

.33 ACRE COMMERCIAL PAD GROUND LEASE

CORNER LOCATION | COACHELLA



SWC CESAR CHAVEZ ST & BAGDAD AVE, COACHELLA, CA

FEATURES

- 0.33 acre commercial pad available for ground lease
- Ideal location for fast food restaurant or drive-thru coffee shop
- Convenient location at the corner of Cesar Chavez & Bagdad Ave in the rapidly-growing city of Coachella
- Impressive traffic counts of 21,335 average cars per day on Cesar Chavez St
- Easy access to all Desert Cities via Grapefruit Blvd and Expressway 86

LEASE RATE: \$4,500/MO NNN

COACHELLA VALLEY



VICINITY MAP



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.33 AC COMMERCIAL PAD GROUND LEASE

AERIAL & SITE AMENITIES

SWC BAGDAD & CESAR CHAVEZ, COACHELLA



SITE AMENITIES

- **Location:** Property is located at the southwest corner of Cesar Chavez Street and Bagdad Avenue in Coachella, CA.
- **Zoning:** [C-N \(Neighborhood Commercial\) - Click to view](#)
- **General Plan:** Neighborhood Center
- **APN:** 768-232-014
- **Parcel Size:** 0.33 AC (14,374 SF)
- **Utilities: Water:** 10" line on Cesar Chavez St
8" line on Bagdad Ave
4" line on Suez Rd
- **Sewer:** 15" line on Cesar Chavez St
10" line on Bagdad Ave
- **Electric:** In Street
- **Comments:** Excellent location for a fast food restaurant or drive-thru coffee shop. Located at a high-traffic corner in the "Pueblo Viejo Revitalization" area of downtown Coachella, this lot is located in a prime area of growth and is across the street from the new-construction Covalda Apartments, a mixed-use building with retail and apartments.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	24,029	55,555	121,009
2025 Households	5,652	14,206	35,480
Avg. Income	\$75,681	\$86,222	\$98,359

TRAFFIC COUNTS

Cesar Chavez St (Harrison) @ Cairo St	21,335
Cesar Chavez St @ Calle Rojo	18,883

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.