



**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES, LP

**JACKSON SQUARE
SEC AVE 48 & JACKSON STREET
COACHELLA, CA 92236**

AVAILABLE RETAIL/OFFICE SPACES:

SUITE A1 - 1,190 SF

SUITE A3 - 1,680 SF

\$2.50 PSF/MO/NNN

AVAILABLE PADS FOR GROUND LEASE:

±.73 AC/31,601 SF &

±2.45 AC/106,722 SF



OFFICE / RETAIL

Rob Wenthold
760 641 7602
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CaIDRE #01153834

Marta Ward Blodgett
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CaIDRE #01309501

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78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211
760.772.6400

FOR LEASE

CBCWORLDWIDE.COM



JACKSON SQUARE

SEC Avenue 48 & Jackson St., Coachella, CA 92236

AVAILABLE IN-LINE SPACES



OFFERING SUMMARY

Available Spaces:

Suite A1- 1,190 SF
Suite A3- 1,680 SF
\$2.50 PSF/MO/NNN
\$0.60 (CAM)

PROPERTY OVERVIEW

Join Walmart Neighborhood Market, Bank of America, Starbucks, T-Mobile, and others in this successful neighborhood Center. Join a high profile business mix on this busy intersection and be in the midst of Coachella and Indio's residential communities. Gas Station/Fast Food Pads available for Ground Lease Opportunities. Zoned C-N (Neighborhood Commercial).

- More than 16,001 homes within 2 miles.
- 57,725 residents within 2 mile radius.
- Diverse population
- 2 Ground Lease Pads and 3 Retail Suites Available.

OFFICE/RETAIL SUITE HIGHLIGHTS

- Suite A1 is 1,190 has a large open space and offices.
- Suite A3 is 1,680 SF is currently built out as an office, but can be used for retail, with a large, beautiful reception with windows, 4 private offices, 5 workstation areas, a restroom, and a storage room.
- \$2.50 PSF/MO/NNN \$0.60 (CAM)

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AVAILABLE PADS



OFFERING SUMMARY

Available Pads SF:

±.73 AC/31,601 SF
±2.45 AC/106,722 SF
NNN \$0.60 (CAM)
Ground Lease

PROPERTY OVERVIEW

Ground Lease Opportunities, Gas Station/Fast Food Pads available. Zoned C-N (Neighborhood Commercial).

PAD HIGHLIGHTS

- ±.73 AC/31,601 SF PAD - Conceptual drawing for proposed 7,000 SF building behind Bank of America on Jackson Street. Owner willing to lease as a single or multi tenant option to qualified Tenant. Ground lease option at \$120,000 Annually + NNN
- ±2.45 AC/106,722 PAD - Pad east of Walmart Neighborhood Market on Avenue 48. Ground Lease at \$360,000 Annually + NNN

Year Built: 2006

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RETAILER AERIAL

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RETAIL/OFFICE SPACE AVAILABLE

SUITE A1- 1,190 SF

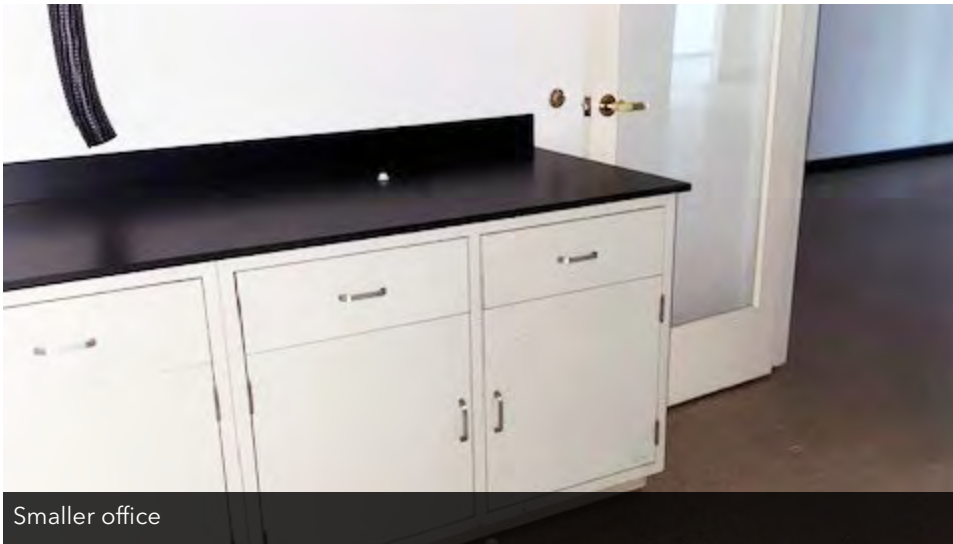
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Front Area



Large Office with kitchen



Smaller office



Office with sink

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OFFICE SPACE AVAILABLE

SUITE A3 - 1,680 SF

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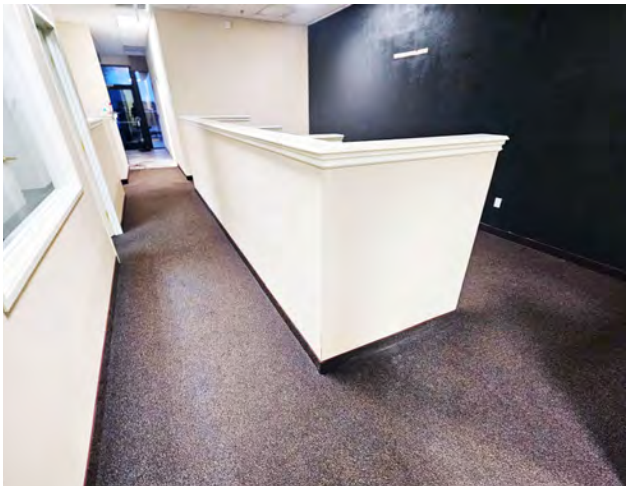
Lobby/Reception area shown previously with furniture



Current Lobby/Reception area



Office with windows



Bullpen



Workstations



Workstations near windows

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OFFICE SPACE AVAILABLE

SUITE A3 - 1,680 SF

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Workstations near windows



Interior Office



Interior Office



Large Office with view of Bullpen



Large Office



Large Office shown previously with furniture

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ADDITIONAL SITE PHOTOS

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UNIT NO	TENANT	SQ. FT.	CAM%
1-A	TAQUERIA GUERERO	2,040	2.25
1-B	POSTAL ANNEX	1,080	1.19
1-C-D	T-MOBILE	2,400	2.59
1-E	SMOKE SHOP	1,080	1.19
1-F	JOE'S SUSHI THE CABO WAY	1,680	1.81
1-G	J&K NAILS & SPA (THE BROTHERS)	1,360	1.52
1-H	POLO CLEANERS	1,140	1.26
1-J	GYM (FITNESS VIDA ENABUNDANCIA)	3,000	3.31
A1	VACANT	1,190	1.29
A2/A1.5	85 JIU JITSU LLC	2,290	2.47
A-3	VACANT	1,680	1.81
C-1	STARBUCKS COFFEE	1,699	1.88
C-2	WATER & ICE STORE	901	0.99
C-3	MANGOS JUICE SHOP	796	0.88
D-1A	SUBWAY	1,290	1.42
D-1B	DFC TAX CENTER	1,290	1.39
D-2A	BARBARIA BARBER SHOP	820	0.91
D-2B	WING STOP	1,680	1.85
PAD-B	BANK OF AMERICA	5,000	5.52
PAD- E	MCDONALD'S	3,812	4.21
MAJOR-A	WALMART GROCERY MARKET	54,440	60.10
PAD-F	TACO BELL		
N/A	VERIZON CELL SITE	N/A	N/A
N/A	AT&T CELL SITE	N/A	N/A

JOINT TENANTS



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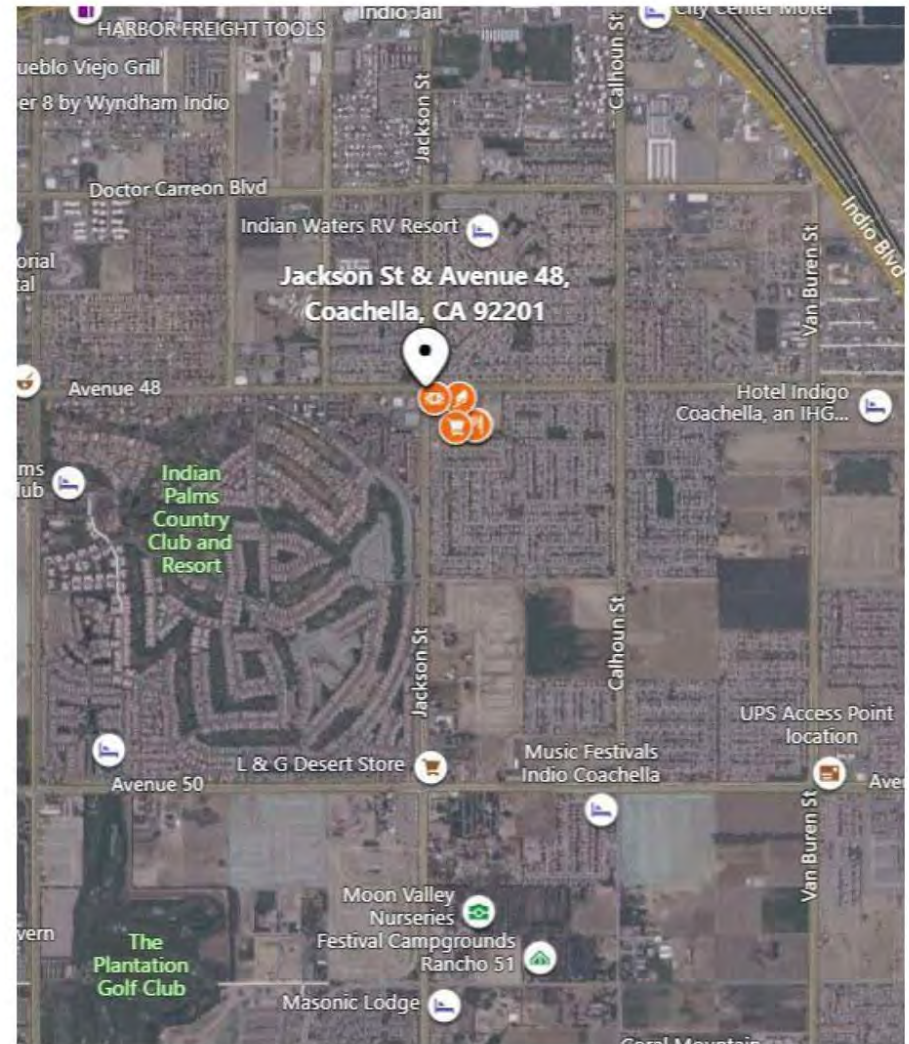
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DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	57,725	169,387-	253,008-
Average Age	31.7	35.4	39.8
Total Households	16,001	50,981	96,463
# of Persons per HH	3.5	3.3	2.9
Average HH Income	64,955	84,569	94,341
Average Home Value	260,106	342,710	389,055

*Demographic data derived from 2020 US Census



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