



**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES, LP

JACKSON SQUARE AVENUE 48 & JACKSON ST. AVAILABLE SPACE:

AVAILABLE RETAIL/OFFICE SPACES:

SUITE A1/A2 - 3,535 SF COMBINED

SUITE A3 - 1,520 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
rwenthold@dc.rr.com
CaDRE #01153834

Marta Ward Blodgett
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CaDRE #01309501

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COLDWELL BANKER COMMERCIAL
LYLE & ASSOCIATES, LP
78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211
760.772.6400

FOR LEASE

CBCWORLDWIDE.COM



JACKSON SQUARE

83103 Avenue 48 Coachella, CA 92236

AVAILABLE IN-LINE SPACES

LEASE



OFFERING SUMMARY

Available Spaces:

Suite A1/A2- 3,535 SF
 Suite A3- 1,520 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

- Suites A1/A2 are 3,535 SF combined
- Suites A1/A2 has large open spaces throughout, 2 kitchens, and multiple restrooms.
- The combined suites could be divided for credit tenant. (Suite A1 is 1,545 SF and Suite A2 is 1,990 SF)
- Suite A3 is 1,520 SF
- Suite A3 has 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

LEASE



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

LEASE



Available - Retail/Office:
 Suite A1/A2 - 3,535 SF
 (1,990 SF & 1,545 SF combined)
 Suite A3 - 1,520 SF

Walmart Neighborhood Market
 Fitness / Gym
 Cleaners
 Nail Salon / Spa
 T - Mobile
 Blend Smoke Shop
 Taqueria Guerrero
 Postal Annex+
 Joe's Sushi The Cabo Way

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RETAIL SPACE AVAILABLE

SUITE A1/A2 - 3,535 SF COMBINED

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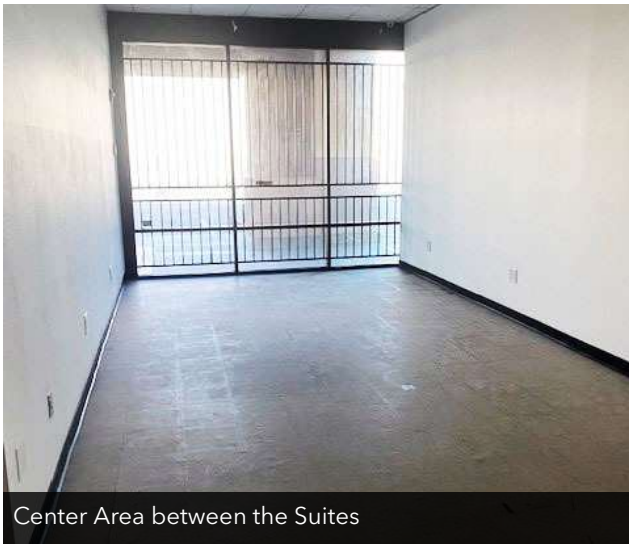
Main Portion of the Suite



Large Area



Large Kitchen Area



Center Area between the Suites



Interior Office



Smaller Kitchen Area

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OFFICE SPACE AVAILABLE

SUITE A3 - 1,520 SF

LEASE



Reception Area



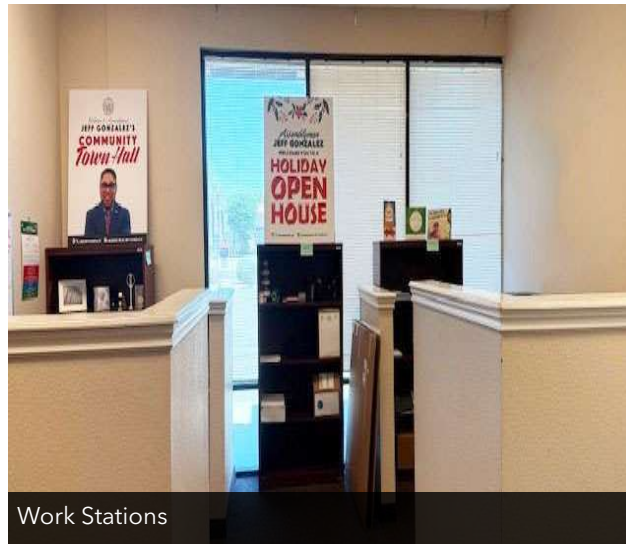
Front Office



Front Interior Office



Bull Pen



Work Stations



Large Office

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ADDITIONAL SITE PHOTOS

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

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JOINT TENANTS AT JACKSON SQUARE

- WALMART NEIGHBORHOOD MARKET
- BANK OF AMERICA
- MANGOS JUICE SHOP
- INLAND ICE
- STARBUCKS
- T-MOBILE
- JOE'S SUSHI THE CABO WAY
- WINGSTOP
- SUBWAY
- MCDONALDS
- TACO BELL
- FITNESS - VIDA EN ABUDANCIA
- POLO CLEANERS
- THE BROTHERS NAILS & SPA
- BLEND SMOKE SHOP
- TAQUERIA GUERRERO
- POSTAL ANNEX+
- DFC TAX & ACCOUNTING
- BARRERIA BARBER SHOP

JOINT TENANTS



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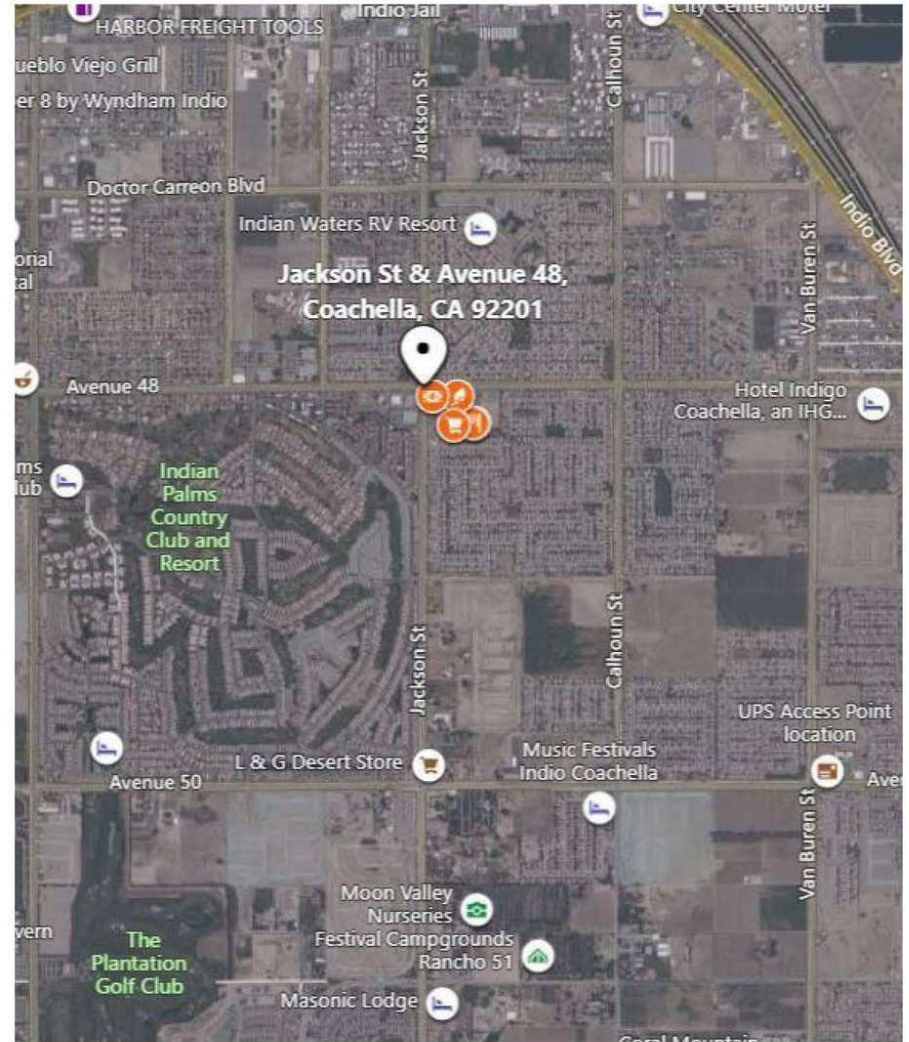
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DEMOGRAPHICS

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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