

Coachella Gateway Center

Location

Grapefruit Blvd. (Hwy 111) &
Harrison Ave. (Hwy 86)
Coachella, CA

Total Size

205,000 sf GLA on 18-acre site
Major Hwy 111 Frontage

Anchor Tenants

Food 4 Less
dd's Discounts

Chain Tenants

Melrose Fashion, NAPA Auto
ACE Hardware, Wells Fargo,
Big 5 Sporting Goods
Game Stop,
Desert Oasis Health

Traffic Count

40,000 cars per day

Space Available

Pad and Inline-Retail

Parking

826 stalls

LUKO MANAGEMENT

5962 Bolsa Ave., Suite 108
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Premium Regional Shopping Center with strong identity and convenience, serving the City of Coachella and extended trade-area.

After dynamic growth in the last decade, Coachella is now a major city in east Coachella Valley and provides great opportunities for tenants to fulfill underserved retail to meet trade-area needs.

Description	1 Mile	3 Miles	5 Miles
Population			
2024 Projection	14,138	77,681	141,749
2019 Estimate	13,271	73,169	133,774
2010 Census	11,669	64,369	118,140
2019 Est. Average Household Income			
	\$58,934	\$56,635	\$68,135



COACHELLA GATEWAY CENTER

GRAPEFRUIT BLVD. (FORMERLY HWY 111) AND HARRISON AVE. (FORMERLY HWY 86)



AVAILABLE SPACE

- A - ICE CREAM
- B - BUDGET NAILS
- C - SHOE
- D - SALON
- E - SALLY'S BEAUTY
- F - FANTA SPORT
- G - T-SHIRTS
- H - DENTIST
- I - FREEWAY INSURANCE
- J - PHARMACY
- K - GALILEE RETAIL
- L - FURNITURE STORE
- M - GALILEE CENTER
- N - BIG 5
- O - SANTA FE
- P - RESTAURANT
- Q - TAQUERIA
- R - Gym
- S - **Approx. 1,273 SF**
- T - Boost Mobile
- U - INSURANCE
- V - PIZZA PATRON

BUILDING AREAS:	
MAJOR-A	65,286 S.F.
MAJOR-B	9,448 S.F.
MAJOR-C	10,000 S.F.
MAJOR-D	24,848 S.F.
SHOPS-1	6,000 S.F.
SHOPS-2	5,200 S.F.
SHOPS-3	4,400 S.F.
SHOPS-4	9,976 S.F.
SHOPS-5	12,000 S.F.
SHOPS-6	12,000 S.F.
SHOPS-7	12,750 S.F.
WENDY'S	3,176 S.F.
PAD 1	7,000 S.F.
PAD-2A	3,000 S.F.
PAD-2B	1,000 S.F.
PAD-2C	3,000 S.F.
PAD-3	5,184 S.F.
PAD-4A	1,750 S.F.
PAD-4B	1,880 S.F.
PAD-4C	4,150 S.F.
AVAILABLE PAD	2,271 S.F.
GAS KIOSK	200 S.F.
TOTAL	204,519 S.F.

CITY PARKING REQUIREMENT CALCULATIONS:
 FULL SIZE 9'x19' REQUIRED
 2' OVERHANG ALLOWED
 NO COMPACTS ALLOWED
 REQUIRED PARKING = 1/250 S.F.
 204,519 S.F. @ 1/250 S.F. = 818 REQUIRED

PARKING PROVIDED:
 FULL SIZE = 806 SPACES
 HANDICAPPED SPACES = 26 SPACES
 TOTAL PARKING PROVIDED = 834 SPACES
 204,519 S.F. / 834 = 1/243 S.F.

CITY LANDSCAPE REQUIREMENT CALCULATIONS:
 REQUIRED INTERIOR LANDSCAPING=5% OF PARKING AREA
 530,250 X 5% = 26,512 SF REQUIRED
 50,600 SF PROVIDED

SITE CALCULATIONS:
 TOTAL SITE AREA = 800,511 S.F. 18.38 ACRES
 BUILDING AREA = 207,106 S.F.
 LAND TO BUILDING GROSS FLOOR AREA RATIO = 25.2%
 RATIO = 4:1
 LAND TO TOTAL LANDSCAPE RATIO = 11:1
 ZONE GENERAL COMMERCIAL C-G