

# FOR SALE | 9.43-ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY



4271 US HIGHWAY 86, BRAWLEY, CA 92227

## PROPERTY FEATURES

- Positioned on the South Side of Brawley's Latest Developing Commercial/Retail Area
- Ideally Suited for Commercial Development
- Property is Adjacent to the New Walmart Supercenter and Strip Mall Anchored by Starbucks
- Pioneers Memorial Hospital Located to the South
- New Single Family Residential & Townhomes Located to the West
- Proposed Commercial Development Located to the North
- Zoned: C-2 Medium Commercial (Buyer to Verify)
- Sale Price: \$2,200,000

**Max Reynolds**  
Senior Advisor  
CA DRE # 02046689  
[max.reynolds@svn.com](mailto:max.reynolds@svn.com)

**619.442.9200**  
4455 Murphy Canyon Road  
Suite 200 San Diego, CA 92123

**Erik Egelko**  
Senior Vice President  
CA DRE # 01984056  
[erik.egelko@svn.com](mailto:erik.egelko@svn.com)

# DISCLAIMER

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### Disclaimer Statement:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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### EXCLUSIVELY LISTED BY:

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		# of Units		
	SFR	MRF	Status	
1.	Parkside Estates	428		C
2.	Webstar Ranch	119		
3.	Riverdrive	122		
4.	Lucky Ranch	803	468	U
5.	Brawley Family Apartments		160	C
6.	Adams Park	50		
7.	Valle Grande	34		C
8.	Sonterra Apartments		54	C
9.	La Paloma	1,430	570	U
10.	Victoria Park	295		U

11.	Malan Park	223		U
12.	Brawley Gateway	124	240	
13.	Florentine Collection	175		C
14.	Elks Senior Apartments		80	C
15.	Carissa Ranch	59		C
16.	Southpoint	4		
17.	La Valencia	72		U
18.	Benson Property	2,037	1,793	
19.	Brawley Gateway		240	
20.	McMillin Wilson	267		U
21.	Davis Properties	1,345	614	
	<b>TOTAL</b>	<b>7,587</b>	<b>4,219</b>	

C = Completed 696 SFR & 294 MFR  
U = Under Construction 3,090 SFR & 1,038 MFR

SFR - Single Family Residential  
MFR - Multi Family Residential  
♦♦♦♦ Future Residential

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## DEMOGRAPHICS

Sec Hwy 86 & Panno Rd/Wildcat Drive, Brawley, CA 92227

POPULATION	1 Mile	3 Miles	5 Miles	Polygon
2017 Estimated Population	5,182	26,481	26,725	46,030
2022 Projected Population	5,274	26,901	27,146	47,608
2010 Census Population	5,069	25,429	25,665	45,007
2000 Census Population	4,387	22,457	22,710	39,520
Projected Annual Growth 2017 to 2022	0.4%	0.3%	0.3%	0.7%
Historical Annual Growth 2000 to 2017	1.1%	1.1%	1.0%	1.0%
2017 Median Age	32.7	30.3	30.4	31.7

HOUSEHOLDS	1 Mile	3 Miles	5 Miles	Polygon
2017 Estimated Households	1,769	8,303	8,385	13,494
2022 Projected Households	1,836	8,600	8,684	14,350
2010 Census Households	1,682	7,770	7,848	12,616
2000 Census Households	1,442	6,767	6,850	11,083
Projected Annual Growth 2017 to 2022	0.8%	0.7%	0.7%	1.3%
Historical Annual Growth 2000 to 2017	1.3%	1.3%	1.3%	1.3%

RACE AND ETHNICITY	1 Mile	3 Miles	5 Miles	Polygon
2017 Estimated White	58.4%	52.8%	52.9%	52.2%
2017 Estimated Black or African American	2.6%	2.7%	2.6%	6.0%
2017 Estimated Asian & Pacific Islander	4.3%	2.2%	2.2%	2.1%
2017 Estimated American Indian & Native Alaskan	1.1%	0.9%	0.9%	1.2%
2017 Estimated Other Races	33.6%	41.4%	41.4%	38.5%
2017 Estimated Hispanic	67.5%	83.0%	82.8%	76.0%

INCOME	1 Mile	3 Miles	5 Miles	Polygon
2017 Estimated Average Household Income	\$86,836	\$58,161	\$58,286	\$53,827
2017 Estimated Median Household Income	\$73,840	\$49,199	\$49,313	\$44,349
2017 Estimated Per Capita Income	\$29,724	\$18,282	\$18,333	\$17,380

EDUCATION (AGE 25+)	1 Mile	3 Miles	5 Miles	Polygon
2017 Estimated Elementary (Grade Level 0 to 8)	9.0%	17.0%	17.0%	17.7%
2017 Estimated Some High School (Grade Level 9 to 11)	8.7%	12.2%	12.3%	15.8%
2017 Estimated High School Graduate	19.7%	23.8%	23.8%	26.5%
2017 Estimated Some College	31.3%	27.0%	27.0%	24.5%
2017 Estimated Associates Degree Only	7.7%	6.1%	6.1%	5.1%
2017 Estimated Bachelors Degree Only	18.1%	10.6%	10.5%	8.0%
2017 Estimated Graduate Degree	5.6%	3.3%	3.3%	2.4%

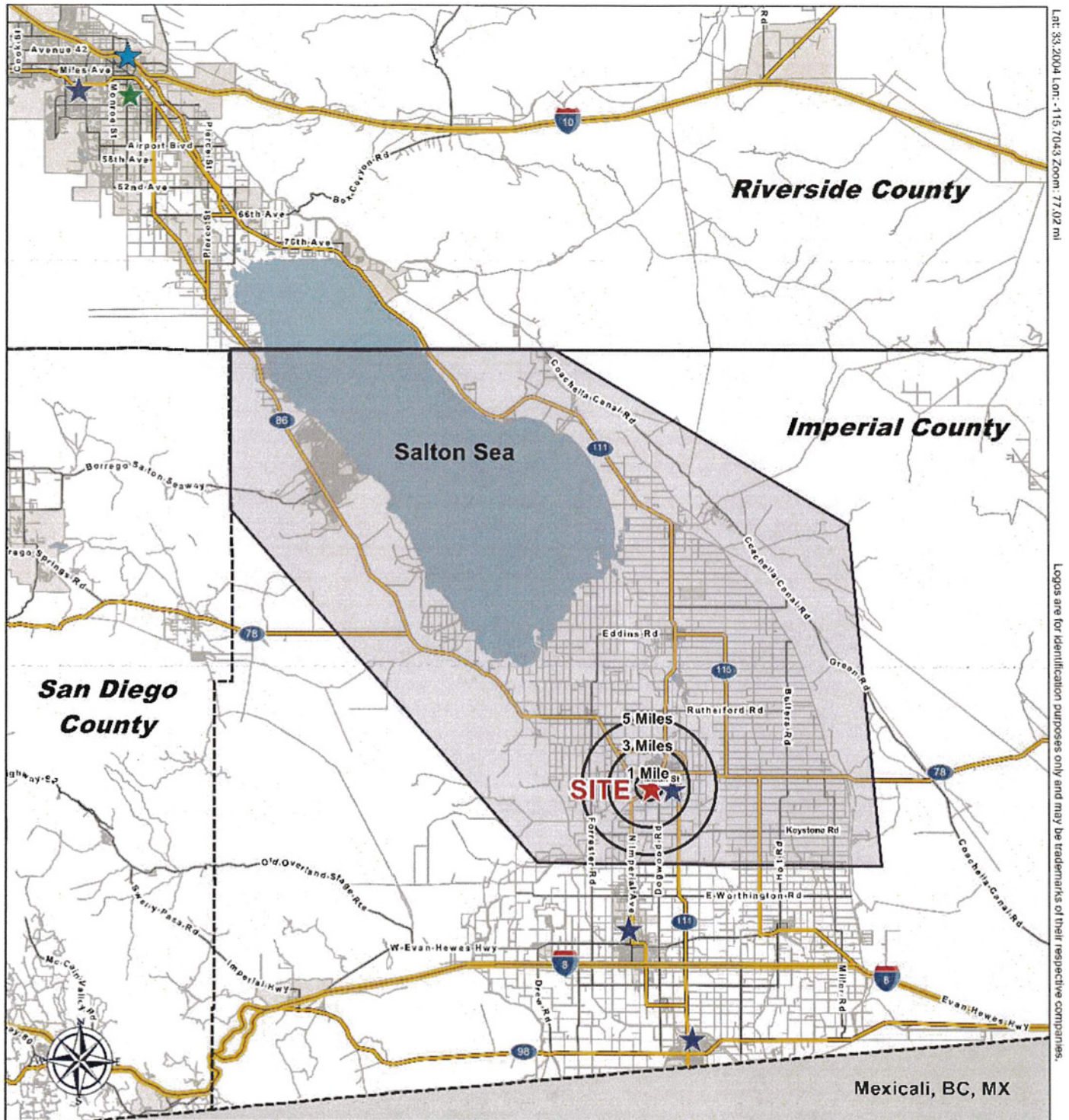
BUSINESS	1 Mile	3 Miles	5 Miles	Polygon
2017 Estimated Total Businesses	225	722	735	988
2017 Estimated Total Employees	2,198	6,975	7,181	11,207
2017 Estimated Employee Population per Business	9.7	9.7	9.8	11.3
2017 Estimated Residential Population per Business	23.0	36.7	36.4	46.6

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