

# 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  
dd's Discounts

## Chain Tenants

Melrose Fashion, NAPA Auto  
ACE Hardware, Wells Fargo,  
Big 5 Sporting Goods  
Game Stop,  
Desert Oasis Health

## Traffic Count

40,000 cars per day

## Space Available

Pad and Inline-Retail

## Parking

826 stalls

## LUKO MANAGEMENT

5962 Bolsa Ave., Suite 108  
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Canaan Pacific

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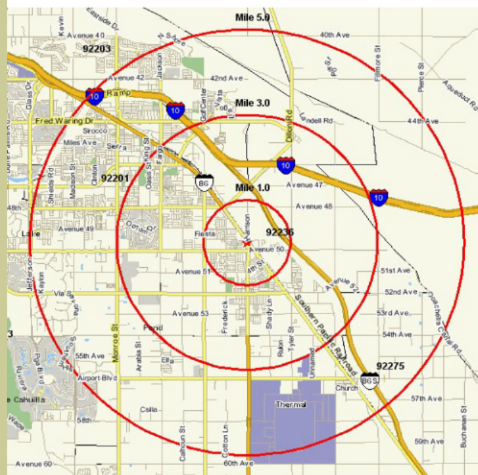
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Premium Regional Shopping Center with strong identity and convenience, serving the City of Coachella and extended trade-area.

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)



- A - ICE CREAM
- B - BUDGET NAILS
- C - SHOE
- D - SALON
- E - SALLY'S BEAUTY
- F - FANTA SPORT
- G - T-SHIRTS
- H - DENTIST
- I - FREEWEE INSURANCE
- J - PHARMACY
- K - GALILEE RETAIL
- L - FURNITURE STORE
- M - GALILEE CENTER
- N - BIG 5
- O - SANTA FE
- P - RESTAURANT
- Q - TAQUERIA
- R - Gym
- S - **Approx. 1,273 SF**
- T - Boost Mobile
- U - INSURANCE
- V - PIZZA PATRON

## BUILDING AREAS:

|         |             |
|---------|-------------|
| MAJOR-A | 65,286 S.F. |
| MAJOR-B | 9,448 S.F.  |
| MAJOR-C | 10,000 S.F. |
| MAJOR-D | 24,848 S.F. |
| SHOPS-1 | 6,000 S.F.  |
| SHOPS-2 | 5,200 S.F.  |
| SHOPS-3 | 4,400 S.F.  |
| SHOPS-4 | 9,976 S.F.  |
| SHOPS-5 | 12,000 S.F. |
| SHOPS-6 | 12,000 S.F. |
| SHOPS-7 | 12,750 S.F. |
| WENDY'S | 3,176 S.F.  |

|               |            |
|---------------|------------|
| PAD 1         | 7,000 S.F. |
| PAD-2A        | 3,000 S.F. |
| PAD-2B        | 1,000 S.F. |
| PAD-2C        | 3,000 S.F. |
| PAD-3         | 5,184 S.F. |
| PAD-4A        | 1,750 S.F. |
| PAD-4B        | 1,880 S.F. |
| PAD-4C        | 4,150 S.F. |
| AVAILABLE PAD | 2,271 S.F. |
| GAS KIOSK     | 200 S.F.   |

TOTAL 204,519 S.F.

## CITY PARKING REQUIREMENT CALCULATIONS:

FULL SIZE 9'x19' REQUIRED  
2' OVERHANG ALLOWED  
NO COMPACTS ALLOWED  
REQUIRED PARKING = 1/250 S.F.  
204,519 S.F. @ 1/250 S.F. = 818 REQUIRED

## PARKING PROVIDED:

FULL SIZE 806 SPACES  
HANDICAPED SPACES 26 SPACES  
TOTAL PARKING PROVIDED = 834 SPACES  
204,519 S.F. / 834 = 1/243 S.F.

## CITY LANDSCAPE REQUIREMENT CALCULATIONS:

REQUIRED INTERIOR LANDSCAPING=5% OF PARKING AREA  
530,250 X 5% = 26,512 SF REQUIRED  
50,600 SF PROVIDED

## SITE CALCULATIONS:

TOTAL SITE AREA = 800,511 S.F. 18.38 ACRES  
BUILDING AREA = 207,106 S.F.  
LAND TO BUILDING GROSS FLOOR AREA RATIO = 25.2%  
RATIO = 4:1  
LAND TO TOTAL LANDSCAPE RATIO = 11:1  
ZONE GENERAL COMMERCIAL C-G