

FOR LEASE OR SALE

CESAR CHAVEZ & AVE 50

SEC CESAR CHAVEZ & AVE 50 | COACHELLA, CA



PADS FOR LEASE OR SALE

- The #1 Retail location in the southeastern part of the Coachella Valley
- Join Starbucks, McDonald's, Taco Bell, Aldi & Panda Express!
- In the heart of Coachella's retail core with Cardenas Markets and Food 4 Less nearby
- Ideally located to serve the communities of the eastern Coachella Valley
- Developed by Fountainhead Development
- Parcel 5 - 32,465 SF (.75 Acres)
- Parcel 6 - 43,659 SF (1.00 Acres)
- Parcel 7 - 11,303 SF (.26 Acres)
- Easy access to Interstate 10 & Highway 111, & Highway 86
- Average traffic - 45,482 vehicles per day
- New interchange coming to Highway 86 & Avenue 50

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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2025 Demographics	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	19,325	63,426	127,223
HOUSEHOLDS	4,363	15,748	34,733
AVERAGE HOUSEHOLD INCOME	\$79,935	\$83,334	\$86,400

105 new apartments
0.5 miles
to the South

Lease Pending

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