

MIXED-USE DEVELOPMENT OPPORTUNITY



±38.11 ACRES | \$4,150,179

2204 - 2208 LA BRUCHERIE RD | EL CENTRO, CA 92243

OFFERING HIGHLIGHTS



Mixed-Use overlay allows for multifamily development up to 30 units per acre increased up to a 38 units per acre with a density bonus for senior housing development



General Commercial zoning allows for a variety of commercial and retail uses including large-scale shopping districts, restaurants with drive-through service, medical and professional office and light services



Existing infrastructure improvements and canals already underground reduces site development cost and time to market



Nearby businesses include grocery stores, shopping centers, parks and major retailers such as Wal-Mart and Costco



Seller will consider offers on all or part



PROPERTY DETAILS

2204 - 2208 LA BRUCHERIE RD
EL CENTRO, CA 92243



Assessor Parcel Number (APN)	Size (Acres) - Per Assessor
064-450-075	18.45
064-450-076	19.66
Total	38.11

[CLICK TO VIEW INTERACTIVE MAP](#)

ZONING	
Jurisdiction:	City of El Centro
Zoning:	General Commercial (CG) with a Mixed-Use 2 (MU2) Overlay.
Permitted Uses:	<p>The Mixed-Use Overlay zone allows for multifamily development, including high-medium to higher density apartment, condominium, town house, duplex and triplex dwellings.</p> <p>General commercial permitted uses include, but are not limited to, eating and drinking establishments such as bars, cafes, fast-food restaurants with drive-through and drive-in service, and other commercial uses such as large-scale shopping districts, office, and light services.</p>
Residential Density (per MU2 overlay):	<p>Minimum Density: 21 DU / Net Acre Maximum Density: 30 DU / Net Acre Density Bonus (for Senior): Maximum Density of 38 DU / Net Acre</p>
Land Use:	General Commercial

UTILITIES	
Water:	Water pipeline runs along Cruickshank Dr on the southern boundary.
Wastewater:	Wastewater pipeline runs along Cruickshank Dr on the southern boundary.
Electricity:	Believed to be adjacent to the site.
Natural Gas (Distribution):	The high pressure gas distribution line is located around 2.25 miles away at Dogwood Rd.

TOPOGRAPHY	Generally Level
-------------------	-----------------

CURRENT USE	Undeveloped Land
--------------------	------------------

NEIGHBORHOOD MAP



JOSHUA TREE PARK

TL WAGGONER ELEMENTARY SCHOOL

2204 - 2208
LA BRUCHERIE RD



ROSS
DRESS FOR LESS
PET SMART



Walmart

TRACTOR SUPPLY CO

COSTCO WHOLESALE

COSTCO WHOLESALE
GASOLINE STATION
DISCOUNT TIRE

planet fitness
Ashley
HOMESTORE

MARTIN LUTHER KING ELEMENTARY SCHOOL

NORTH PARK

VONS



McDonald's

FedEx



Food 4 Less

DOLLAR TREE



Applebee's

CHASE

Wendy's

ALL VALLEY URGENT CARE

TARGET



LOWE'S



KENNEDY MIDDLE SCHOOL

Pollo Loco

EL CENTRO LIBRARY

AutoZone

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

2022 Summary

Population	7,030	55,274	69,382
Average Household Income	\$87,355	\$83,169	\$85,861
Households	2,341	17,617	21,760
Median Age	33.0	33.1	32.9

2204 - 2208
LA BRUCHERIE RD

An aerial photograph of a commercial district. In the foreground, there is a large parking lot filled with cars, adjacent to a building with a 'Sally's' sign. To the right, a multi-lane highway runs parallel to the parking area. In the background, there are more commercial buildings, including one with a 'Carni' sign, and a residential area. A white line with an orange arrow points from a callout box to a specific location on a road in the middle ground.

TERMS

Purchase Price: \$4,150,179

Due Diligence: Recommended to be 60 days

Close of Escrow: Recommended to be 30 days after waiver of DD

*Seller will consider offers on all or part

CONTACTS

MATT DAVIS

Senior Director
Direct: +1 619 772 7541
matt.davis@cushwake.com
CA Lic. #01758818

MELANIE HAYNES

Senior Director
Direct: +1 760 431 3848
Mobile: +1 760 688 21 87
Fax: +1 760 454 3869
melanie.haynes@cushwake.com
CA Lic. #02043811

LAND ADVISORY GROUP

12830 El Camino Real, Ste. 100
San Diego, CA 92130 | USA



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.