Fee Simple Gas Station and Retail Development

2050 S 4th Street | El Centro, CA 92243

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MATTHEWS™

Retail Opportunity

Offering Memorandum

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Property Overview

±36,500 VPD
I-8

±30,000 VPD
S 4th St

$3,300,000 Asking Price	**±0.91 AC** Lot Size	**±2,723 SF** 2050 Convenience Store Premises	**±2,356 SF** 2040 Payless Auto Insurance Premises	**053-584-021-000** APN

Project Scope

- **Strategic Acquisition** - Development opportunity for 8 pumps with 16 fueling positions
- **Fuel Contract** - New operator has complete autonomy to utilize their own fuel suppliers with no fuel contract in place.
- **Co-Tenants within a Half Mile**: McDonald's, Jack in The Box, In N Out, Home Depot, Panera Bread, Taco Bell & Starbucks.
- **Location Summary:** Quick access to Interstate 8. Direct accessibility via 6 ingress/egress points via S 4th St, Smoketree or Southwind Drive.
- **Zoning:** Commercial


W
Convenience Store
Retail
Future Potential Development
8 Fueling Stations with 16 Pumps
Driftwood Dr
S 4th St ±30,500 VPD

Gas Station For Sale

MATTHEWS™

2050 S 4th Street
El Centro, CA 92243

El Centro, CA

El Centro, the largest city in Imperial County, serves as the primary commercial and governmental hub of the Imperial Valley, a region defined by its agricultural productivity and cross-border economic activity. The area benefits from steady population stability supported by a mix of public-sector employment, healthcare services, and agribusiness. Household incomes remain moderate relative to California averages, but the cost of living is significantly lower, supporting consistent demand for workforce-oriented housing and neighborhood retail. The city's proximity to the U.S.–Mexico border fosters a dynamic binational economy, with retail, logistics, and service sectors benefiting from cross-border consumer flow.

The surrounding region is characterized by expansive agricultural operations, renewable energy development, and infrastructure tied to trade and distribution. El Centro's role as a regional service center provides a stable base of employment, while ongoing investment in solar and geothermal energy projects continues to diversify the economic base. The local lifestyle is defined by affordability, accessibility, and a strong connection to regional employment centers, making it an attractive location for essential-service retail, multifamily housing, and logistics-oriented uses.

Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	12,353	49,908	69,221
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	3,728	15,309	20,728
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$94,562	$88,338	$92,790

70,000+
Total Population

$6B+
Regional GDP

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2050 S 4th Street El Centro, CA 92243 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.
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