

OFFERING MEMORANDUM

# 51229 CESAR CHAVEZ ST



COACHELLA, CA 92236

**Harcourts**

**km** Kidder Mathews



*Exclusively listed by*

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# *AUTOMOTIVE OFFERING* IN THE BUSTLING COACHELLA COMMERCIAL DISTRICT



51229 Cesar Chavez St, Coachella, CA 92236 is a large 2.12 AC (92,347 SF) property consisting of two freestanding multi-tenant buildings totaling ±4,500-square-feet. The subject property is positioned with 122 feet of frontage on the high-traffic, Cesar Chavez Street, exposed to nearly 23,000 vehicles per day. It currently hosts a mix of automotive-focused tenants, including four (4) automotive dealerships, an automotive repair shop, and a smog shop, catering to the area’s strong demand for automotive services. Surrounded by national retailers like Cardenas Market, Planet Fitness, and Carl’s Jr., this property offers high visibility, stable income, and flexible options for an owner/user, developer, or investor in Coachella’s bustling commercial district.

ADDRESS	51229 Cesar Chavez St, Coachella, CA 92236
PARCEL NO.	768-210-023
LIST PRICE	\$3,195,000
BUILDING SIZE	±4,500 SF
APPROX. LOT SIZE	2.12 AC (92,347 SF)
YEAR BUILT	TBD
ZONING	CG



## PROPERTY HIGHLIGHTS

### HIGH-EXPOSURE LOT WITH PRIME FRONTAGE

2.12 acres with 122 feet of frontage on Cesar Chavez Street, exposed to 23,000 vehicles daily for maximum visibility.

### AUTOMOTIVE-FOCUSED TENANT BASE

Mix of four dealerships, a repair shop, and a smog shop meets strong local demand and ensures stable income.

### SURROUNDED BY NATIONAL RETAILERS

Close to Cardenas Market, Planet Fitness, and Carl's Jr., benefiting from high nearby foot traffic.

### VERSATILE OWNERSHIP OPTIONS

Ideal for owner/user, developer, or investor, offering flexibility for business occupancy or redevelopment.

### HIGH-GROWTH COACHELLA LOCATION

Positioned in a growing commercial district with rising demand for automotive and retail services.

### TOURISM-DRIVEN DEMAND

In a major tourist area with 14+ million visitors annually, close to festivals, casinos, and golf courses.

# EXECUTIVE SUMMARY



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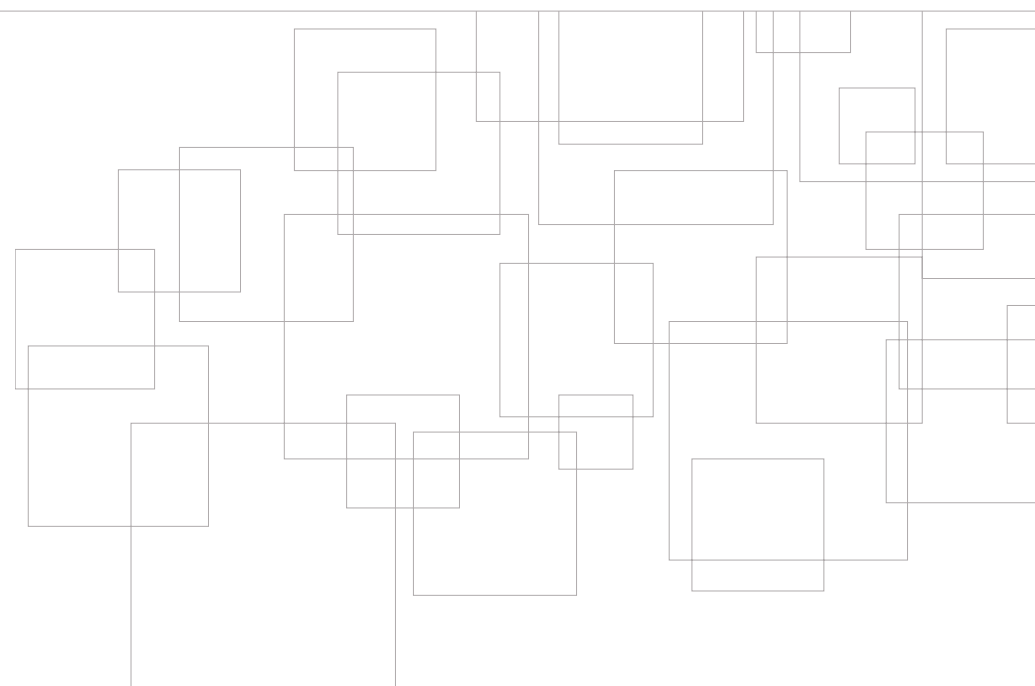
# FINANCIAL SUMMARY

## OFFERING SUMMARY

List Price	\$3,195,000
Price/SF	\$710.00
Price/Land SF	\$34.60
Current Cap	3.38%
Pro Forma Cap	8.44%

## ANNUALIZED OPERATING DATA

	Current	Pro Forma
<b>Gross Potential Rent</b>	<b>\$169,800</b>	<b>\$310,800</b>
Expense Reimbursements	-	\$31,885
Gross Potential Income	\$169,800	\$342,685
Vacancy / Collection Allowance	(\$5,094) 3%	(\$9,324) 3%
Effective Gross Income	\$164,706	\$333,361
Less Expenses	(\$56,719)	(\$63,769)
<b>Net Operating Income</b>	<b>\$107,987</b>	<b>\$269,592</b>
<b>Cap Rate</b>	<b>3.38%</b>	<b>8.44%</b>



## ANNUALIZED EXPENSES

1.12000%	Current Expenses	Pro Forma Expenses	Current Reimb.	Pro Forma Reimb.
Base Taxes	\$35,784	\$35,784	-	\$17,892
Special Assessments	\$980	\$980	-	\$490
Insurance	\$5,700	\$5,700	-	\$2,850
Utilities	\$4,800	\$4,800	-	\$2,400
Gardener	\$720	\$720	-	\$360
Tree Service	\$245	\$245	-	\$123
Management (5%)	\$8,490	\$15,540	-	\$7,770
<b>Total Expenses</b>	<b>\$56,719.00</b>	<b>\$63,769.00</b>		

# RENT ROLL

TENANT INFORMATION						CURRENT			PRO FORMA				
Suite	Tenant	Lease Commence	Lease Expire	Rent Increases	Options	Lease Type	Monthly Rent	Annual Income	Lease Type	Monthly Rent	Annual Income	% Reimb.	NNN Reimb.
A	Lucky	COE	TBD	N/A	N/A	MG	\$3,150.00	\$37,800.00	MG	\$3,150.00	\$37,800.00	-	-
B	Coachella Smog Shop	12/01/2020	MTM	N/A	N/A	MG	\$2,500.00	\$30,000.00	MG	\$2,800.00	\$33,600.00	-	-
C	Automotive Repair MR	02/01/2024	01/31/2025	N/A	N/A	MG	\$2,000.00	\$24,000.00	MG	\$2,500.00	\$30,000.00	-	-
D	Zahidi Motors	06/01/2024	12/31/2025	N/A	N/A	MG	\$2,200.00	\$26,400.00	MG	\$2,200.00	\$26,400.00	-	-
E	Driven Auto Sales	06/01/2024	05/31/2025	N/A	1 x 1 Year	MG	\$3,100.00	\$37,200.00	MG	\$3,750.00	\$45,000.00	-	-
F	Desert Empire Motors	06/16/2024	06/30/2025	N/A	N/A	MG	\$1,200.00	\$14,400.00	MG	\$1,500.00	\$18,000.00	-	-
Vacant Lot						-	-	-	NNN	\$10,000.00	\$120,000.00	50.00%	\$31,884.50
<b>Totals</b>							<b>\$14,150.00</b>	<b>\$169,800.00</b>		<b>\$25,900.00</b>	<b>\$310,800.00</b>	<b>50.00%</b>	<b>\$31,884.50</b>





# COACHELLA

*California's Coachella has developed into a thriving metropolis that blends its rich past of desert origins with contemporary, artistic culture, making it a well-liked vacation and business destination.*

Coachella's strategic location within the Inland Empire shapes the city's unique and engaging atmosphere near major urban centers, mountains, and desert landscapes. The city's more affordable cost of living attracts people and companies seeking to benefit from its location without incurring the high expenses typical of urban areas. Because of its convenient accessibility, the city is increasingly becoming an attractive location for companies in the agricultural, logistics, and emerging sectors, such as clean energy. Larger urban regions like Palm Springs and Los Angeles are easily accessible from neighboring cities.

The city's diverse economy and growing status as a hub for arts and entertainment offer exciting opportunities for businesses across various industries. The economic climate in the city is becoming increasingly favorable for various logistical and industrial companies, especially those in the automotive and aerospace sectors. Its significance as a distribution hub is influenced by its advantageous position close to important transportation routes.

The city has become world-famous for its Coachella Valley Music and Arts Festival, symbolizing a fusion of fashion, music, and art. Coachella's growing popularity as a weekend getaway and cultural event has led to a boom in stylish boutique hotels, upscale restaurants, and trendy outdoor spaces beyond the festival grounds.

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED POPULATION	23,133	57,582	121,253
2029 PROJECTED POPULATION	24,426	60,106	125,936
2010 CENSUS POPULATION	21,349	53,791	104,441

## 2024 POPULATION BY RACE AND ETHNICITY

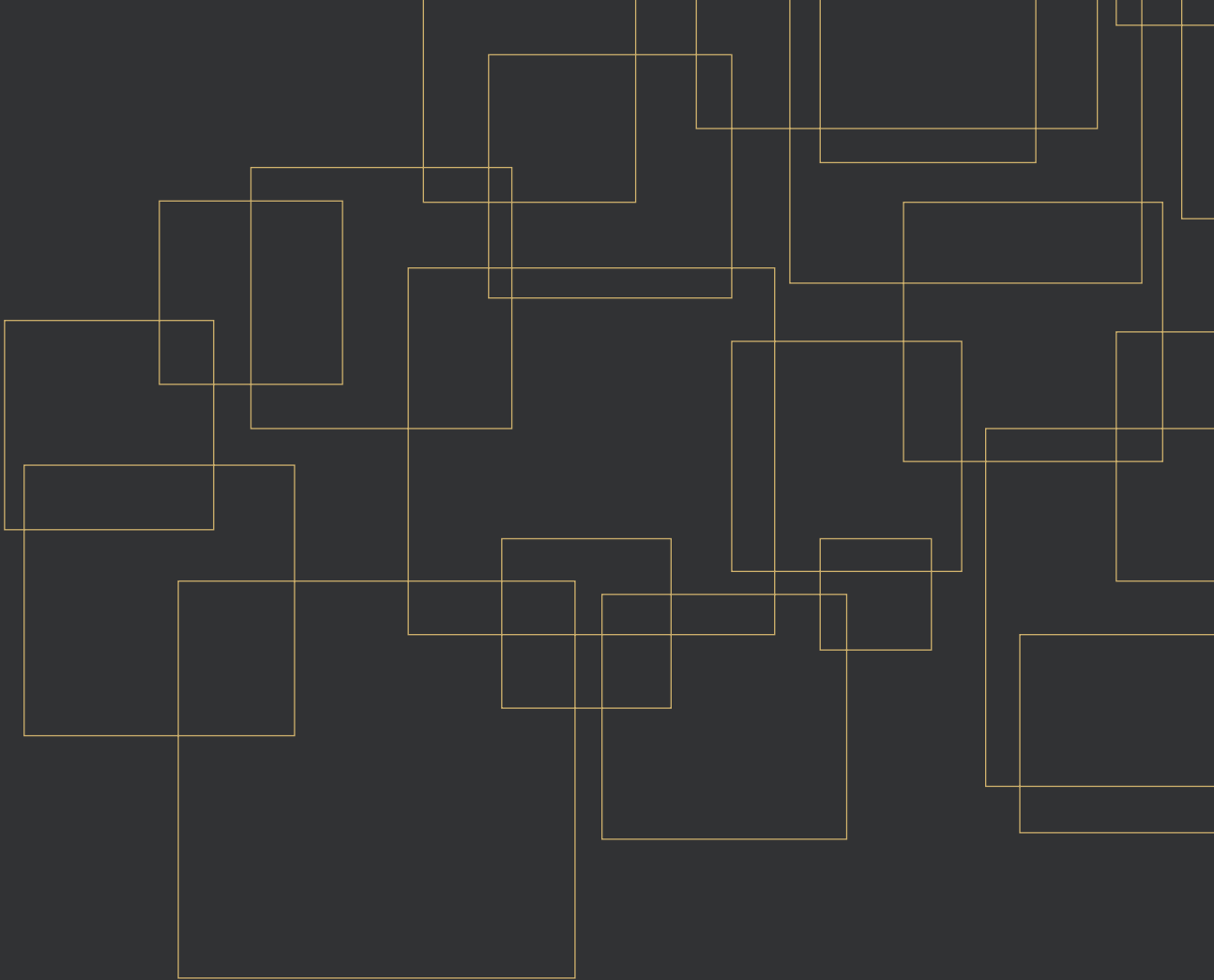
	1 Mile	3 Miles	5 Miles
WHITE	5,557	15,749	39,684
BLACK OR AFRICAN AMERICAN	329	1,081	3,451
AMERICAN INDIAN OR ALASKA NATIVE	456	1,025	2,003
ASIAN	279	1,024	3,355
HAWAIIAN OR PACIFIC ISLANDER	6	19	69
OTHER RACE	11,578	26,870	49,038

## HOUSEHOLD

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED HOUSEHOLDS	5,596	15,059	35,901
2029 PROJECTED HOUSEHOLDS	5,991	16,003	37,961
2010 CENSUS HOUSEHOLDS	4,788	12,909	27,748

Data Source: Regis Online, ©2024, Sites USA, Chandler, Arizona, 480-491-1112  
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