

STORE #1555



Unique  
Land  
Opportunities

For Sale

*Walmart Outparcels for Sale*  
**2150 N WATERMAN AVE.**  
**EL CENTRO, CA**



# PROPERTY HIGHLIGHTS

- Unique land parcel opportunity for operators to co-tenant with a strong performing Walmart.
- Availabilities provide strong user identity/ branding from parking field and streets.
- Located near N. Imperial and El Dorado Ave. traffic counts range from 21,000 to 26,000 cars per day. 2nd busiest intersection in trade area.
- Historical Annual Household Growth (2010-2018) 3,624 (1.5%) per year.



## Other Area Retailers:

**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices



**CARDENAS**

**ROSS**

**Food4Less**



## City of El Centro ▶ 3 mile radius

**1.285M+ SF**

OF EXISTING  
RETAIL SPACE



**14%**

RETAIL VACANCY RATE  
AS OF Q3 2018



**31.8**

Median age  
(San Diego: **35.5**)

**34.2%**

age between 20 to 44  
(San Diego: **45.1%**)

**19.6%**

high school graduate or higher  
(San Diego: **18.6%**)

**11.6%**

bachelor's degree or higher  
(San Diego: **47.1%**)



**46,662** DAYTIME POPULATION

**2,006** BUSINESSES  
IN THE AREA



**FOOD SPENDING**  
**\$135M**



EL CENTRO



**\$440M**

**TOTAL RETAIL GOODS**



**55,095**

EST. 2018 TOTAL POPULATION



**\$68,154**

AVERAGE HOUSEHOLD INCOME



**\$187,946**

MEDIAN HOME VALUE



**86%**

HISPANIC POPULATION BASE

## CONTACT US

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