

FOR SALE

51704-51710 HARRISON ST, COACHELLA, CA 92236

RETAIL / MIXED-USE INVESTMENT OPPORTUNITY



EXCLUSIVELY LISTED BY

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PROPERTY SUMMARY

SVN® Vanguard is pleased to present 51704-51710 Harrison Street (also known as 51704 Cesar Chavez Street), a mixed-use investment and value-add opportunity located at the signalized corner of Cesar Chavez Street and Cairo Street in Coachella, California. Situated on approximately 0.49 acres ($\pm 21,344$ SF), the property consists of three ground-floor commercial storefronts, two second-floor residential apartments, and a recently renovated $\pm 1,500$ SF attached rear warehouse/storage space, along with on-site parking and multiple points of access.

The commercial component includes a ± 700 SF CPA office and a $\pm 1,800$ SF restaurant occupying two storefronts, providing established commercial tenancy with frontage along Cesar Chavez Street. Above the commercial spaces are two 3-bedroom, 1-bathroom apartments, creating a diversified mix of commercial and residential income within a single property.

The $\pm 1,500$ SF attached rear warehouse/storage space features HVAC, a private restroom, and separate rear access. Currently vacant and available for lease, the space provides a near-term opportunity to increase property income while offering flexibility for commercial, storage, or owner-user applications. The property also benefits from ample on-site parking and prominent corner positioning.

Zoned CG (General Commercial), the property offers flexibility for a variety of commercial and mixed-use applications. The sizable $\pm 21,344$ SF parcel, signalized corner location, and position within Coachella's evolving downtown corridor also provide potential for future repositioning, expanded use, or redevelopment, subject to buyer investigation, applicable zoning requirements, and municipal approvals.

With its existing income, diversified unit mix, near-term lease-up opportunity, substantial land area, and future redevelopment potential, 51704-51710 Harrison Street presents a compelling opportunity for investors, owner-users, and developers seeking both current income and long-term value creation potential.

PROPERTY SUMMARY

SALE PRICE
\$1,495,000

Pro Forma Cap Rate*	7.52%	In-Place Cap Rate	5.91%
Property Type	Retail / Mixed-Use	Building Size	±6,280 SF
Commercial Spaces	4	Residential Units	2
Lot Size	±0.49 AC / ±21,344 SF	Parking Ratio	4.73/1,000 SF
APN	778-150-001	Zoning	CG

* Pro forma cap rate assumes lease-up of the vacant ±1,500 SF warehouse/storage space at the current asking rent of \$2,000/month (\$24,000/year) and no material change in operating expenses.

PROPERTY HIGHLIGHTS

- Signalized hard-corner location at Cesar Chavez Street & Cairo Street with excellent visibility and street frontage.
- Mixed-use asset consisting of three commercial suites, two residential apartments, and one warehouse/storage space.
- ±21,344 SF lot (0.49 acres) with ample parking and CG zoning, offering flexibility for a variety of commercial and mixed-use applications.
- Recently renovated ±1,500 SF attached rear warehouse/storage space with HVAC, private restroom, and separate rear access.
- Future repositioning and redevelopment potential supported by the property's corner location, substantial land area, and position within Coachella's evolving downtown corridor.

INVESTMENT SUMMARY

The property is offered at \$1,495,000 and currently generates approximately \$101,670 in annual gross rental income. Based on seller-provided operating expenses of approximately \$13,280 annually, the property generates an estimated in-place NOI of approximately \$88,390, representing a 5.91% in-place cap rate based on the asking price.

The vacant $\pm 1,500$ SF rear warehouse/storage space is currently offered for lease at \$2,000 per month, providing a near-term value-add opportunity. Upon lease-up at the asking rental rate, annual gross income would increase to approximately \$125,670, resulting in an estimated pro forma NOI of approximately \$112,390 and a 7.52% pro forma cap rate, assuming no material increase in operating expenses.

The mixed-use configuration consists of three commercial storefronts, two recently remodeled second-floor 3-bedroom/1-bathroom residential apartments, and a recently renovated $\pm 1,500$ SF attached rear warehouse/storage space with HVAC, a private restroom, and separate rear access. Situated on approximately 0.49 acres ($\pm 21,344$ SF), the property also features ample on-site parking in both the front and rear.

Zoned CG (General Commercial), the property provides flexibility for a variety of commercial and mixed-use applications. The sizable corner parcel, existing income-producing improvements, vacant warehouse lease-up opportunity, and location within Coachella's evolving downtown corridor provide both near-term value-add potential and longer-term repositioning or redevelopment optionality, subject to buyer investigation, applicable zoning requirements, and municipal approvals.

PROPERTY IMAGES



LOCATION SUMMARY

51704 - 51710 Harrison Street is located at the signalized corner of Cesar Chavez Street and Cairo Street within Coachella's established downtown district. The property benefits from exceptional visibility along Cesar Chavez Street, one of the city's primary north-south commercial corridors, serving both local residents and visitors traveling throughout the eastern Coachella Valley.

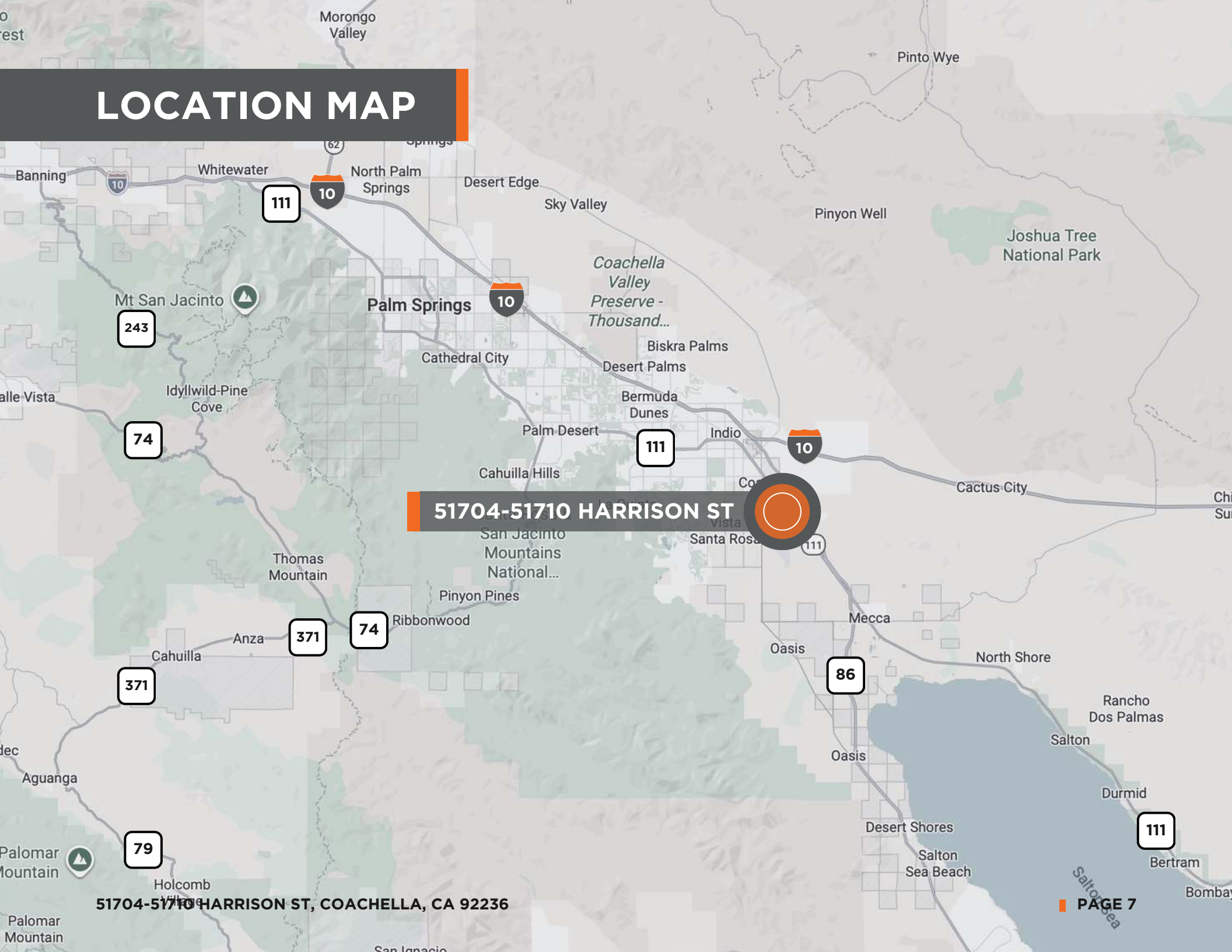
The surrounding area is characterized by a blend of retail, restaurant, professional office, residential, civic, and community-serving uses that contribute to consistent daily activity and neighborhood engagement. The property is conveniently located near Downtown Coachella, City Hall, Veterans Memorial Park, schools, regional shopping destinations, and major employment centers throughout the valley.

The site also benefits from excellent regional connectivity, with convenient access to Interstate 10, Highway 111, Avenue 50, and other major transportation routes linking Coachella with Indio, La Quinta, Palm Desert, and the broader Southern California market.

Coachella continues to experience significant population growth, infrastructure investment, and public-private redevelopment initiatives aimed at enhancing its downtown core and commercial corridors. The property's location within this evolving district, combined with its General Commercial zoning, substantial land area, and highly visible corner positioning, places it within an area poised for continued investment and long-term growth.

With commercial frontage, residential units, warehouse functionality, and significant on-site parking on nearly half an acre, the property occupies a distinctive position within the Coachella marketplace.

LOCATION MAP



51704-51710 HARRISON ST

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AERIAL PHOTO



51704-51710 HARRISON ST, COACHELLA, CA 92236

AERIAL MAP



DEMOGRAPHICS

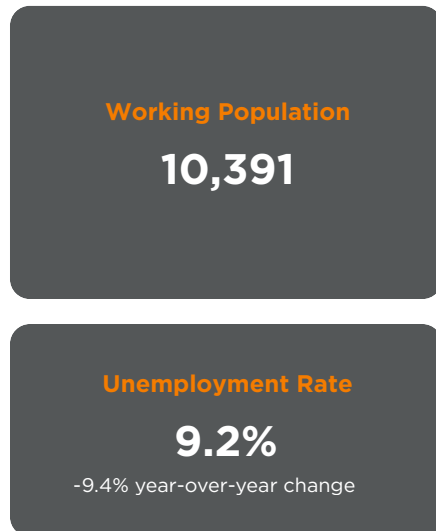
COACHELLA, CA

The property is supported by a growing Coachella trade area with **23,683 residents within one mile** and **53,902 residents within three miles**. The surrounding area includes **13,691 households within three miles**, a **median household income of \$70,222**, and **10,391 daytime employees**, supporting demand for housing, retail, restaurant, service, and neighborhood-serving commercial uses. With projected population and household growth through 2030, the property is positioned to benefit from continued local market expansion.

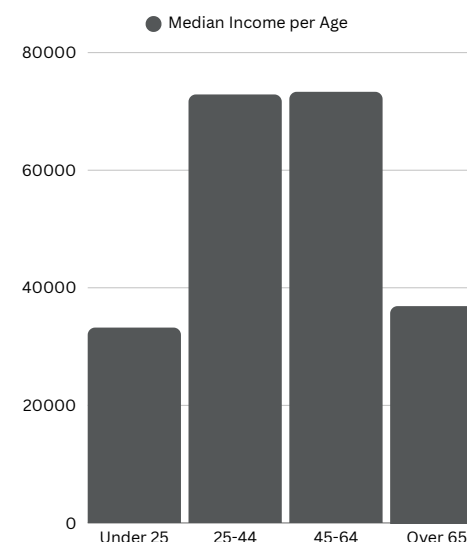
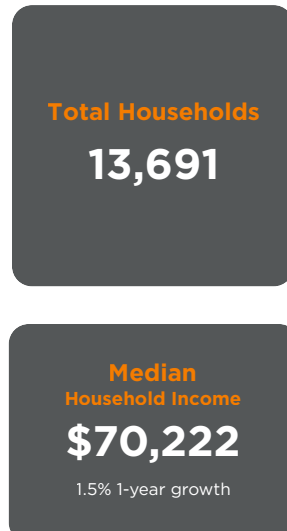
POPULATION



EMPLOYMENT



HOUSEHOLDS & INCOME



Source: CoStar and [Point2Homes](#)

DISCLAIMER

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No representation or recommendation is made by SVN® Vanguard regarding the legal sufficiency or tax consequences of this document or the transaction to which it relates. These matters should be reviewed with your attorney and/or other professional advisors. In any real estate transaction, it is recommended that you consult with qualified professionals, including attorneys, accountants, civil engineers, property inspectors, and other advisors experienced in evaluating real estate transactions and the legal documents prepared in connection therewith.

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