

# 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  
Fallas Paredes

## Chain Tenants

Melrose Fashion, NAPA Auto  
ACE Hardware, Wells Fargo,  
Sally Beauty  
Game Stop, Check n' Go  
Pizza Patron, Desert Oasis Health

## Traffic Count

40,000 cars per day

## Space Available

Pad and In-line-Retail

## Parking

826 stalls

## LUKO MANAGEMENT

16400 Pacific Coast Hwy # 207  
Huntington Beach, CA 92649

Michael Lundin

Phone: 562.307.7272

Fax: 562.592.6050

email:

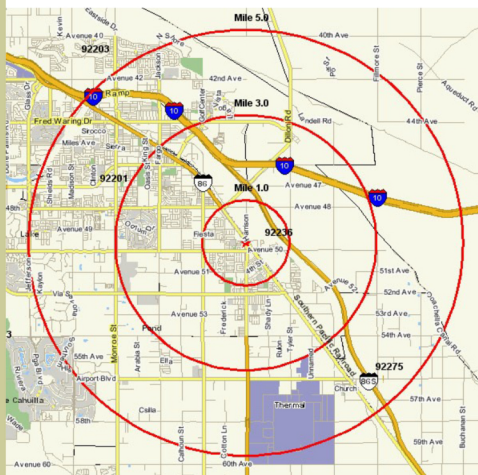
michael@canaanpacific.com



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
<b>Population</b>			
2024 Projection	14,138	77,681	141,749
2019 Estimate	13,271	73,169	133,774
2010 Census	11,669	64,369	118,140
<b>2019 Est. Average Household Income</b>			
	\$58,934	\$56,635	\$68,135



# COACHELLA GATEWAY CENTER

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

