

# FOR LEASE

## SHOPS AT NORTHGATE PLAZA

Highway 86 (Imperial Ave) & Cruickshank Dr. El Centro, CA

### Now LEASING!

NEW RETAIL DEVELOPMENT  
MID-2020 PLANNED DELIVERY

**BUILDING SIZE:** 10,500 SF (UP TO 31,000 SF POTENTIAL)

**SUITES AVAILABLE FOR LEASE:** 1,500+ SF (FLEXIBLE)

- BRAND NEW RETAIL SHOPS NEXT TO FOOD 4 LESS
- SURROUNDED BY TOP NATIONAL BIG BOX RETAILERS
- REGIONAL SHOPPING DESTINATION ALONG IMPERIAL AVENUE



JOIN OTHER RETAILERS IN THE AREA:

PartyCity



CARDENAS

Walmart  
Save money. Live better.

COSTCO  
WHOLESALE

PET SMART

FOOD 4 LESS



TARGET

LOWE'S

ROSS  
DRESS FOR LESS

DOLLAR TREE

99c  
only  
STORES



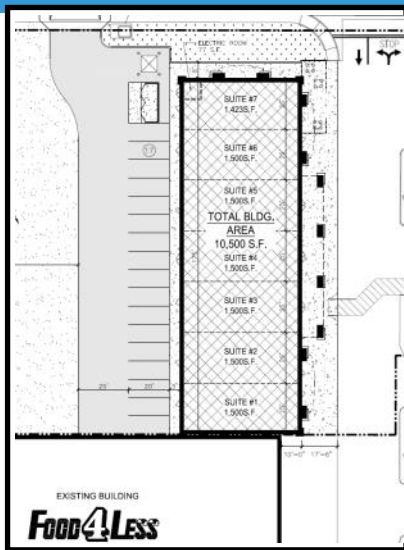




# AERIAL

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Imperial Avenue 31,000 CPD

Cruickshank Drive

Bradshaw Rd



# DEMOGRAPHICS

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### DEMOGRAPHICS (IMPERIAL COUNTY):

2015 Population	179,478
2020 Projected Population	185,600
2015 Median Age	31.4
2015 Estimated Households	51,196
Avg. Household Income	\$59,992

**TRAFFIC COUNTS:** 31,000+ Cars Per Day along Highway 86 (Imperial Ave.)

### ADDITIONAL AREA INFORMATION:

#### ◆ IMPERIAL VALLEY

- El Centro is the county seat and largest city in Imperial County.
- Over the last several years, Imperial County has also seen an influx of commercial activity and development. Historically driven from a strong agriculture sector with an annual crop yield in excess of \$1.6 Billion, Imperial County has now developed into a self-sustaining region, replete with a solid presence and growth of other sectors, including:
  - Public Sector & Federal Government
  - Trade & Distribution
  - Manufacturing
  - Renewable Energy - Geothermal, Solar, and wind
  - Retail
  - Hospitality



#### ◆ MEXICALI, BAJA CALIFORNIA

- The region benefits from its close proximity to the city of Mexicali-- the capital of Baja California with a population of over 1,100,000 residents.
- Mexicali has one of the highest per capita income cities in Mexico along with some of the lowest unemployment and crime rates.
- There are over 200 maquiladoras that operate in Mexicali, including companies such as: Honeywell, Gulfstream, Cardinal Health, BF Goodrich's aerospace division, Mitsubishi, Daewoo, Kenworth, Black & Decker and Sony, among others.
- The two ports of entry in Calexico combine for the 3rd busiest border crossing in the US.