

COACHELLA VALLEY COMMUNITY HEALTH CENTER

NNN MEDICAL INVESTMENT

49869 CALHOUN ST, COACHELLA, CA



FEATURES

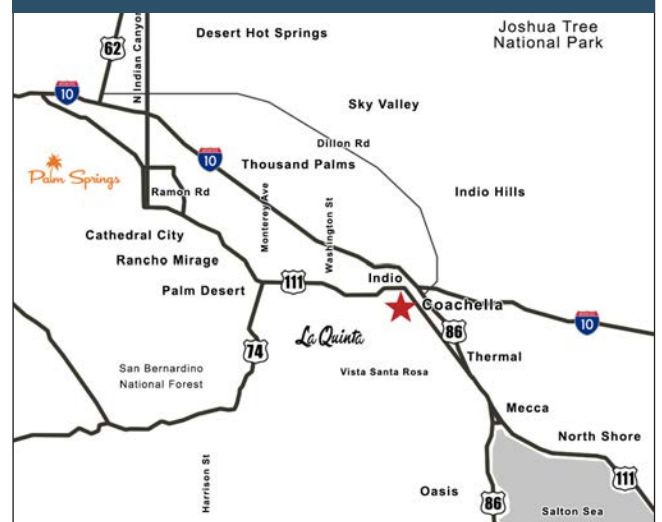
- 41,092 SF Class A Medical Building
- New Construction
- Single Tenant Net Lease
- Elevator Served
- 10 Year Lease With 2% Annual Increases
- First Class Tenant Improvements
- Abundant Parking

PRICE: \$21,707,600

6.5% CAP*

**Based on the net income as of May 2025*

VICINITY MAP




Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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COACHELLA VALLEY COMMUNITY HEALTH CENTER SITE PLAN & SITE AMENITIES



Directions: From I-10, travel east. Keep right to continue on CA-86 S and follow the signs for Brawley/El Centro/865 Expy for three miles. Turn right onto Ave 50 for about 2.7 miles. Turn right onto Calhoun St for 256 ft. The property will be on your left.

SITE AMENITIES

- **Location:** Property is located at 49869 Calhoun St in Coachella, CA
- **Zoning:** Commercial
- **General Plan:** Neighborhood Center
- **APN:** 612-280-025
- **Parcel Size:** 2.51 acres
- **Current Use/Highest & Best Use:** Medical Facility
- **Flood Zone:** 500 Year
- **Current Net Income:** \$1,383,332.49/year
- **Cap Rate:** 6.5% (Based on net income as of May 2025)
- **Terms:** Cash
- **Comments:** Coachella is one of the fastest growing cities in the Coachella Valley. Population of over 158,000 within a five mile radius.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	14,733	93,339	158,369
No. of Households	3,736	25,018	46,451
Average HH income	\$80,612	\$62,853	\$83,908

TRAFFIC COUNTS

Ave 50 & Van Buren St	10,163
Ave 50 & Colonia Dr	7,950

SITE PLAN



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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.

COACHELLA VALLEY COMMUNITY HEALTH CENTER

BUILDING FEATURES & UTILITIES PROVIDERS



BUILDING FEATURES:

- **Class A Building**
- **New Construction**
- **Steel & Wood Frame**
- **OSHPD 3 Certified Generator**
- **Automated X-Ray Systems**
- **EPDM/TPO Roofing Membrane**
- **Two Elevators**
- **Multiple Data Lines through out the Building**
- **Decorative Glass Throughout**
- **Granite Counter Tops**
- **Parking w/ Separate Employee Parking**
 - Parking Spaces: 291
 - Parking Ratio: 5.8/ 1000
- **Drought Tolerant Landscape**



Utility Providers:

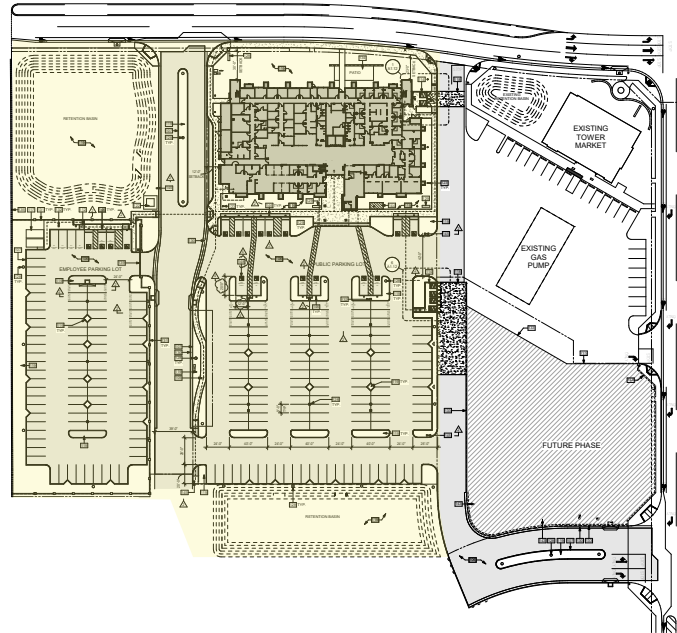
- **Electricity**
Imperial Irrigation District
- **Water**
Coachella Valley Water Authority & Sanitation District
- **Sewer**
Coachella Valley Water Authority & Sanitation District
- **Gas**
Southern California Gas Company
- **Internet**
Frontier
- **Waste Services**
Burrtec Waste & Recycling Services

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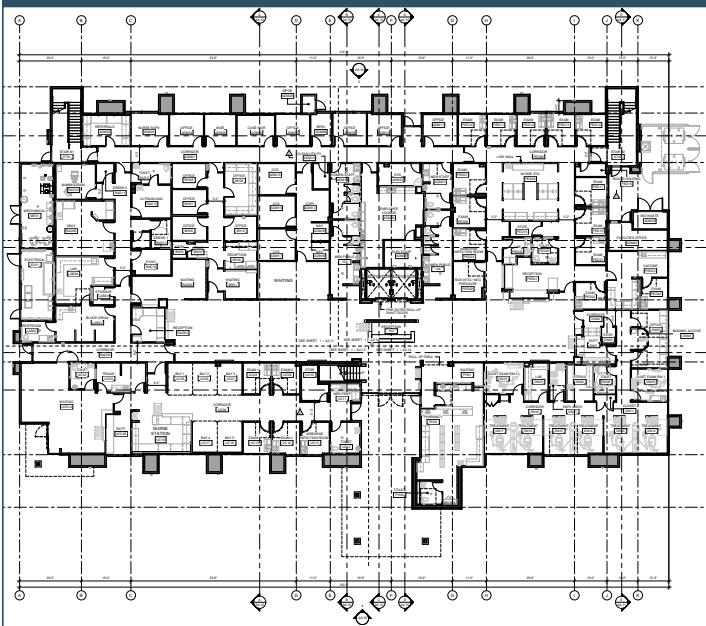
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OVERALL SITE PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

