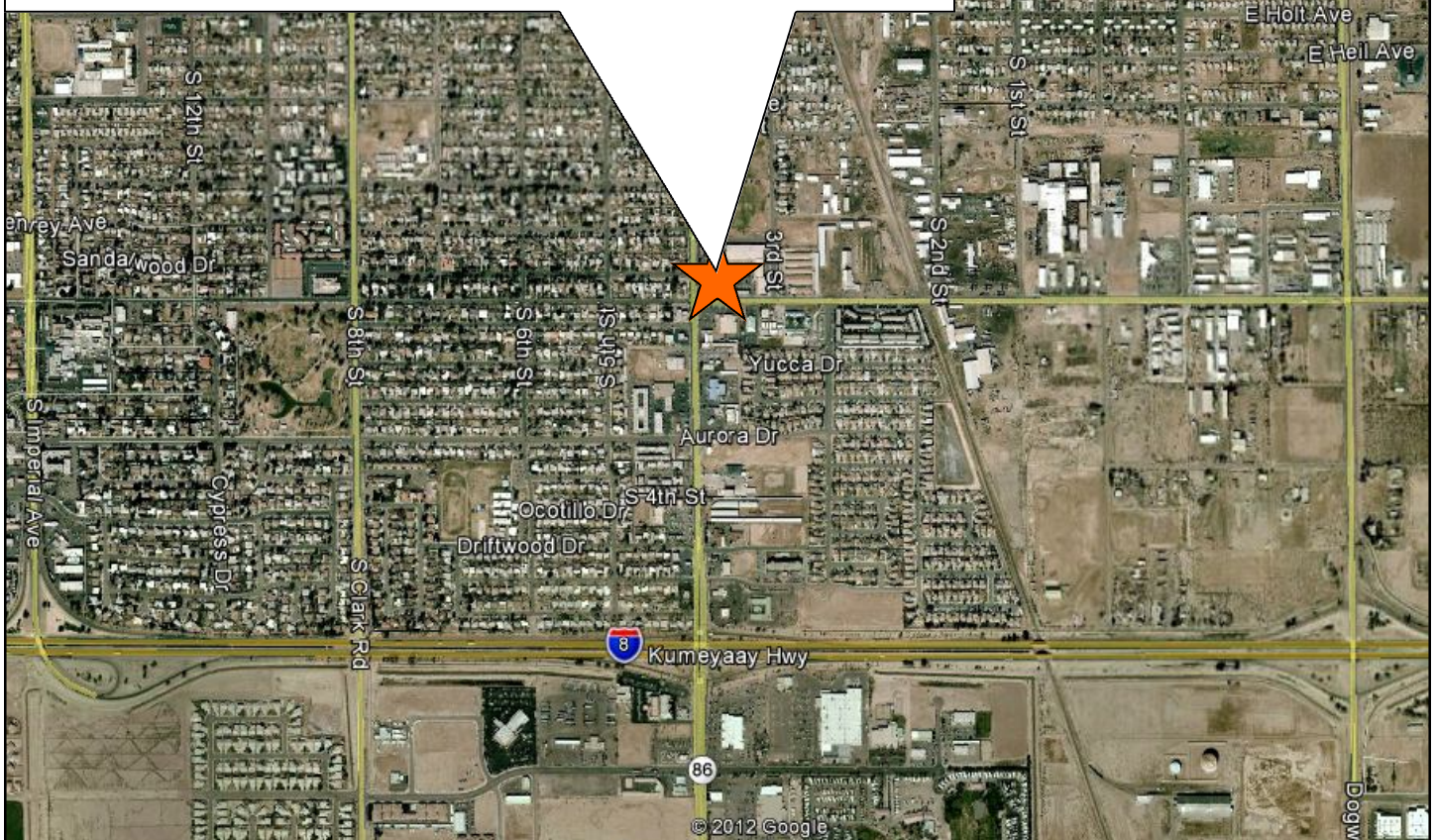
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