

# COACHELLA VALLEY COMMUNITY HEALTH CENTER

NNN MEDICAL INVESTMENT

49869 CALHOUN ST, COACHELLA, CA



## FEATURES

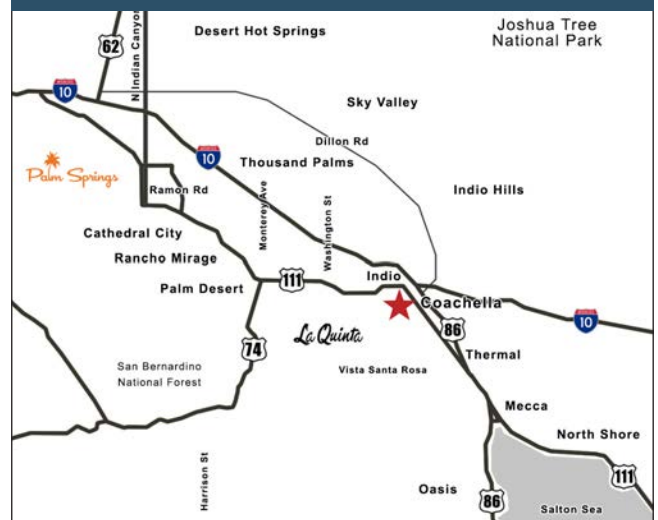
- 41,092 SF Class A Medical Building
- New Construction
- Single Tenant Net Lease
- Elevator Served
- 10 Year Lease With 2% Annual Increases
- First Class Tenant Improvements
- Abundant Parking

**PRICE: \$21,707,600**

**6.5% CAP\***

*\*Based on the net income as of May 2025*

## VICINITY MAP



  
**Desert Pacific**  
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# COACHELLA VALLEY COMMUNITY HEALTH CENTER SITE PLAN & SITE AMENITIES



**Directions:** From I-10, travel east. Keep right to continue on CA-86 S and follow the signs for Brawley/El Centro/865 Expy for three miles. Turn right onto Ave 50 for about 2.7 miles. Turn right onto Calhoun St for 256 ft. The property will be on your left.

## SITE AMENITIES

- **Location:** Property is located at 49869 Calhoun St in Coachella, CA
- **Zoning:** Commercial
- **General Plan:** Neighborhood Center
- **APN:** 612-280-025
- **Parcel Size:** 2.51 acres
- **Current Use/Highest & Best Use:** Medical Facility
- **Flood Zone:** 500 Year
- **Current Net Income:** \$1,383,332.49/year
- **Cap Rate:** 6.5% (Based on net income as of May 2025)
- **Terms:** Cash
- **Comments:** Coachella is one of the fastest growing cities in the Coachella Valley. Population of over 158,000 within a five mile radius.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2022 Population</b>	14,733	93,339	158,369
<b>No. of Households</b>	3,736	25,018	46,451
<b>Average HH income</b>	\$80,612	\$62,853	\$83,908

## INTERIOR PHOTO



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.