

**JACKSON SQUARE
AVENUE 48 & JACKSON ST.
AVAILABLE SPACE:**

NEW RETAIL SPACE:
SUITE #A2/A3 3535 SF
\$2.50 PSF/MO/NNN

AVAILABLE PADS FOR GROUND LEASE:
±.73 AC/31,601 SF &
±2.45 AC/106,722 SF



OFFICE / RETAIL

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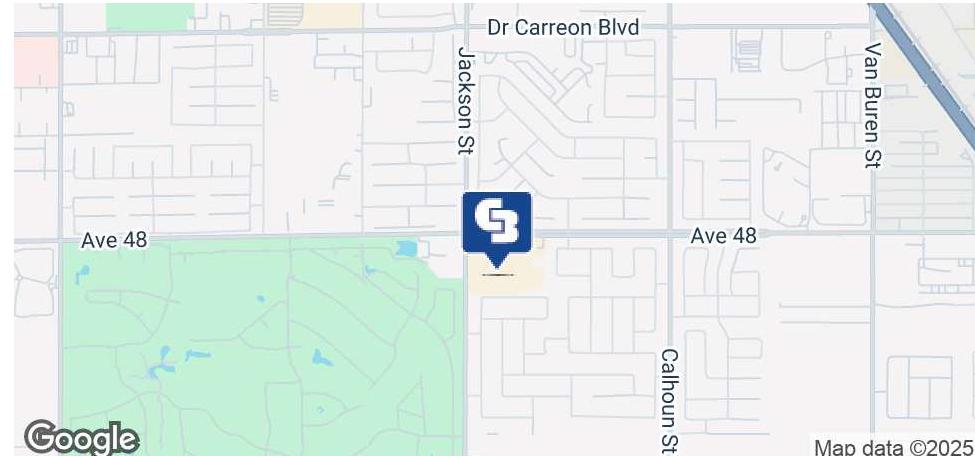


JACKSON SQUARE

83103 Avenue 48 Coachella, CA 92236

LEASE

AVAILABLE IN-LINE SPACES



OFFERING SUMMARY

Suite #A2/A3 3,535 SF

Available Space: \$2.50 PSF/MO/NNN
\$0.60 (CAM)

PROPERTY OVERVIEW

Join Walmart Neighborhood Market, Bank of America, Starbucks, T- Mobile, and others in this successful neighborhood Center. Join a high profile business mix on this busy intersection and be in the midst of Coachella and Indio's residential communities. Gas Station/Fast Food Pads available for Ground Lease Opportunities. Zoned C-N (Neighborhood Commercial).

- More than 16,001 homes within 2 miles.
- 57,725 residents within 2 mile radius.
- Diverse population
- Retail Suites Available.

PROPERTY HIGHLIGHTS

- New Retail Space - Suites #A2/A3 3,535 SF, \$2.50 PSF/MO/\$0.60 NNN.
- Large open spaces throughout, 2 kitchens, multiple restrooms
- Could be divided for credit tenant.

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AVAILABLE PADS



OFFERING SUMMARY

±.73 AC/31,601 SF

Available Pads SF: ±2.45 AC/106,722 SF

NNN \$0.60 (CAM)

Ground Lease

PROPERTY OVERVIEW

Ground Lease Opportunities, Gas Station/Fast Food Pads available. Zoned C-N (Neighborhood Commercial).

PROPERTY HIGHLIGHTS

- ±.73 AC/31,601 SF PAD - Conceptual drawing for proposed 7,000 SF building behind Bank of America on Jackson Street. Owner willing to lease as a single or multi tenant option to qualified Tenant. Ground lease option at \$120,000 Annually + NNN
- ±2.45 AC/106,722 PAD - Pad east of Walmart Neighborhood Market on Avenue 48. Ground Lease at \$360,000 Annually + NNN

Year Built: 2006

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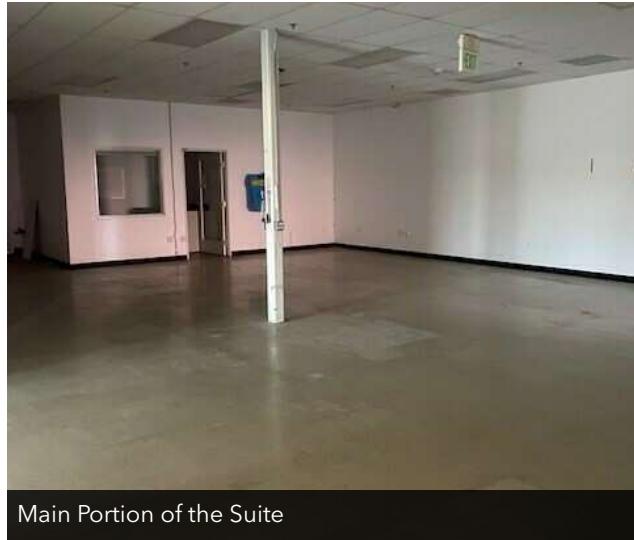
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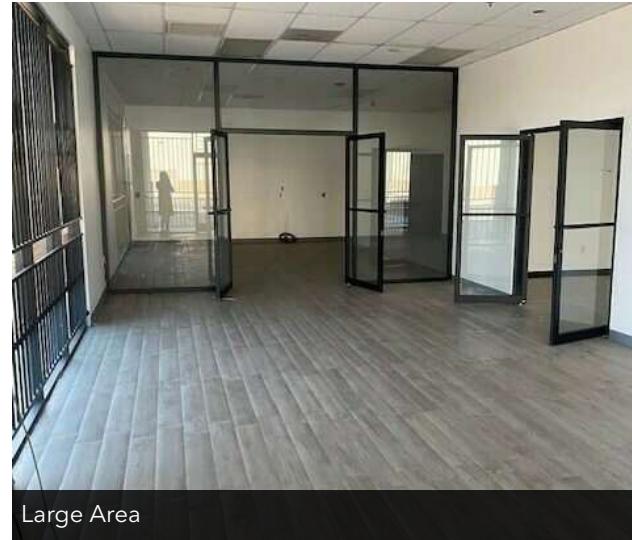


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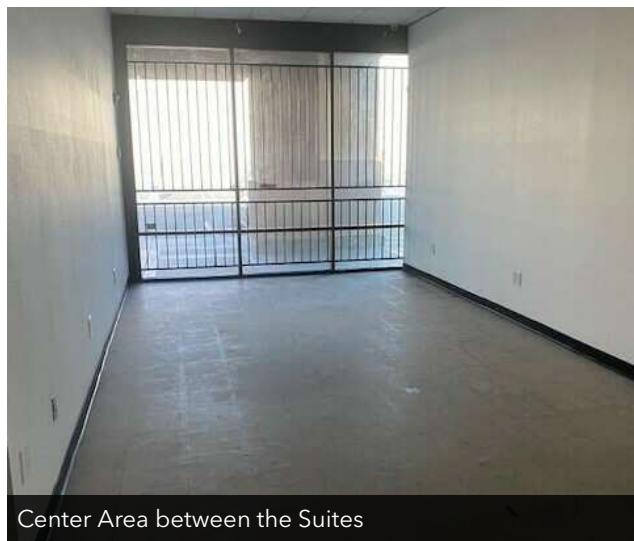
Main Portion of the Suite



Large Area



Large Kitchen Area



Center Area between the Suites



Small Room



Smaller Kitchen Area

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JOINT TENANTS AT JACKSON SQUARE

WALMART NEIGHBORHOOD MARKET
BANK OF AMERICA
MANGOS JUICE SHOP
INLAND ICE
STARBUCKS
T-MOBILE
JOE'S SUSHI THE CABO WAY
WINGSTOP
SUBWAY
MCDONALDS
TACO BELL
FITNESS - VIDA EN ABUDANCIA
POLO CLEANERS
THE BROTHERS NAILS & SPA
BLEND SMOKE SHOP
TAQUERIA GUERRERO
POSTAL ANNEX+
DFC TAX & ACCOUNTING
BARBERIA BARBER SHOP
STATE ASSEMBLYMAN



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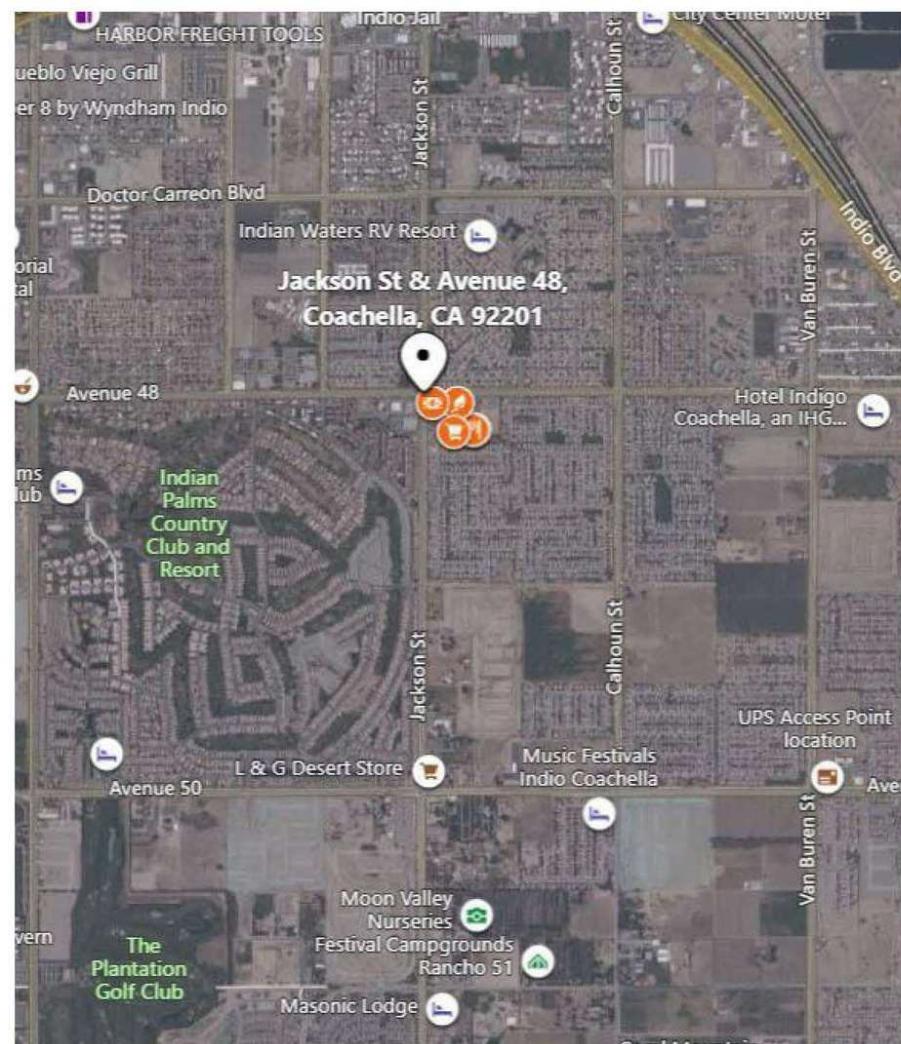
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	57,725	169,387	253,008
Average Age	31.7	35.4	39.8
Total Households	16,001	50,981	96,463
# of Persons per HH	3.5	3.3	2.9
Average HH Income	64,955	84,569	94,341
Average Home Value	260,106	342,710	389,055

*Demographic data derived from 2020 US Census



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