



CALIFORNIA'S PREMIER
RETAIL BROKER

FOR SALE

SWC Hwy 86 & 78 (1st & Main St)
Brawley, CA (Imperial County)



Available

- 22,651 square feet of land
- Drive Thru Possible
- Corner Signage Potential
- Center of Town Intersection

Demographic Highlights

- 2 mile Population 24,474
- 2 mile Median Household Income \$40,569

FOR MORE INFORMATION PLEASE CONTACT:

Joe Wojdowski
jwojdowski@epsteensd.com
Lic #01237995



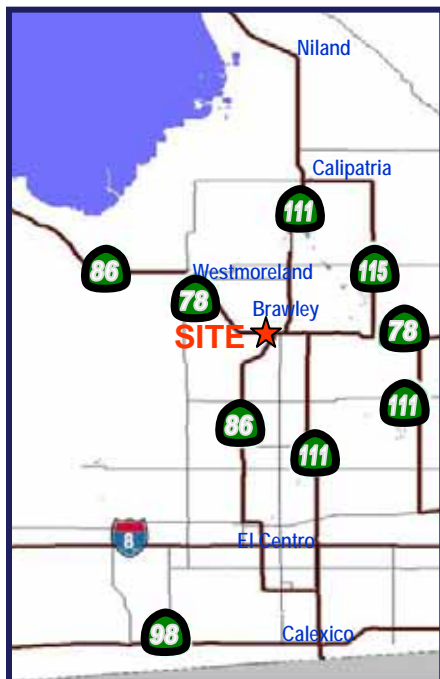
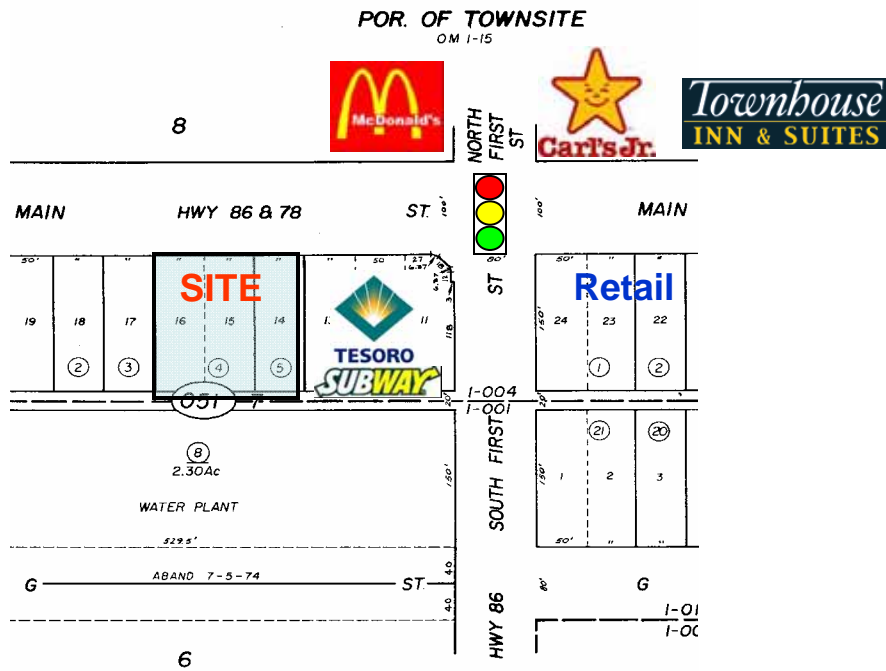
9524 Kearny Villa Rd, Suite 203, San Diego, CA 92126
Phone (858) 536-8383 Fax (858) 536-8384
www.epsteen.com



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RETAIL BROKER**

Parcel & Area Map

**APN 048-051-04 & 05
Brawley, CA 92227**



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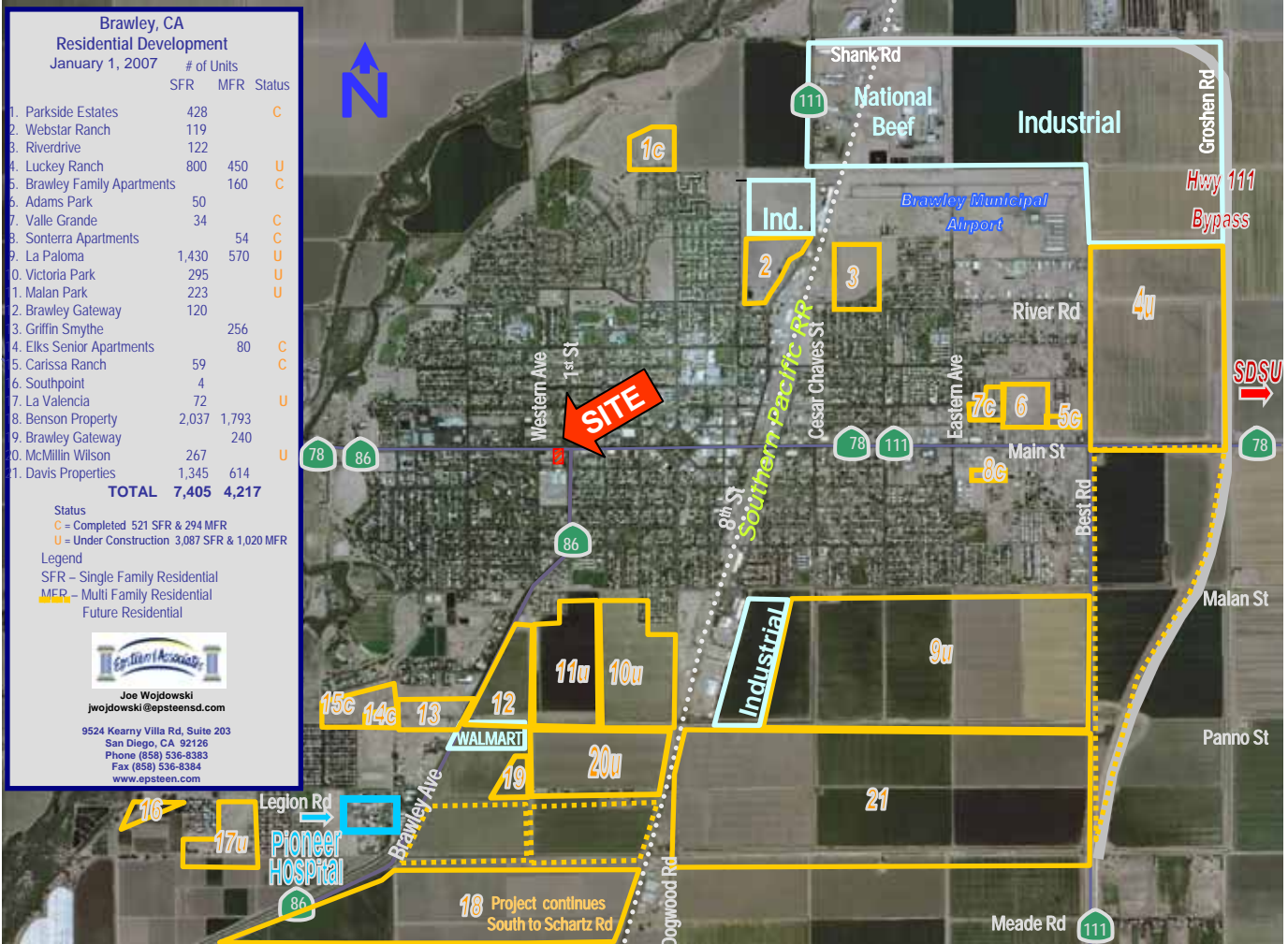
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AERIAL

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SUMMARY DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Prepared For Epsteen & Associates



Lat/Lon: 32.978471/-115.541825

RS1

BRAWLEY 1st St & Main St		1.00 mi radius	2.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2011 Estimated Population	11,988	24,474	26,085	26,558
	2016 Projected Population	13,415	27,860	29,824	30,371
	2010 Census Population	11,604	23,651	25,164	25,617
	2000 Census Population	10,806	21,054	22,170	22,609
	Historical Annual Growth 2000 to 2011	1.0%	1.5%	1.6%	1.6%
	Projected Annual Growth 2011 to 2016	2.4%	2.8%	2.9%	2.9%
	2011 Median Age	29.7	30.0	30.1	30.0
HOUSEHOLDS	2011 Estimated Households	3,777	7,402	7,895	8,040
	2016 Projected Households	4,086	8,139	8,719	8,881
	2010 Census Households	3,727	7,215	7,682	7,823
	2000 Census Households	3,405	6,330	6,672	6,811
	Historical Annual Growth 2000 to 2011	0.5%	0.8%	0.9%	0.9%
	Projected Annual Growth 2011 to 2016	1.6%	2.0%	2.1%	2.1%
POPULATION BY RACE	2011 Estimated White	56.4%	54.1%	54.4%	54.5%
	2011 Estimated Black or African American	1.8%	2.0%	2.0%	2.0%
	2011 Estimated Asian & Pacific Islander	1.6%	1.5%	1.5%	1.5%
	2011 Estimated American Indian & Native Alaskan	1.0%	1.0%	1.0%	1.0%
	2011 Estimated Other Races	39.1%	41.5%	41.2%	41.1%
	2011 Estimated Hispanic	79.2%	83.5%	83.2%	82.9%
INCOME	2011 Estimated Average Household Income	\$ 55,989	\$ 53,537	\$ 53,971	\$ 54,114
	2011 Estimated Median Household Income	\$ 43,727	\$ 40,569	\$ 41,067	\$ 41,227
	2011 Estimated Per Capita Income	\$ 18,380	\$ 17,066	\$ 17,303	\$ 17,339
EDUCATION (AGE 25+)	2011 Elementary	16.8%	20.6%	20.4%	20.4%
	2011 Some High School	14.3%	17.5%	17.8%	17.7%
	2011 High School Graduate	34.6%	29.7%	29.2%	29.2%
	2011 Some College	15.6%	16.3%	16.7%	16.8%
	2011 Associates Degree Only	5.0%	4.6%	4.6%	4.6%
	2011 Bachelors Degree Only	8.7%	7.3%	7.2%	7.3%
	2011 Graduate Degree	5.0%	4.1%	4.1%	4.1%
BUSINESS	Number of Businesses	359	601	638	661
	Total Number of Employees	2,834	6,693	7,477	7,757
	Employee Population per Business	7.9	11.1	11.7	11.7
	Residential Population per Business	33.4	40.7	40.9	40.2

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