

IN-N-OUT Pad Disposition: El Centro

NWC S. 4TH STREET AND WAKE AVENUE | EL CENTRO, CALIFORNIA



PAD SPACE AVAILABLE:

56,628 sf

For information, contact:

Josie Auer
 Real Estate Manager
 jauer@innout.com
 o. (626)813-8294

Yvette Valencia-Schneider
 Real Estate Asset Manager
 yvschneider@innout.com
 o. (626)813-5370

PROPERTY FEATURES:

- Ground lease drive thru and sit down restaurant pad available.
- The site has immediate access and visibility to the 8 Freeway.
- Freeway Pylon Signage Available.

AREA HIGHLIGHTS:

- Adjacent to Home Depot, Lucky Supermarket, Best Western and Chrysler and Honda dealerships.
- Strong area traffic counts.

TRAFFIC COUNTS:

Intersection	Cars Per Day
I-8 Freeway and S. 4th Street	37,500

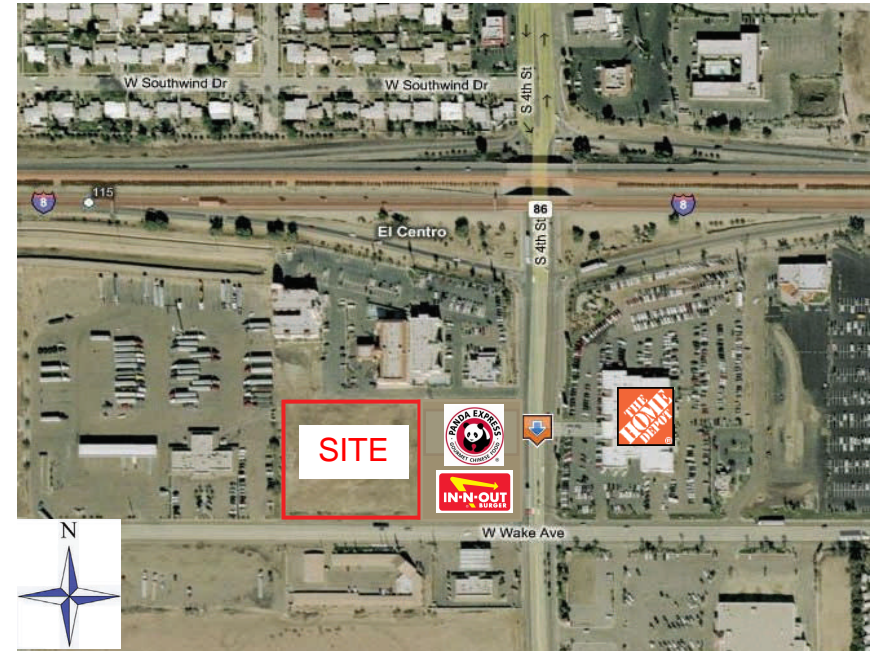
Source: CalTrans 2006

DEMOGRAPHIC HIGHLIGHTS:

Estimates	1 Mile	2 Miles	3 Miles
Population	11,532	34,435	48,268
Average Household Income	\$68,938	\$56,823	\$57,299
Daytime Population	10,723	29,824	48,925

Source: ESRI 2008

ADJACENT RETAILERS INCLUDE:



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