

FOR SALE

51704-51710 HARRISON ST, COACHELLA, CA 92236

RETAIL / MIXED-USE INVESTMENT OPPORTUNITY



EXCLUSIVELY LISTED BY

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PROPERTY SUMMARY

SVN® Vanguard is pleased to present 51704 - 51710 Harrison Street, a mixed-use investment opportunity strategically located in the heart of Coachella, California. Situated on approximately 0.49 acres at the prominent corner of Cesar Chavez Street and Cairo Street, the property consists of three ground-floor commercial suites, two second-floor residential apartments, and a recently renovated rear warehouse/storage building with separate rear access and dedicated on-site parking.

The commercial component includes a neighborhood-serving CPA office and a restaurant occupying two storefront suites, creating a diverse tenant mix with strong street presence along one of Coachella's primary commercial corridors. Above the commercial spaces are two spacious 3-bedroom, 1-bathroom apartment units, providing a balanced blend of residential and commercial uses within a single asset.

The property also features a recently renovated rear warehouse/storage building that expands the functionality of the site and provides flexibility for a variety of commercial, storage, owner-user, or future leasing applications. Combined with the property's expansive parking area, multiple access points, and corner positioning, the site offers characteristics rarely found among comparable downtown mixed-use properties.

Zoned CG (General Commercial), the property presents both immediate utility and long-term strategic value. The sizable ±21,344 square foot parcel, prominent corner location, and position within Coachella's evolving downtown corridor may provide future opportunities for repositioning, expanded commercial use, or mixed-use redevelopment, subject to buyer investigation and municipal approval.

With its diversified unit mix, flexible site configuration, substantial land area, and location within one of the Coachella Valley's fastest-growing communities, 51704 - 51710 Harrison Street offers a unique opportunity for investors, owner-users, and developers seeking a well-located mixed-use asset with both current functionality and future potential.

PROPERTY SUMMARY

Sale Price	\$1,495,000	Cap Rate	6.64%
Property Type	Retail / Mixed-Use	Building Size	±6,280 SF
Commercial Suites	4	Residential Units	2
Lot Size	±0.49 AC / ±21,344 SF	Parking Ratio	4.73/1,000 SF
APN	778-150-001	Zoning	CG

PROPERTY HIGHLIGHTS

- Signalized hard-corner location at Cesar Chavez Street & Cairo Street with excellent visibility and street frontage.
- Mixed-use asset consisting of three commercial suites, two residential apartments, and one warehouse/storage space.
- ±21,344 SF lot (0.49 acres) with ample parking.
- CG zoning offering flexibility for a variety of commercial and mixed-use development opportunities.
- Recently renovated ±1,500 SF attached rear warehouse/storage space with separate rear access.
- Future repositioning and redevelopment potential supported by the property's corner location, substantial land area, and position within Coachella's evolving downtown corridor.

INVESTMENT SUMMARY

The property is offered at \$1,495,000 and is currently generating approximately \$101,670 in annual gross income with an estimated NOI of \$99,270, representing a 6.64% cap rate based on the asking price.

The diversified mixed-use configuration consists of three commercial storefronts, two recently remodeled second-floor 3-bedroom/1-bathroom residential apartments, and a recently renovated $\pm 1,500$ SF rear warehouse/storage space with HVAC and a private restroom. Situated on an approximately 0.49-acre lot, the property also features ample on-site parking in both the front and rear, providing added convenience for tenants, customers, and future users.

The property benefits from multiple income streams, low operating expenses, and a balanced tenant mix, while also offering value-add potential through lease optimization and the lease-up of the vacant warehouse/storage space. Zoned CG (General Commercial), the asset provides long-term flexibility for a variety of commercial and mixed-use uses, subject to applicable approvals and municipal regulations. Recent improvements to both residential units and the rear warehouse further enhance the property's long-term investment appeal, making it well-positioned for investors seeking stable in-place income with future upside.

PROPERTY IMAGES



LOCATION SUMMARY

51704 - 51710 Harrison Street is located at the signalized corner of Cesar Chavez Street and Cairo Street within Coachella's established downtown district. The property benefits from exceptional visibility along Cesar Chavez Street, one of the city's primary north-south commercial corridors, serving both local residents and visitors traveling throughout the eastern Coachella Valley.

The surrounding area is characterized by a blend of retail, restaurant, professional office, residential, civic, and community-serving uses that contribute to consistent daily activity and neighborhood engagement. The property is conveniently located near Downtown Coachella, City Hall, Veterans Memorial Park, schools, regional shopping destinations, and major employment centers throughout the valley.

The site also benefits from excellent regional connectivity, with convenient access to Interstate 10, Highway 111, Avenue 50, and other major transportation routes linking Coachella with Indio, La Quinta, Palm Desert, and the broader Southern California market.

Coachella continues to experience significant population growth, infrastructure investment, and public-private redevelopment initiatives aimed at enhancing its downtown core and commercial corridors. The property's location within this evolving district, combined with its General Commercial zoning, substantial land area, and highly visible corner positioning, places it within an area poised for continued investment and long-term growth.

As one of the few mixed-use properties in the immediate area offering commercial frontage, residential units, warehouse functionality, and significant on-site parking on nearly half an acre, the property occupies a uniquely strategic position within the Coachella marketplace.

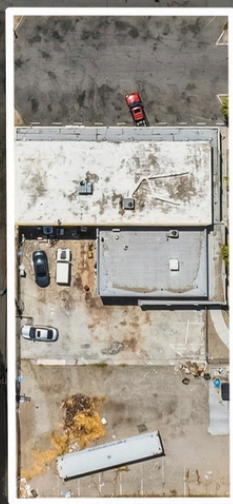
LOCATION MAP



51704-51710 HARRISON ST

51704-51710 HARRISON ST, COACHELLA, CA 92236

AERIAL PHOTO



51704-51710 HARRISON ST, COACHELLA, CA 92236

AERIAL MAP



COACHELLA
CITY HALL



VETERANS
MEMORIAL PARK

BOBBY DUKE
MIDDLE SCHOOL

GRAPEFRUIT BOULEVARD



51704-51710 HARRISON ST



PETER PENDLETON
ELEMENTARY
SCHOOL

HARRISON STREET

DEMOGRAPHICS

COACHELLA, CA

The property is supported by a growing Coachella trade area with **23,683 residents within one mile** and **53,902 residents within three miles**. The surrounding area includes **13,691 households within three miles**, a **median household income of \$70,222**, and **10,391 daytime employees**, supporting demand for housing, retail, restaurant, service, and neighborhood-serving commercial uses. With projected population and household growth through 2030, the property is positioned to benefit from continued local market expansion.

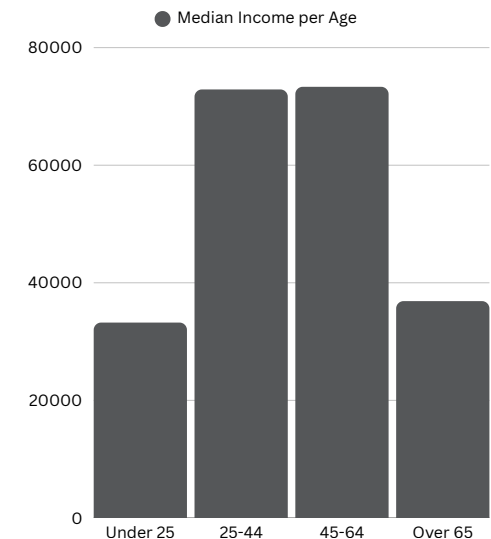
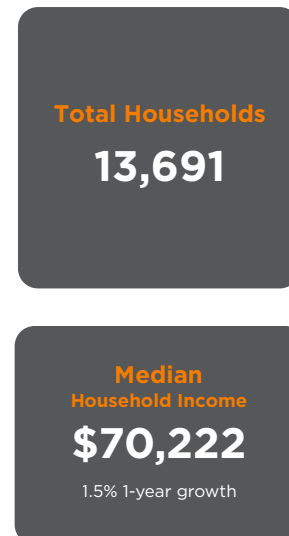
POPULATION



EMPLOYMENT



HOUSEHOLDS & INCOME



Source: CoStar and [Point2Homes](#)

DISCLAIMER

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