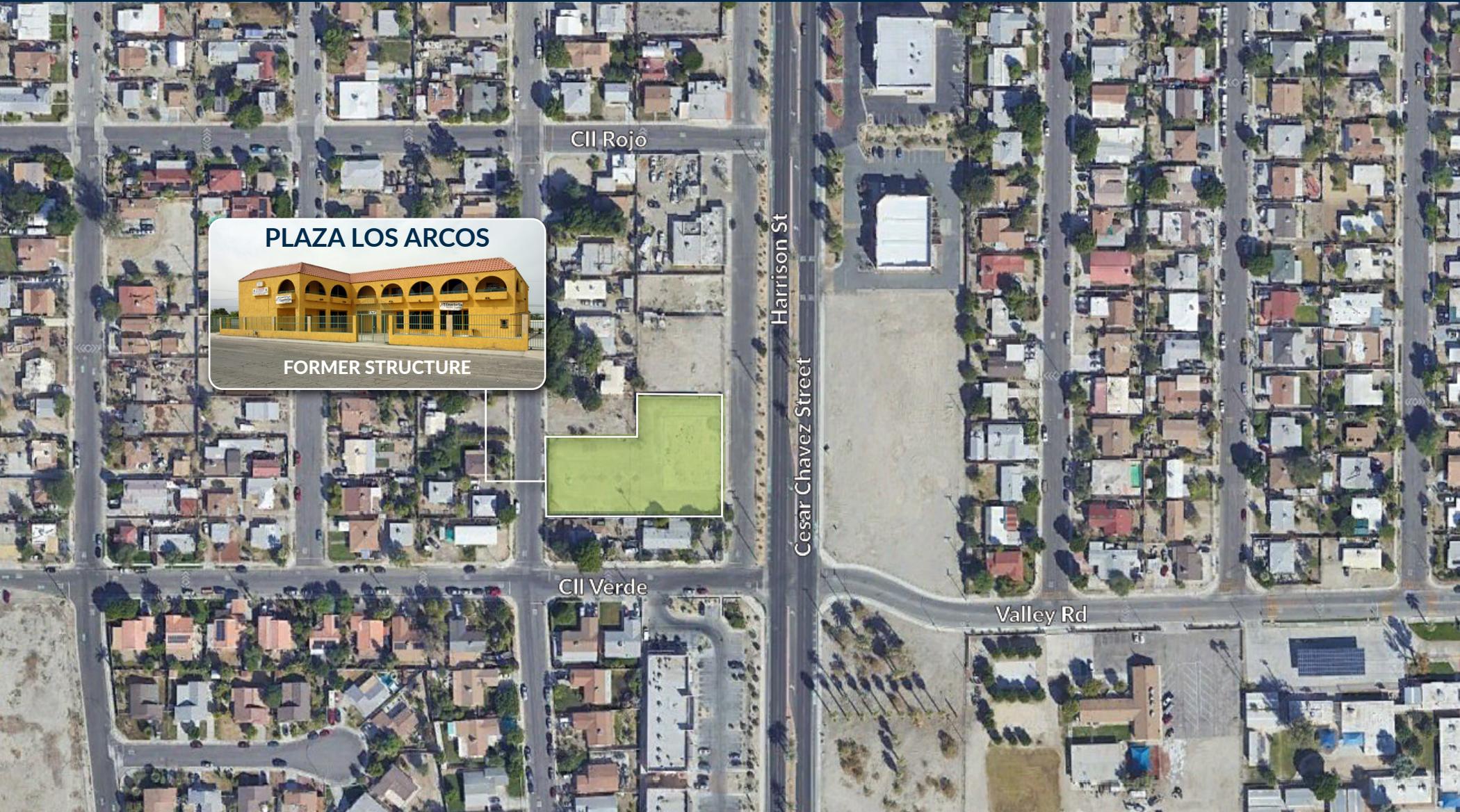


**FOR SALE** | ~~\$800,000~~ \$600,000  
1.05 Acres Vacant Land (Partially Improved)  
52-447 Cesar Chavez Street, Coachella, CA 92236

**WILSON MEADE**  
COMMERCIAL REAL ESTATE



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# PROPERTY DESCRIPTION

FOR SALE | PLAZA LOS ARCOS | 1.05 ACRES  
52-447 Cesar Chavez Street, Coachella, CA 92236

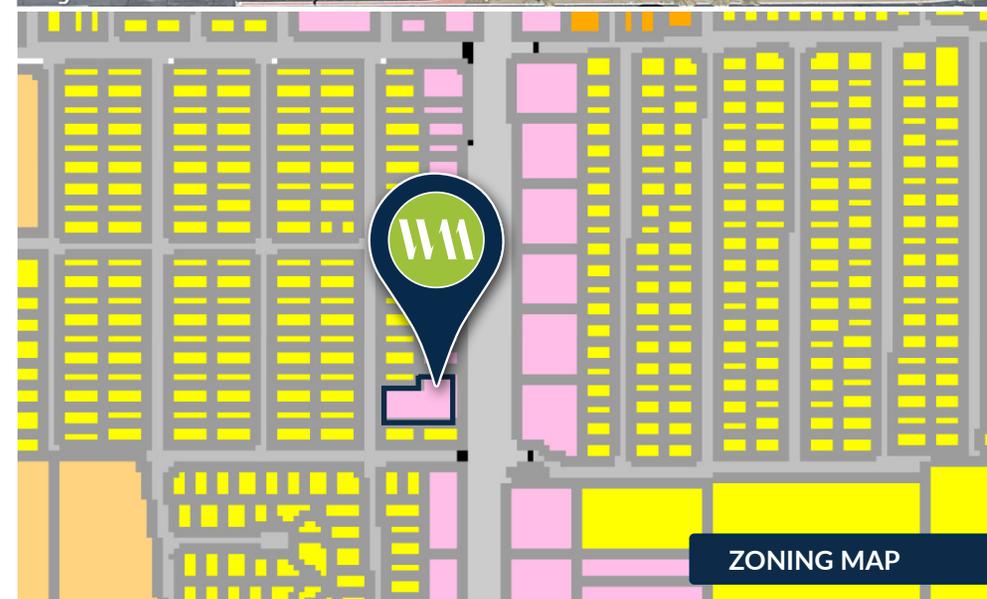
## PROPERTY OVERVIEW

This is the former Plaza Los Arcos which featured a restaurant, nightclub, and two-story commercial building with office and retail suites. Although the structures are gone, the utilities to the site remain along with remnants of the former site plan for this parcel. This parcel has 180 feet of frontage to Cesar Chavez Street, the main commercial street for the City of Coachella.

The parcel is 1.05 acres and is zoned for neighborhood commercial for numerous retail uses and office uses including medical. This is a great opportunity to acquire a superior vacant land parcel that remains in this growing and developing city.

## PROPERTY HIGHLIGHTS

- 1.05 Acres / 45,738 sq. ft.
- APN: 768-393-008
- Utilities to site
- 180' Cesar Chavez Street Frontage
- Zoned: C-N Neighborhood Commercial
- Accessible via the 86 Expressway
- Uses are:
  - Retail
  - Office
  - Restaurant
  - Additional uses available. Contact agent for more information.



ZONING MAP

## PLAZA LOS ARCOS

In it's heyday, Plaza Los Arcos was a thriving commercial center featuring a restaurant/nightclub and several retail and general office businesses.

The memories remain and only a few improvements are visible from this experience.

The next owner has the certitude to know that a commercial center can succeed here and the first step is to purchase the land. The property featured two (2) entry points from Cesar Chavez Street leading to extensive parking at the rear with emergency access from Calle Camacho.

The area is zoned Neighborhood Commercial. All past uses remain permitted for the next owner.



FORMER STRUCTURE

## COACHELLA, CALIFORNIA

Located in Riverside County, Coachella is the easternmost city in the Coachella Valley and part of Southern California’s Colorado Desert. Known for its agricultural prominence and rapid growth, the city spans 30.08 square miles entirely on land, with an elevation of -69 feet below sea level.

### Demographics

As of the 2020 Census, Coachella’s population reached 41,941, reflecting significant growth since its 1946 incorporation when it had only 1,000 residents. The city is officially bilingual (English and Spanish), with 90% of residents speaking Spanish.

### Economy and Development

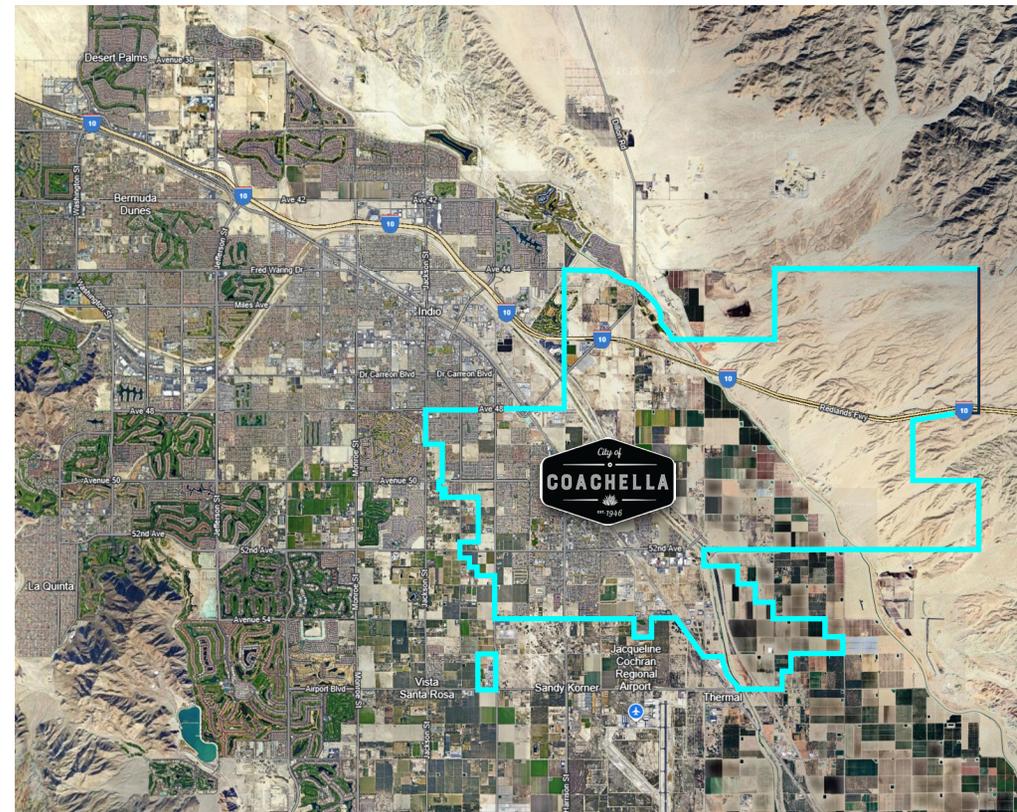
Historically a railroad and agricultural hub, Coachella remains a key shipping center for citrus and date palms. Economic initiatives include the 1995 Coachella Valley Enterprise Zone designation and the 2010 addition of a LEED-certified Coca-Cola bottling facility. Housing development has surged since 2000, with single-family homes and apartment complexes rapidly expanding, though challenges persist with unpermitted trailer parks and infrastructure upgrades.

### Climate

The city experiences a subtropical desert climate characterized by extreme heat—summer highs average 107°F (41.8°C)—and minimal annual rainfall (4.97 inches). Winters are mild, with January highs around 70.7°F (21.5°C).

### Culture and Recreation

Community events, such as festivals and cultural gatherings, are central to Coachella’s identity. Recreational amenities include Bagdouma Park’s recreation center, golf courses, and proximity to the Salton Sea. The city also honors its Chicano activism history, notably through landmarks like César Chávez Street.



### 2024 DEMOGRAPHICS

	1-mile	5-mile
Population	22,603	111,908
Households	5,304	33,397
Average Household Income	\$50,867	\$79,522
Median Household Income	\$35,529	\$54,589
Median Age	29.5	35.5

## YOUR ADVISOR



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Partner

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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