Chocolate Mountain Sale Inc.

CCG
Chapa Commercial Group

Van Buren Development

A Clear Vision For Coachella

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- The city continues to benefit from steady population growth and strong regional drivers, including tourism, logistics, and service-based employment. Demand for housing has outpaced new supply across the eastern Coachella Valley, creating a favorable environment for multifamily development.
- Supported by a pro-growth approach from local leadership and convenient access to major corridors such as Interstate 10 and Highway 111, Coachella offers both a strong investment case and a desirable setting for long-term residential development.

Why Coachella ?

Coachella is emerging as one of the most compelling growth markets in the Coachella Valley, offering a unique combination of affordability, expanding infrastructure, and increasing development activity. As surrounding cities such as Indio, La Quinta, and Palm Desert continue to mature and experience rising land and housing costs, Coachella presents a rare opportunity for developers to enter a market that is still early in its growth cycle. This positioning allows for scalable development while meeting the region's growing demand for housing and neighborhood-serving retail.

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Project Vision

Mixed-Use Residential Community with Retail Frontage

The site is ideally positioned to support a thoughtfully designed mixed-use development, featuring neighborhood-serving retail along Van Buren and a multifamily residential community within the interior of the property. The configuration maximizes the site's frontage exposure while utilizing the depth of the parcel to deliver an efficient and scalable residential layout.

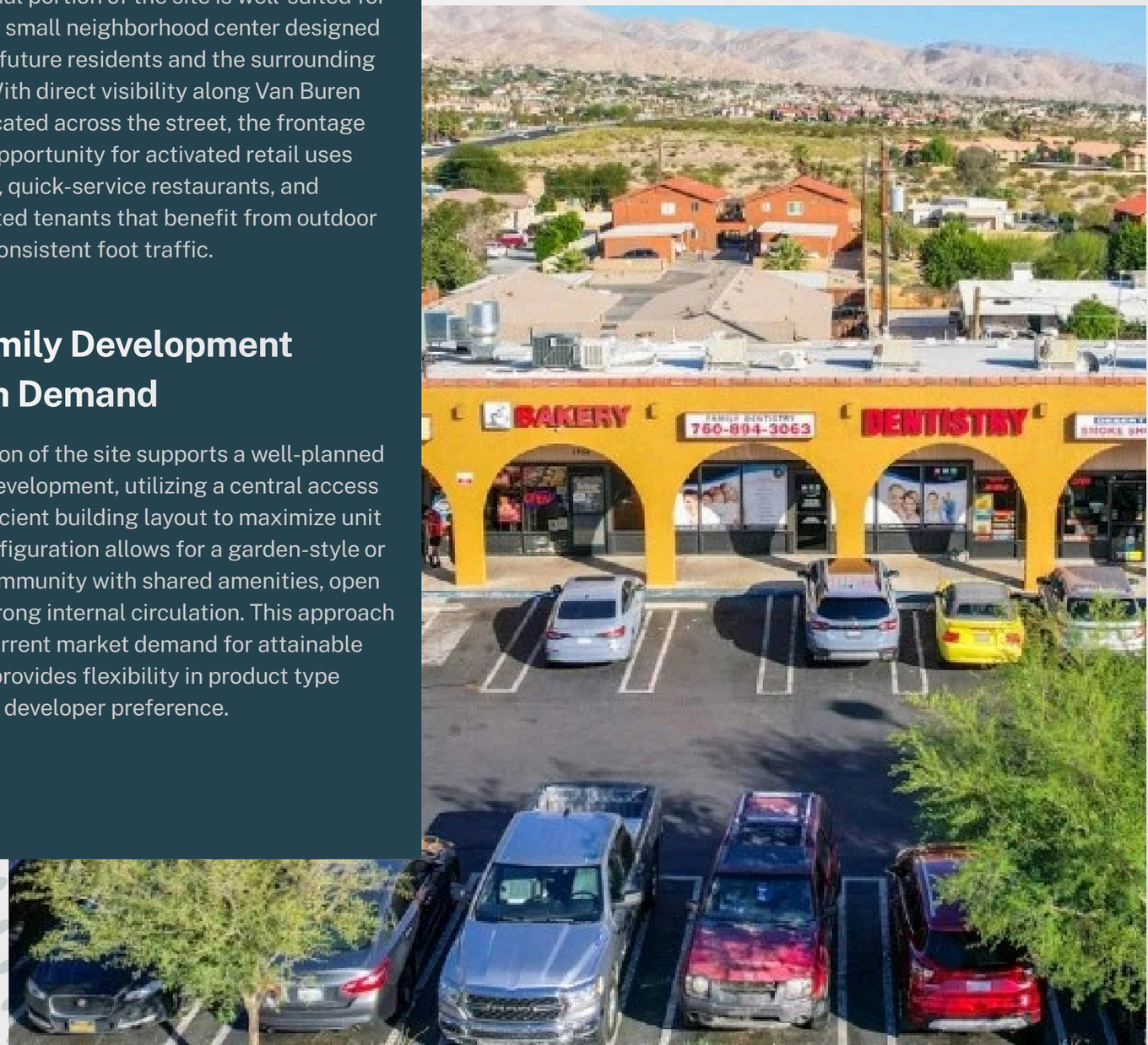
Property is not entitled. All development concepts are illustrative and subject to buyer verification and City approval.

Retail Activation Along Van Buren

The commercial portion of the site is well-suited for a retail pad or small neighborhood center designed to serve both future residents and the surrounding community. With direct visibility along Van Buren and a park located across the street, the frontage presents an opportunity for activated retail uses such as cafés, quick-service restaurants, and service-oriented tenants that benefit from outdoor seating and consistent foot traffic.

Multifamily Development For High Demand

The rear portion of the site supports a well-planned multifamily development, utilizing a central access spine and efficient building layout to maximize unit yield. The configuration allows for a garden-style or townhome community with shared amenities, open space, and strong internal circulation. This approach aligns with current market demand for attainable housing and provides flexibility in product type depending on developer preference.



Key Features

Easy Access to Surrounding Amenities

Located along Van Buren with direct access to major corridors, nearby schools, and a Rancho La Flores public park directly across the street.

Safe and Welcoming Environment

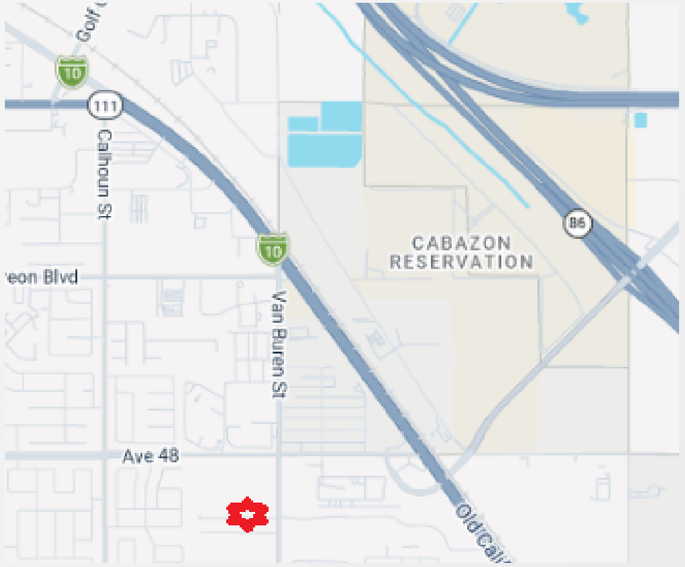
Established neighborhood setting with existing homes and community infrastructure supporting long-term residential demand.

Efficient Site Configuration

Deep ± 9.16-acre parcel allows for an efficient multifamily layout with strong unit yield and clean separation from street frontage.

Accessible & Connected

Convenient access to Van Buren, Highway 86, Interstate 10, Indio Boulevard, and nearby regional corridors.



Offering Summary

A rare opportunity to acquire a ±9.16-acre site in the growing City of Coachella, ideally positioned for a multifamily development with retail frontage along Van Buren. The property's configuration, zoning, and location across from a public park create a compelling development opportunity aligned with current market demand.

Property Highlights

- ±9.16 Acres (APN: 612-230-003)
- Located along Van Buren with approx. 230 feet of frontage
- Park directly across the street
- Zoned Urban Neighborhood (U-N) and Neighborhood Commercial (C-N)
- Deep lot configuration supporting efficient residential layout
- Strong demand for housing in the Coachella Valley

Offering Details

- Price: $1,500,000.00
- Terms: Cash / Submit Offers
- Entitlement Status: Not entitled
- Marketing: Co-marketed with Chocolate Mountain Sales Inc. DRE 01445370

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Prospective buyers are advised to conduct their own independent investigation and due diligence regarding all aspects of the property, including but not limited to zoning, land use, entitlements, environmental conditions, utilities, access, and development potential. Buyers should rely solely on their own analysis and the advice of their legal, financial, and technical advisors.
The property is not currently entitled. Any development concepts, site plans, layouts, or potential uses presented are conceptual in nature and are provided for illustrative purposes only. All proposed uses and development scenarios are subject to approval by the City of Coachella and other applicable governing agencies.
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