

# BUILD TO SUIT

51890 CESAR CHAVEZ STREET | COACHELLA, CA 92236

**WILSON MEADE**  
COMMERCIAL REAL ESTATE



**NOEL F. RAMOS**

Partner  
DRE# 01338562

760-799-1384  
nramos@wilson-meade.com

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

wilson-meade.com | DRE# 02051182

# PROPERTY HIGHLIGHTS

51890 CESAR CHAVEZ STREET  
COACHELLA, CALIFORNIA 92236

- Signalized Intersection
- Cesar Chavez Street is the main retail corridor for the City of Coachella
- Cesar Chavez Street features many national tenants
- Parcel is 22,657 SF
- APN: 778-150-017
- Construct up to a 7,500 SF building
- Property owner seeks build to suit opportunity with a national tenant



# CONCEPTUAL SITE PLAN

51890 CESAR CHAVEZ STREET  
COACHELLA, CALIFORNIA 92236



# DEMOGRAPHICS

51890 CESAR CHAVEZ STREET  
COACHELLA, CALIFORNIA 92236

2024	1-Mile	3-Mile	5-Mile
------	--------	--------	--------

 Population	23,691	53,726	115,989
---	--------	--------	---------

2024	1-Mile	3-Mile	5-Mile
------	--------	--------	--------

 Average Household Income	51,566	65,283	78,249
---	--------	--------	--------

2024	1-Mile	3-Mile	5-Mile
------	--------	--------	--------

 Consumer Spending Per Household	29,280	31,760	31,820
---	--------	--------	--------

2022	Cesar Chavez Street		
------	---------------------	--	--

 Average Daily Traffic	22,862	Avenue 52	
	11,127		

