

For Lease



75,435 SF Available (Divisible)
ANCHOR SPACE OPPORTUNITY

IMPERIAL
VALLEY
MALL



Imperial Valley Mall

3451 S. Dogwood Ave. | El Centro, CA

Seritage.com

Proximity to:

*Macy's, JCP, Dillard's Sears,
Pacsun, CineMark, and more*



Imperial Valley Mall

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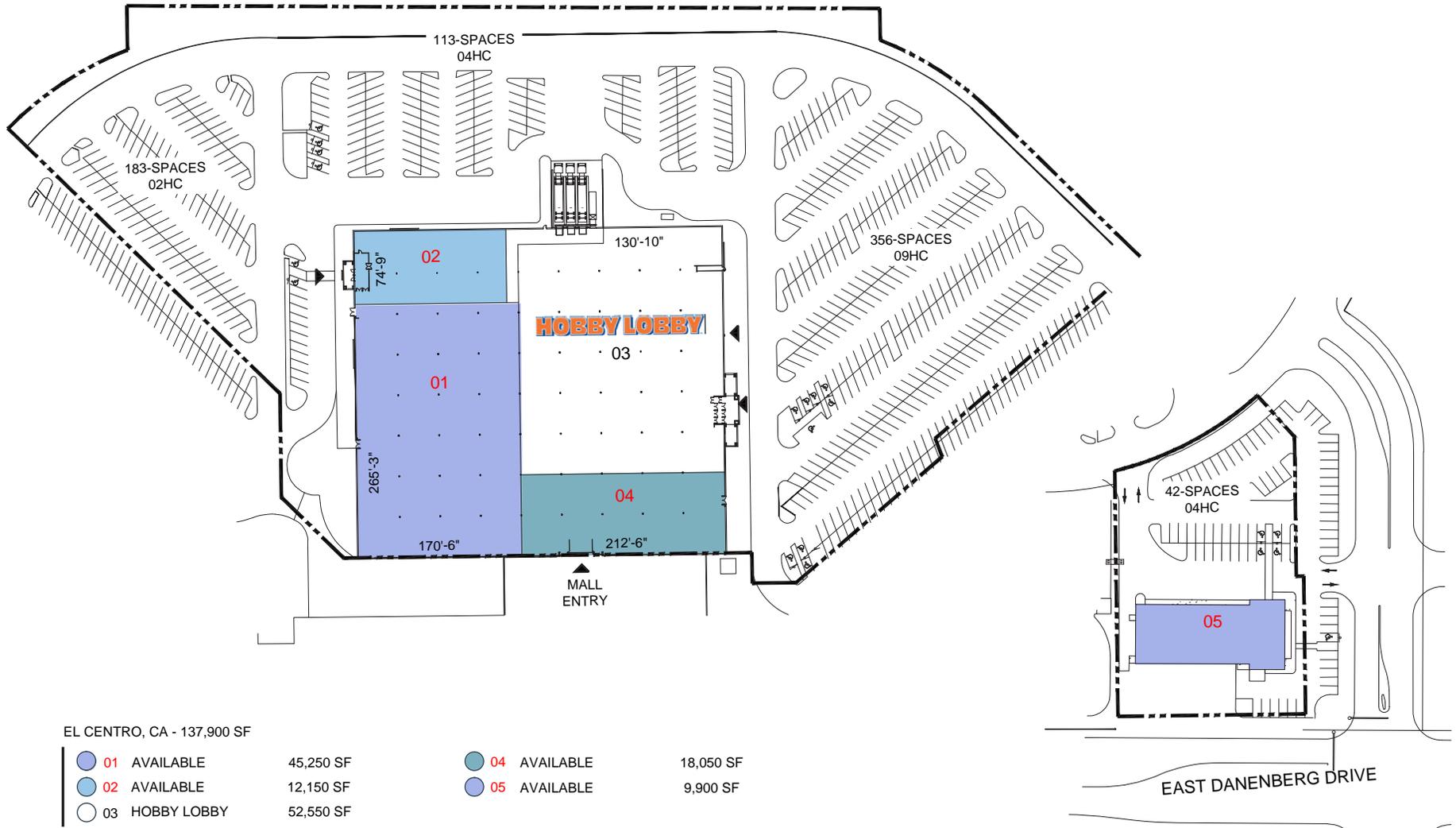
Property Highlights

- 75,435 SF anchored by Sears, Macy's, JCPenney, Cinemark, Dillard's
- ±72,500 CPD (I-8 & Highway 111)
- January - Hobby Lobby
- SF can be divided
- Direct access to Interstate 8 freeway and Highway 111
- Imperial Valley Mall is the retail hub of the Imperial Valley
- Imperial Mall national brand cotenancy: Sears, Macy's, JCPenney, Cinemark, Dillard's
- Imperial Valley Mall has a repositioned/updated dining area and over 10,000 SF of new office space
- Proximity to Mexico border (less than 10 miles), over 5,900,000 vehicles cross the International Border and approximately 14,900,000 total individuals enter into Imperial Valley from Mexico (5th largest border entry in US)

Center Profile



Site Plan



Area Demographics



41,109 | 61,851 | 126,166

3 mile ----- 5 miles ----- 10 miles

Total Population



\$205,088 | \$207,405 | \$222,634

3 mile ----- 5 miles ----- 10 miles

Median Home Value

3.38 | 3.3 | 3.43

3 mile ----- 5 miles ----- 10 miles

Average Household Size



\$64,986 | \$68,170 | \$66,906

3 mile ----- 5 miles ----- 10 miles

Average Household Income



Area Retailers

TRAFFIC COUNT:
Over 72,500 Cars Per Day
Freeway Count
I-8 & Highway 111

(Per ESRI Traffic Count Profile)



The Team

Our retail advisors are here to support your business goals. Let our expertise guide you in brokerage, investments, management, development and more.



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