

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

6.63% CAP

VICINITY MAP



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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:** [Click here to view Commercial](#)
- **General Plan:** [Click here to view 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:** \$1,439,219.12/year
- **Cap Rate:** 6.63%
- **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
2022 Population	14,733	93,339	158,369
No. of Households	3,736	25,018	46,451
Average HH income	\$80,612	\$62,853	\$83,908

INTERIOR PHOTO



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