

# LEJA FARMS

Turnkey Date Farm and Processing Facility with 2 Homes

52500 Van Buren Street, Coachella, CA 92236

**FOR SALE**

**\$8,000,000**

**OPPORTUNITY  
ZONE**



**KATE RUST**

Partner

DRE# 01267678

kate@meadecommercial.com

760-409-1532

**KIM KELLY**

Desert Sands Realty

DRE# 01329387

kjkpolo@gmail.com

760-285-3578



72100 Magnesia Falls Drive, Ste 2, Rancho Mirage, CA 92270  
meadecommercial.com | CA DRE Lic 02439728

Leja Farms is a fully developed, income-producing date farm encompassing **35.56 acres** in Coachella, California. Strategically located within a designated Coachella **Opportunity Zone** and zoned **G-N (General Neighborhood)** and **G-C (General Commercial)**, this property combines strong agricultural production with long-term redevelopment potential.

### Date Farm Features & Improvements include:

- **Date Palms:** Barhi, Honey, and Medjool varieties
- **Approximate Tree Count:** 1,180
- **Main Warehouse/ Packing Facility:** 10,394 sq. ft. with a large mezzanine (1,966 sq. ft.)
- **Secondary Warehouse:** 120' x 40' (4,800 sq. ft.)
- **Freezer:** 20' x 20'
- **Cold Storage Room:** 40' x 40' with two 12' roll-up doors and mezzanine
- **Hydration Room:** 277' Class C concrete block structure
- **Hydration & Fumigation Room:** Converted shipping container
- **Additional Shipping Container Storage**
- **Metal Shade Structure** with chain-link storage yard
- **Above-average irrigation system**

- **Solar Power**
- **Private Well:** 1/4 mile depp, 10" casing, 600 gpm
- **IID Canal Water Rights** for Irrigation
- **Groundskeeper Home:** 483 sq. ft.

### Residence Features:

- **Primary Residence:** 3,383 sq. ft. | \$3,500/month
- **Secondary Residence:** 2,678 sq. ft. | \$3,000/month  
*Leases on month-to-month basis*

### Investment Highlights:

With its dual zoning designations, extensive on-site infrastructure, and Opportunity Zone benefits, Leja Farms presents a rare investment opportunity offering both immediate agricultural income and long-term redevelopment potential.

These features support maximum farm productivity in the heart of the **Coachella Valley**—the premier date-growing region in the United States, responsible for nearly **95% of the nation's crop**.





**35.56 Acres – Three Parcels**

APNs: 768-260-001, 768-260-002, 768-290-001

**Property Highlights:**

- **Location:** Coachella, CA with utilities to site
- **Utilities in close proximity to site:** Sewer and water supplied by City of Coachella Utilities Services. Property currently served by private well and septic systems.
- **Mixed-Use Opportunity with dual zoning:** General Commercial (G-C) & General Neighborhood (G-N)
- **Residences:** Two homes on-site leased on month-to-month basis
- **Agricultural Infrastructure:** Date packing facility and supporting improvements
- **Production:** Yields between 275,000 – 300,000 lbs. annually
- **Infrastructure:** 12” water main & 12” sewer line at the intersection of Van Buren Street and 52nd Ave.
- **Ownership:** Fee Simple interest
- **Date Palms:** Approximately 1,180 trees
  - ~8-acre Corner Parcel: ~75 Deglet Noor
  - Middle Parcel (with date processing facility): ~400 Deglet Noor and ~40 Barhi/Honey
  - 19-acre Corner Parcel: ~620 Deglet Noor (including 30 male trees) and 45 Medjool
- **Sustainability:** Solar power system— installed and paid for

# ENTERTAINMENT/AMENITY LOCATIONS

FOR SALE | LEJA FARMS

52500 Van Buren Street, Coachella, CA 92236



	<p><b>SUBJECT PROPERTY</b>  <b>Leja Farms</b>                  52500 Van Buren St                  Coachella, CA 92236</p>
	<p><b>Festival Grounds</b>                  52nd and Monroe                  Indio, CA 92201                  600+ Acres</p>
	<p><b>Empire Polo Club</b>                  52nd and Jackson St                  Indio, CA 92201                  400+ Acres</p>
	<p><b>Augustine Casino</b>                  84-001 Avenue 54                  Coachella, CA 92236</p>
	<p><b>Desert International Horse Park</b>                  85-555 Airport Blvd.                  Thermal, CA 92274</p>
	<p><b>The Thermal Club / Thermal Race Track</b>                  61980 Tyler Street                  Thermal, CA 92274</p>
	<p><b>Thermal Ranch</b>                  (New Horse Facility)                  Harrison St and Avenue 62                  Thermal, CA 92774</p>
	<p><b>Ladera Golf Club</b>                  69501 Lemon Blossom Lane                  Thermal, CA 92274</p>

KATE RUST  
 kate@meadecommercial.com  
 760-409-1532

KIM KELLY  
 kjkpolo@gmail.com  
 760-285-3578

© MEADE COMMERCIAL, INC. | 2026

\*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAR 15 2007

POR. SEC 7 T. 6S., R. 8E (07)  
CITY OF COACHELLA

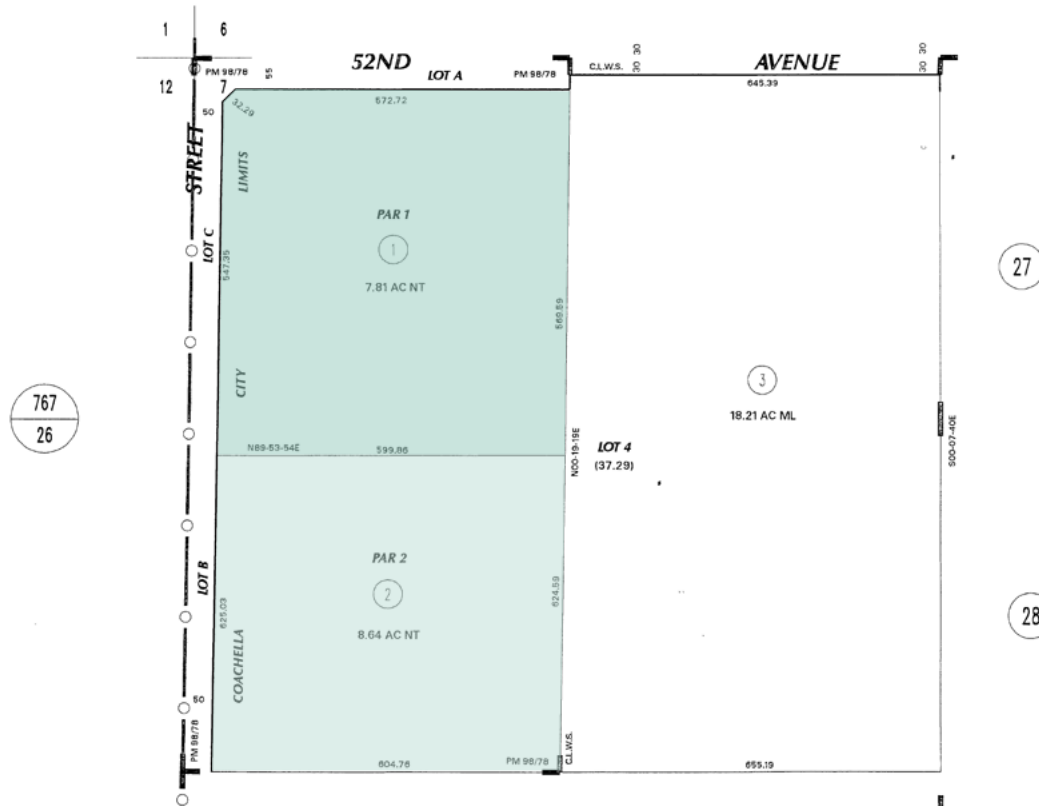
T.R.A. 012-052

768-26

765-12



1" = 200'  
ANGLE = 0



DATA: RS 14/71  
WB 4/53  
60' RDS. PER INST. 32692 4/59

ASSESSOR'S MAP BK768 PG.26  
Riverside County, Calif.

BCB

MB 4/53 COACHELLA LAND & WATER SUB.  
PM 98/78-79 PARCEL MAP NO. 16692

Sep 2006

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAR 15 2007

26

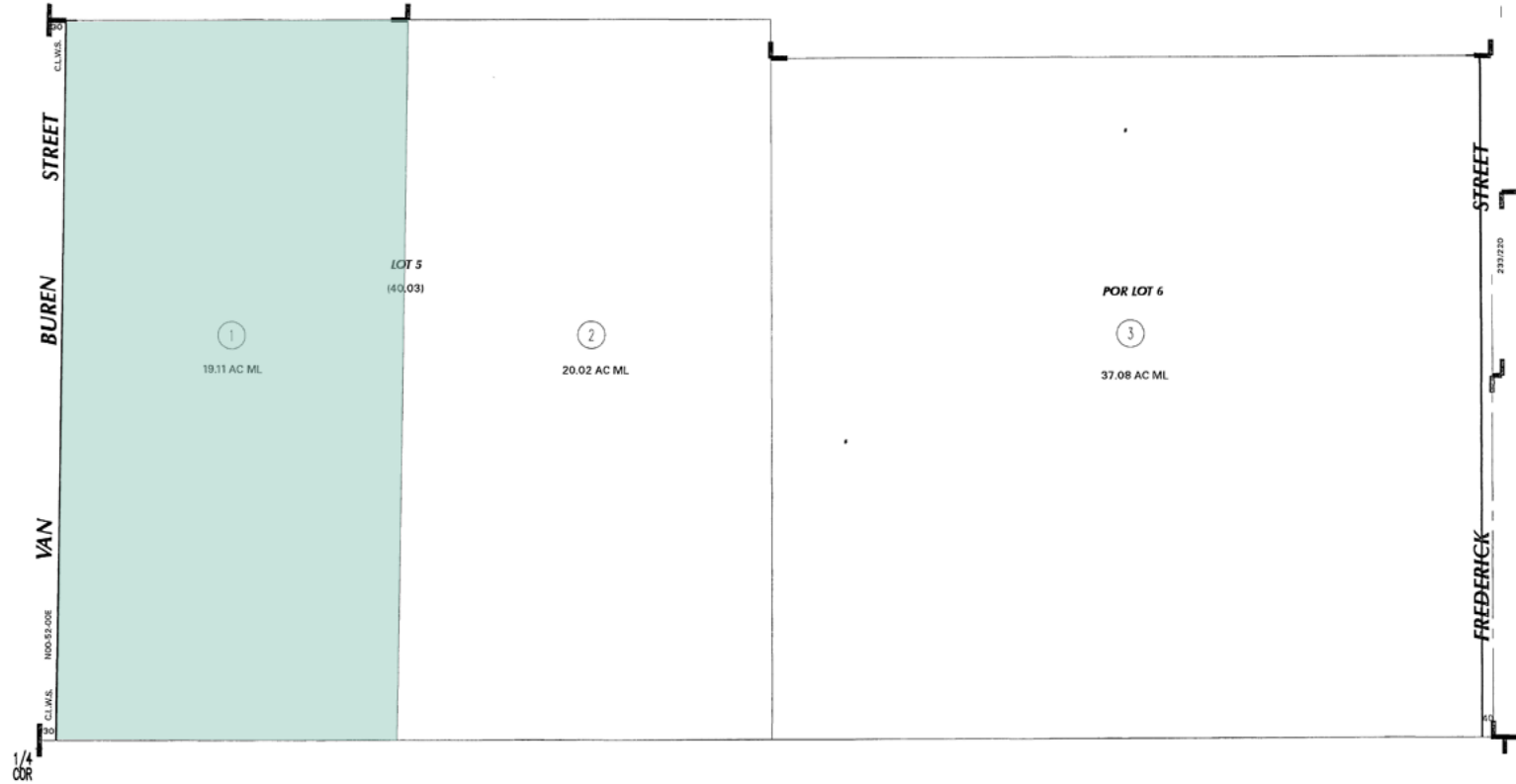
POR. SEC 7 T. 6S., R. 8E  
CITY OF COACHELLA

T.R.A. 012-052

768-29  
765-13



767  
27



35

36

37

DATA: RS 14/71  
60" RDS. PER INST. 32692 4/59

ASSESSOR'S MAP BK768 PG.29  
Riverside County, Calif.

OCB

30

MB 4/53 COACHELLA LAND & WATER SUB.

Oct 2006

43





# AERIAL MAP | DEMOGRAPHICS

**FOR SALE | LEJA FARMS**  
52500 Van Buren Street, Coachella, CA 92236



DEMOGRAPHICS	2-Mile	5-Mile	10-Mile
Population	40,134	133,721	249,134
Households	10,073	40,793	87,334
Median Household Income	\$46,814	\$59,920	\$68,549
Average Daily Traffic (ADT)	Van Buren Street and 52nd Ave: 8,420 ADT		

**KATE RUST**  
kate@meadecommercial.com  
760-409-1532

**KIM KELLY**  
kjkpolo@gmail.com  
760-285-3578

© MEADE COMMERCIAL, INC. | 2026

\*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

### CAPITAL GAINS TAX DEFERRAL

An investor that re-invests capital gains into a Qualified Opportunity Fund can defer the payment of federal taxes on the realized gains of the investment as late as December 31, 2026.

### CAPITAL GAINS TAX REDUCTION

An investor that meets timing deadlines and holds their investment in a Qualified Opportunity Fund for at least five years can reduce their tax bill on the capital gains differed by 10%. If the investor holds their investment for at least seven years, the reduction increases to 15%.

### ELIMINATION OF TAXES ON FUTURE GAINS

An investor that holds their investment in a Qualified Opportunity Fund for at least ten years will not be required to pay federal capital gains taxes on any realized gains from the investment.



## YOUR ADVISORS



### KATE RUST

Partner

DRE# 01267678

kate@meadecommercial.com

760-409-1532



### KIMBERLEY KELLY

kjkpolo@gmail.com

DRE# 01329387

760-285-3578



## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

## COPYRIGHT NOTICE

© 2026 Meade Commercial, Inc. All Rights Reserved.

Meade Commercial, Inc. Broker Lic. 02439728

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

Phone Number: 760.837.1880 | meadecommercial.com