

# COACHELLA VALLEY COMMUNITY HEALTH CENTER

NNN MEDICAL INVESTMENT

49869 CALHOUN ST, COACHELLA, CA

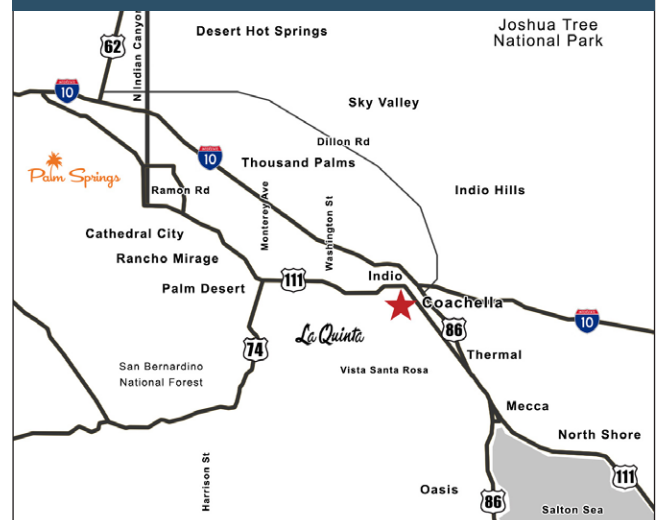


## FEATURES

- 41,092 SF Class A Medical Building
- New Construction
- Single Tenant Net Lease
- Elevator Served
- 10 Year Lease With 2% Annual Increases
- First Class Tenant Improvements
- Abundant Parking

**PRICE: \$23 MILLION**  
**6% CAP**

## VICINITY MAP



  
**Desert Pacific**  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE



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# COACHELLA VALLEY COMMUNITY HEALTH CENTER SITE PLAN & SITE AMENITIES



**Directions:** From I-10, travel east. Keep right to continue on CA-86 S and follow the signs for Brawley/El Centro/865 Expy for three miles. Turn right onto Ave 50 for about 2.7 miles. Turn right onto Calhoun St for 256 ft. The property will be on your left.

## SITE AMENITIES

- **Location:** Property is located at 49869 Calhoun St in Coachella, CA
- **Zoning:** Commercial
- **General Plan:** Neighborhood Center
- **APN:** 612-280-025
- **Parcel Size:** 2.51 acres
- **Current Use/Highest & Best Use:** Medical Facility
- **Flood Zone:** 500 Year
- **Current Net Income:** \$1,383,332.49/year
- **Cap Rate:** 6%
- **Terms:** Cash
- **Comments:** Coachella is one of the fastest growing cities in the Coachella Valley. Population of over 158,000 within a five mile radius.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2022 Population</b>	14,733	93,339	158,369
<b>No. of Households</b>	3,736	25,018	46,451
<b>Average HH income</b>	\$80,612	\$62,853	\$83,908

## TRAFFIC COUNTS

Ave 50 & Van Buren St	10,163
Ave 50 & Colonia Dr	7,950

## SITE PLAN



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.



# COACHELLA VALLEY COMMUNITY HEALTH CENTER BUILDING FEATURES & UTILITIES PROVIDERS



## BUILDING FEATURES:

- **Class A Building**
- **New Construction**
- **Steel & Wood Frame**
- **OSHPD 3 Certified Generator**
- **Automated X-Ray Systems**
- **EPDM/TPO Roofing Membrane**
- **Two Elevators**
- **Multiple Data Lines through out the Building**
- **Decorative Glass Throughout**
- **Granite Counter Tops**
- **Parking w/ Separate Employee Parking**
  - Parking Spaces: 291
  - Parking Ratio: 5.8/ 1000
- **Drought Tolerant Landscape**



## Utility Providers:

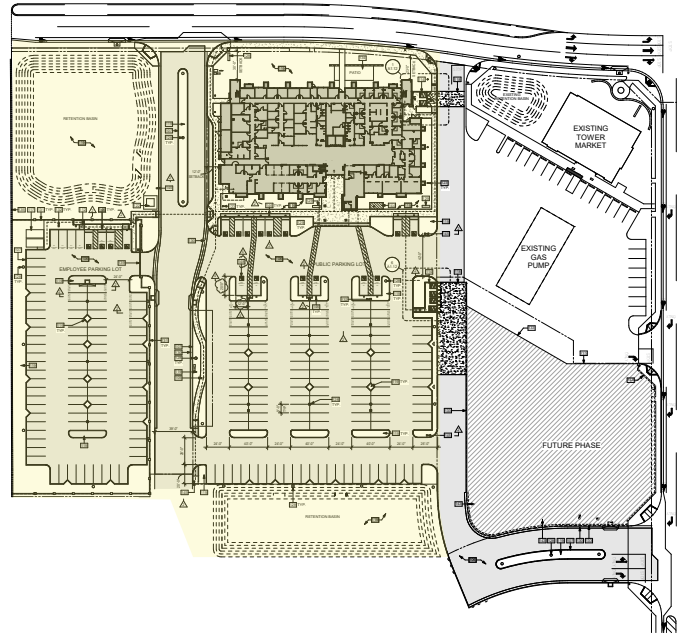
- **Electricity**  
Imperial Irrigation District
- **Water**  
Coachella Valley Water Authority & Sanitation District
- **Sewer**  
Coachella Valley Water Authority & Sanitation District
- **Gas**  
Southern California Gas Company
- **Internet**  
Frontier
- **Waste Services**  
Burrtec Waste & Recycling Services

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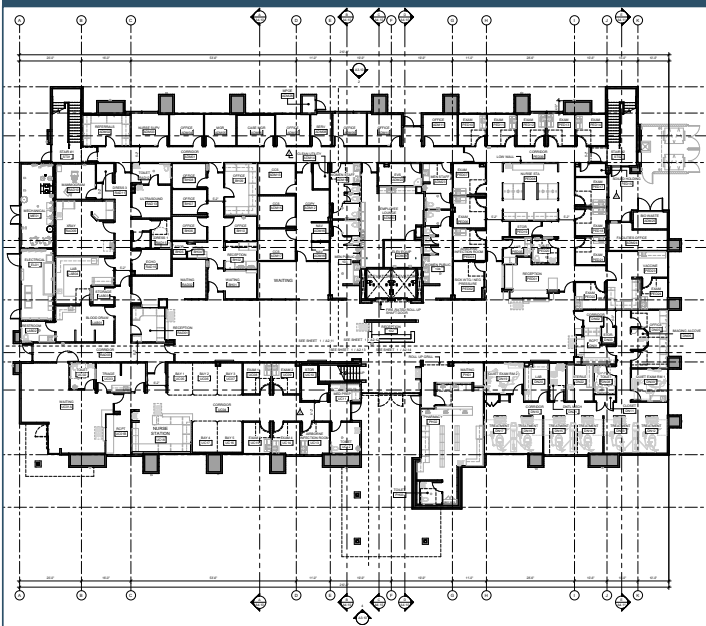
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# COACHELLA VALLEY COMMUNITY HEALTH CENTER SITE PLAN & SITE AMENITIES

## OVERALL SITE PLAN



## FIRST FLOOR PLAN



## SECOND FLOOR PLAN

