

I-8 DEVELOPMENT OPPORTUNITY

26.8 ACRES INDUSTRIAL/COMMERCIAL LAND

102 DANENBERG DR, EL CENTRO, CA 92243



PURCHASE PRICE: \$5,896,000

Land Advisory Group



EXECUTIVE SUMMARY

I-8 Development Opportunity is 26.8-acres adjacent to I-8 between the two major thoroughfares of Dogwood Rd. and S 4th St. Currently zoned for commercial use, the property offers the opportunity to develop to retail, hospitality, affordable housing, or mixed-use projects. Notably, there is significant potential for a strategic zone change to industrial, aligning with regional growth trends and expanding the property's versatility. Its proximity to major transportation arteries enhances market appeal, making it an attractive prospect for developers seeking long-term value appreciation in a dynamic market.



I-8 DEVELOPMENT OPPORTUNITY

DANENBERG DR

Union Pacific Railroad

PROPERTY HIGHLIGHTS



I-8 DEVELOPMENT OPPORTUNITY



Located within El Centro city limits



Highway frontage and visibility



Adjacent to Union Pacific Railroad with potential to add a rail spur on site

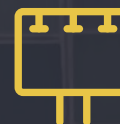


Tourist commercial zoning allows for a variety of uses:

- Hotels
- Retail
- Freeway-oriented Businesses
- Restaurants
- Automotive sales
- Multifamily (CUP required)



Property is generally level



Potential for additional income from billboard with I-8 exposure

PROPERTY DETAILS



ADDRESS

102 Danenberg Rd, El Centro, CA 92243



APN

054-050-008



SIZE

26.8 acres



ZONING

Jurisdiction: City of El Centro

Zoning: Tourist Commercial (CT)

Permitted uses include, but are not limited to the following:

- Hotels
- Restaurants
- Retail
- Automotive sales
- Freeway-oriented Businesses
- Multifamily (CUP required)



POTENTIAL ZONE CHANGE

The city of El Centro has indicated that a zone change and general plan amendment would be considered for light industrial or other uses. The anticipated duration for the proposed zone change and general plan amendment is estimated to be 12 months



UTILITIES

All utilities believed to be at the site



EL CENTRO MARKET

DEMOGRAPHICS 2023 SUMMARY

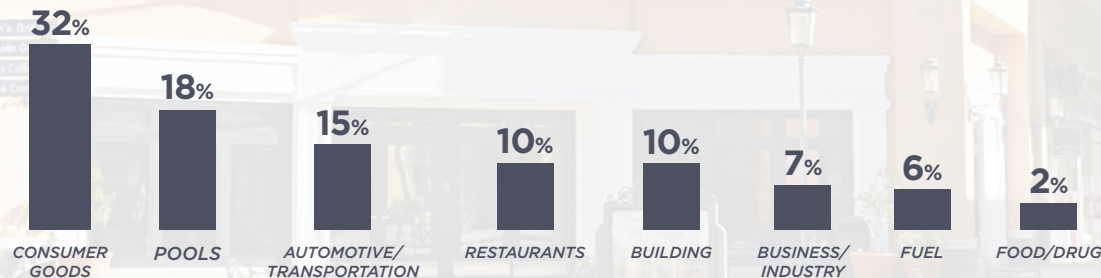
	10 miles	20 miles	30 miles
Population	122,458	160,840	168,272
Median Household Income	\$59,813	\$59,779	\$59,083
Average Household Income	\$84,256	\$84,039	\$83,255
Median Age	33.1	33.1	33.1

CROSSING PREFERENCE

Economically, regular border crossers spend \$380 million on retail and grocery items in Imperial County annually:



REVENUE BY BUSINESS GROUP



*Source: Demographic and Income Comparison Profile, Cushman and Wakefield

IMPERIAL COUNTY MARKET



2M+
Regional Workforce



\$ 33M+
Consumer Population within 300 miles



\$9B+
Gross Domestic Product



33,000
Daily Border Crossings



TWO
Ports of Entry

*Source: Imperial Valley Economic Development Corporation

EL CENTRO CORPORATE NEIGHBORS



I-8 DEVELOPMENT OPPORTUNITY

THE PLAZA @ IMPERIAL VALLEY

KOHL'S

IMPERIAL VALLEY MALL

NEW BUSINESSES

IN THE EL CENTRO MARKET

**five
BEL°W**



HomeGoods



MATTRESS FIRM

jamba

DRIVE TIME MAP



REGIONAL DRIVE TIMES

CITY	Miles	Drive Time
San Diego	113	1.73 Hrs
Riverside	172	2.69 Hrs
Santa Ana	193	3.25 Hrs
Palm Springs	111	2 Hrs
Los Angeles	218	3.39 Hrs
Phoenix	242	3.68 Hrs
Las Vegas	309	5.25 Hrs

BORDER	Vehicles/yr	Trucks/yr
Calexico	2.08 M	--
Calexico East	1.20 M	194K
San Ysidro	6.45 M	--
Otay Mesa	2.30 M	420K



San Ysidro
6,452,819 Vehicles/yr

Otay Mesa
2,301,065 Vehicles/yr 419,541 Trucks/yr

Calexico
2,086,828 Vehicles/yr

Calexico East
1,208,450 Vehicles/yr 194,262 Trucks/yr





TERMS

PURCHASE PRICE: \$5,896,000

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CUSHMAN & WAKEFIELD

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