



**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES, LP

JACKSON SQUARE AVENUE 48 & JACKSON ST. AVAILABLE SPACE:

NEW RETAIL SPACE

Suite #A2/A3 3535 SF
\$2.50 PSF/MO/NNN

AVAILABLE PADS:

31,601 SF & 106,722 SF
GROUND LEASE / Build to Suit



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COLDWELL BANKER COMMERCIAL

LYLE & ASSOCIATES, LP

78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211
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FOR LEASE

CBCWORLDWIDE.COM



JACKSON SQUARE

83103 Avenue 48 Coachella, CA 92236

AVAILABLE IN-LINE SPACES

LEASE



OFFERING SUMMARY

Available Space: Suite #A2/A3 3,535 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. This is an excellent build to suit opportunity! 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 or Build to Suit Opportunities.

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

PROPERTY HIGHLIGHTS

- New Retail Space - Suites #A2/A3 3,535 SF, \$2.50 PSF/MO/\$0.60 NNN.
- Large open spaces throughout, 2 kitchens, multiple restrooms
- Could be divided for credit tenant.

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AVAILABLE PADS

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OFFERING SUMMARY

Available Pads SF:	31,601 SF - PAD
	106,722 SF - PAD
	NNN \$0.60 (CAM)
	Ground Lease or
	Build to Suit

Year Built: 2006

PROPERTY OVERVIEW

Ground Lease or Build to Suit Opportunities, Gas Station/Fast Food Pads available.

PROPERTY HIGHLIGHTS

- PADS:
- 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 \$84,000 Annually. Will Build to Suit as well.
- 106,722 SF Pad - Pad east of Walmart Neighborhood Market on Avenue 48. Ground Lease at \$240,000 Annually.

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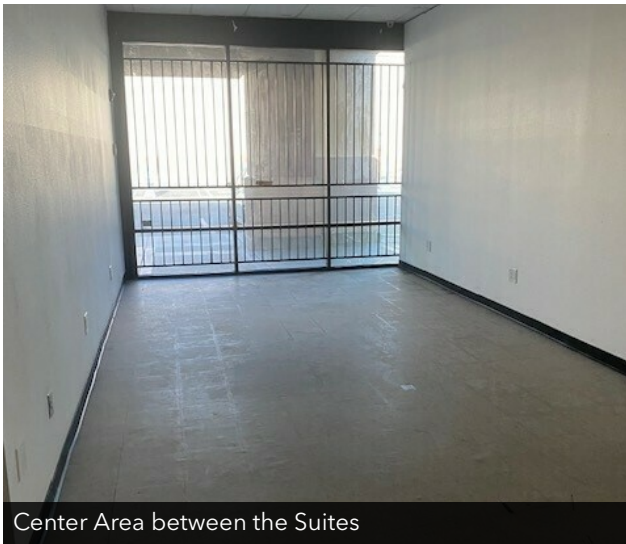


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JOINT TENANTS AT JACKSON SQUARE

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
BARBERIA BARBER SHOP
STATE ASSEMBLYMAN



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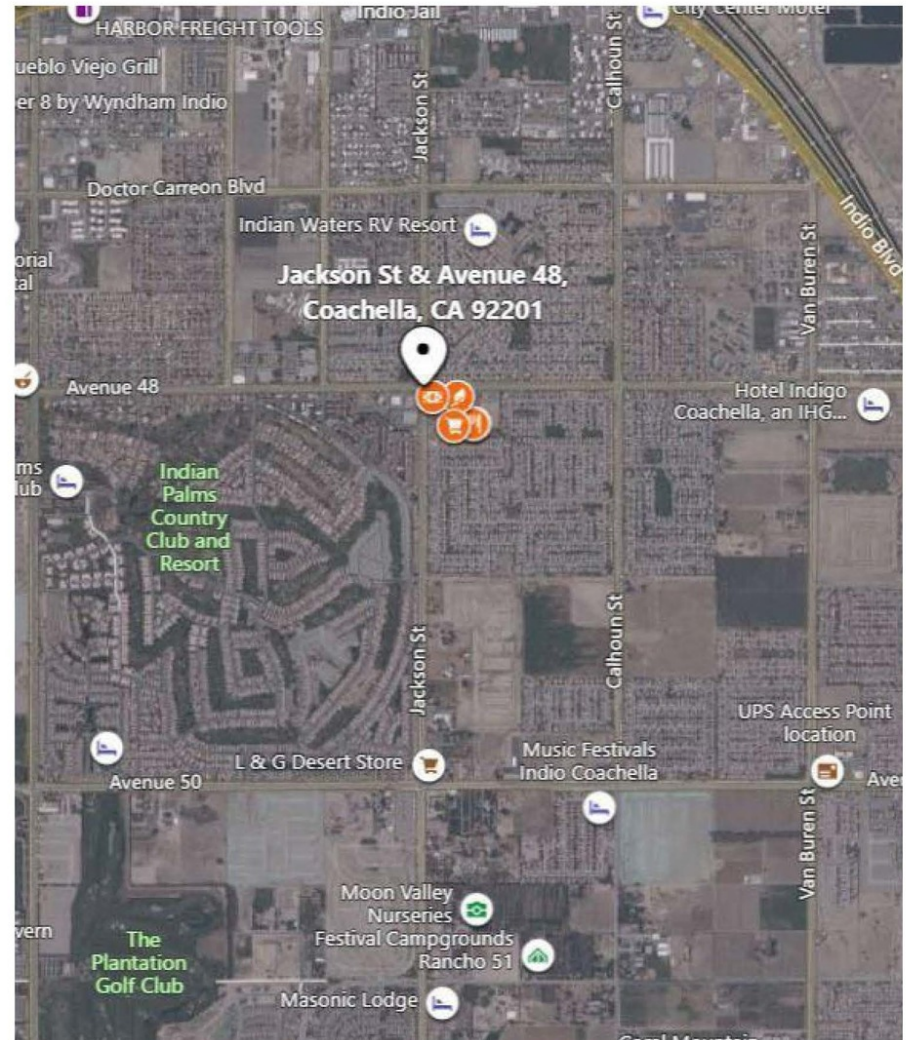
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	57,725	169,387-	253,008-
Average Age	31.7	35.4	39.8
Total Households	16,001	50,981	96,463
# of Persons per HH	3.5	3.3	2.9
Average HH Income	64,955	84,569	94,341
Average Home Value	260,106	342,710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

*Demographic data derived from 2020 US Census



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