



FOR SALE

O'Reilly Auto Parts

NNN

10 YEAR LEASE

1111 4th Street | El Centro, CA 92243 | 8,816SF

RENT SCHEDULE

\$119,968 NNN for first 5 years

\$129,565 NNN for second 5 years

Lease expires 7.18.2027

PROPERTY HIGHLIGHTS

- 66,539SF Family Dollar & new VA anchored shopping center
- Well-located along main commercial through lane of El Centro & easy freeway access to the Interstate 8
- Within close proximity to many National retailers

Traffic counts

Interstate 8: 35,000 ADT

South 4th Street: 27,000 ADT

Price \$2,181,163

Cap Rate 5.5%

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