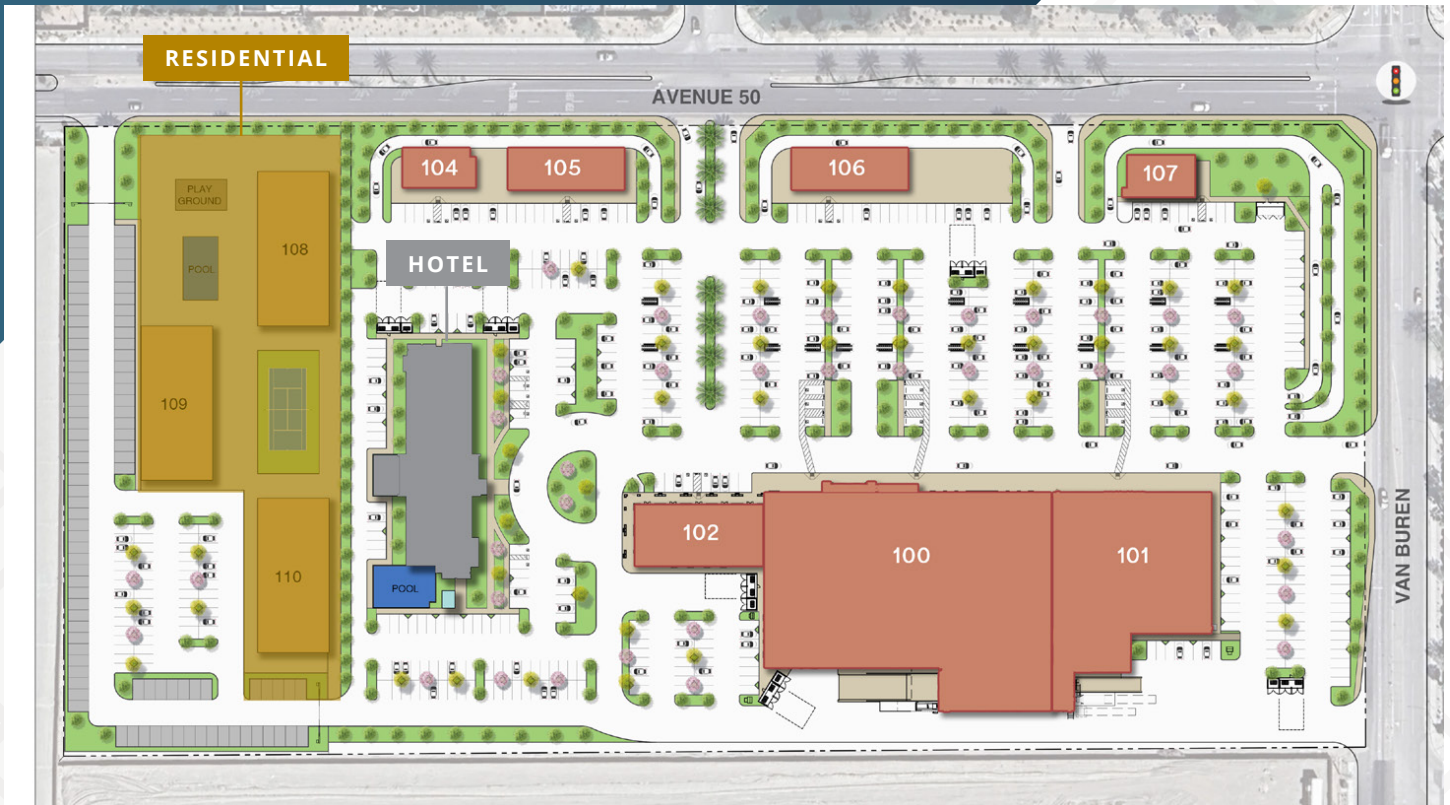


Anchor, Co-Anchor, Pad & Shop Development

SWC Avenue 50 and Van Buren St | Coachella, CA 92236



Build to Suit or Ground Lease Opportunities

AVAILABLE

±52,957 SF
Space 100: Anchor

±24,998 SF
Space 101: Junior Anchor

±7,510 SF
Space 102: Shops

±2,280 SF
Space 104: QSR + Drive Thru Pad

±4,500 SF
Space 105 & 106: QSR Retail + Drive Thru

±4,800 SF
Space 107: QSR Drive Thru Pad

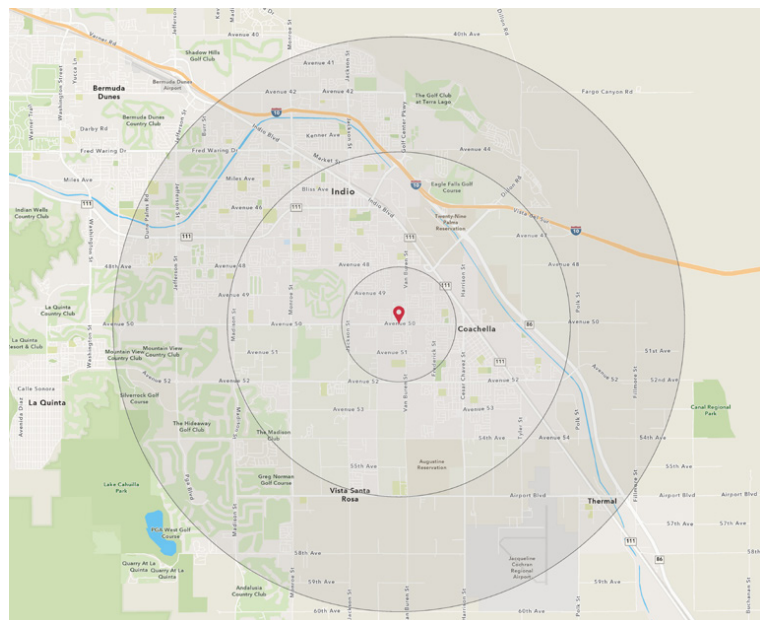
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DESCRIPTION

- Strong demand for family-focused retail, services, and entertainment
- Accessible via I-10 Freeway & major arterials, strong commuter and tourist flows
- Nearby event-driven tourism (Coachella & Stagecoach festivals, polo grounds) adds seasonal demand
- Over 33,000 households within 5 miles create a strong tenant draw



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DEMOGRAPHICS 2025

	1 mile	3 miles	5 miles
Population			
2025 Population	18,552	79,810	140,431
2000 Population	6,446	48,576	83,052
2010 Population	18,308	72,288	125,435
2030 Population	19,177	82,235	143,822
2000-2020 Population: Annual Growth Rate	5.24%	2.26%	2.49%
2010-2020 Population: Annual Growth Rate	-0.23%	0.50%	0.81%
2024-2029 Population: Annual Growth Rate	0.66%	0.60%	0.48%
2025 Median Age	30.7	33.0	35.5
Households			
2000 Households	1,336	12,133	22,066
2010 Households	3,935	18,546	35,280
2025 Total Households	4,348	22,708	42,655
2030 Total Households	4,560	23,725	44,333
2000-2020 Households: Annual Growth Rate	5.70%	2.76%	3.03%
2010-2020 Households: Annual Growth Rate	0.29%	1.21%	1.29%
2024-2029 Households: Annual Growth Rate	0.96%	0.88%	0.77%
2025 Average Household Size	4.26	3.46	3.26
Housing Units			
2025 Total Housing Units	4,489	25,930	52,722
2025 Owner Occupied Housing Units	3,381	13,166	27,450
2025 Renter Occupied Housing Units	967	9,542	15,205
2025 Vacant Housing Units	141	3,222	10,067
Race and Ethnicity			
2025 White Alone	16.6%	21.9%	28.0%
2025 Black Alone	0.5%	1.4%	1.6%
2025 American Indian/Alaska Native Alone	1.6%	1.8%	1.7%
2025 Asian Alone	0.7%	1.2%	2.1%
2025 Pacific Islander Alone	0.0%	0.0%	0.1%
2025 Hispanic Origin (Any Race)	95.4%	87.9%	78.8%
Income			
2025 Median Household Income	\$75,467	\$62,471	\$74,598
2025 Average Household Income	\$95,836	\$83,659	\$106,509
2025 Per Capita Income	\$23,016	\$23,730	\$32,334
2025 Population 25+ by Educational Attainment			
Total	11,077	49,551	90,777
High School Graduate	35.5%	32.4%	28.3%
GED/Alternative Credential	5.2%	3.8%	3.3%
Some College, No Degree	13.4%	13.3%	15.7%
Associate Degree	4.1%	5.0%	6.0%
Bachelor's Degree	6.5%	7.7%	11.8%
Graduate/Professional Degree	1.9%	3.8%	7.2%
Data for all businesses in area			
Total Businesses:	191	1,966	3,460
Total Employees:	1,467	22,802	46,713
Total Residential Population:	18,552	79,810	140,431
Employee/Residential Population Ratio:	0:1	0:1	0:1
2025 Total Daytime Population	11,225	73,671	134,720
Workers	1,668	27,736	53,328
Residents	9,557	45,935	81,392

Source: Esri, Esri-Data Axle, U.S. Census