



**COLDWELL  
BANKER  
COMMERCIAL**

LYLE & ASSOCIATES, LP

## VAN BUREN PLAZA OFFICE/RETAIL/PADS/SALON SUITES



### CONTACT

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**COLDWELL BANKER COMMERCIAL**  
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SALE / LEASE

CBCWORLDWIDE.COM





# VAN BUREN PLAZA

NEC Van Buren and Avenue 50, Coachella, CA 92236

SALE /  
LEASE



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## RETAIL DEMAND BY STORE TYPE (TOP 5)

	1-MILE	3-MILE	5-MILE
Motor Vehicle & Parts Dealers	\$38,508,378	\$145,002,520	\$327,724,966
General Merch, Apparel & Access. Furniture	\$37,793,020	\$148,297,042	\$346,844,360
Food Services & Drinking Places	\$29,709,817	\$110,701,529	\$244,455,880
Food & Beverage Stores	\$25,963,270	\$103,105,327	\$229,091,151
General Merchandise Stores	\$21,690,030	\$85,755,591	\$195,486,249

## PROPERTY HIGHLIGHTS

Located at the NEC of Avenue 50 & Van Buren Street

Population of over 131,000 in 5-Mile Radius

ZONING - CG - General Commercial

FOR LEASE

Perfect for Office or Retail Use.

Electric separately metered per unit; Water separately metered per building.

Gas is combined meter for buildings 84060 & 84090.

\* 84076 Ave. 50 -13,600 SF former Fresh n Easy - ADAPTABLE TO MANY USES!

\* 84060 Ave. 50 -1,170 - 2,340 SF Retail or Office Suites

\* 84090 Ave. 50 - Monarca Salon Suites - COMING SOON!

One PAD Available For BTS or Ground Lease:

\* APN 603-260-053 / ±39,640 SF

\* APN 603-260-056 / ±30,928 SF - In Escrow

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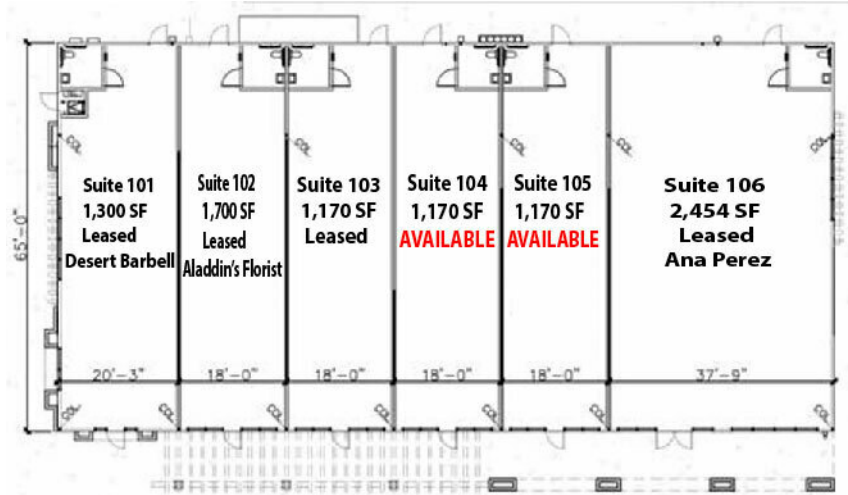




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Shops 1 - 84060 Van Buren - Retail/Office Suites



84060 Van Buren



84060 Van Buren

## 84060 VAN BUREN STREET, COACHELLA

- Retail or Office Suites
- 1,170 - 2,340 SF Available Now
- Rental rate: \$1.25/SF/Mo + NNN expenses

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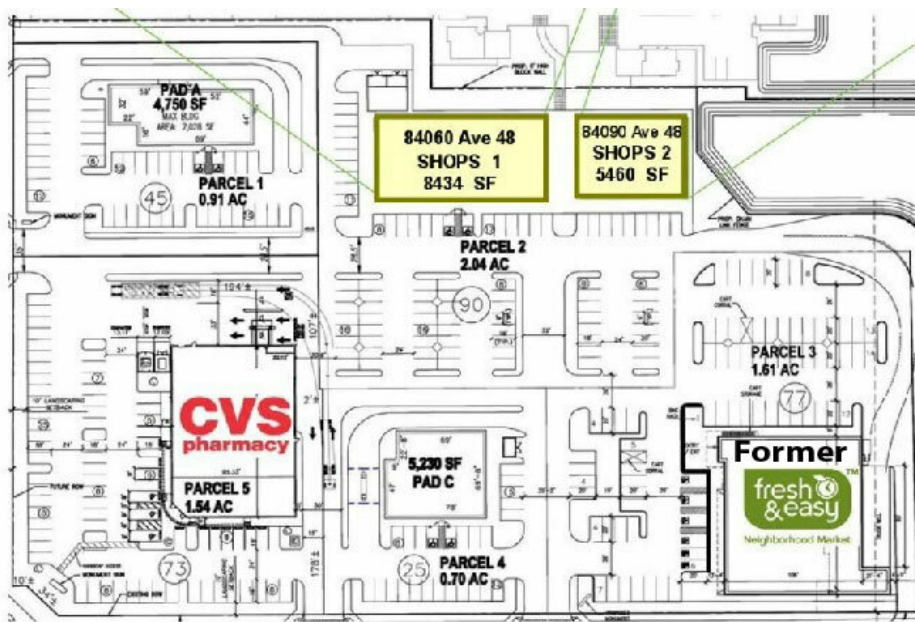
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## 84090 VAN BUREN STREET, COACHELLA

- Monarca Salon Suites COMING THIS SPRING!!!
- Sizes and prices negotiable.

Shops 2 - 84090 Van Buren - Salon Suites

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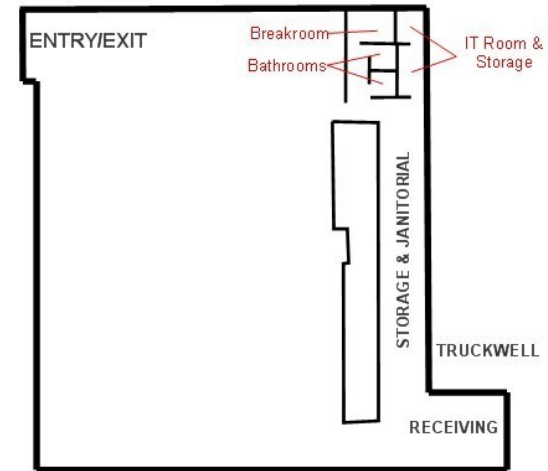
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84076 Van Buren - Former Fresh & Easy

## 84076 VAN BUREN STREET, COACHELLA

- Former Fresh & Easy Building
- ±13,600 SF
- ±183' of Frontage on Avenue 50
- Truck Bay with Loading Dock
- Monument Signage Available
- Asking \$0.95 PSF/MO/NNN



84076 Van Buren - Former Fresh & Easy

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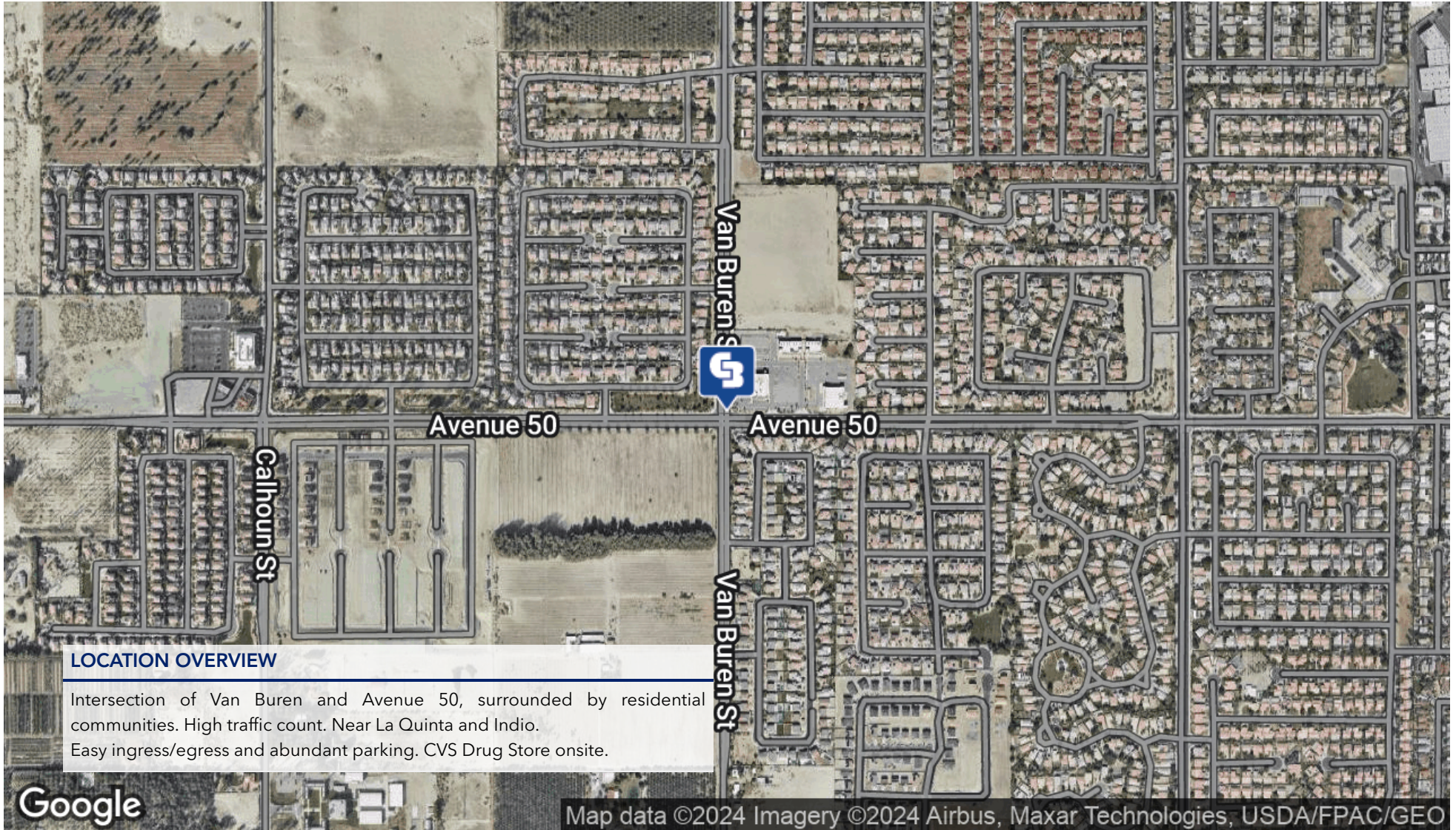




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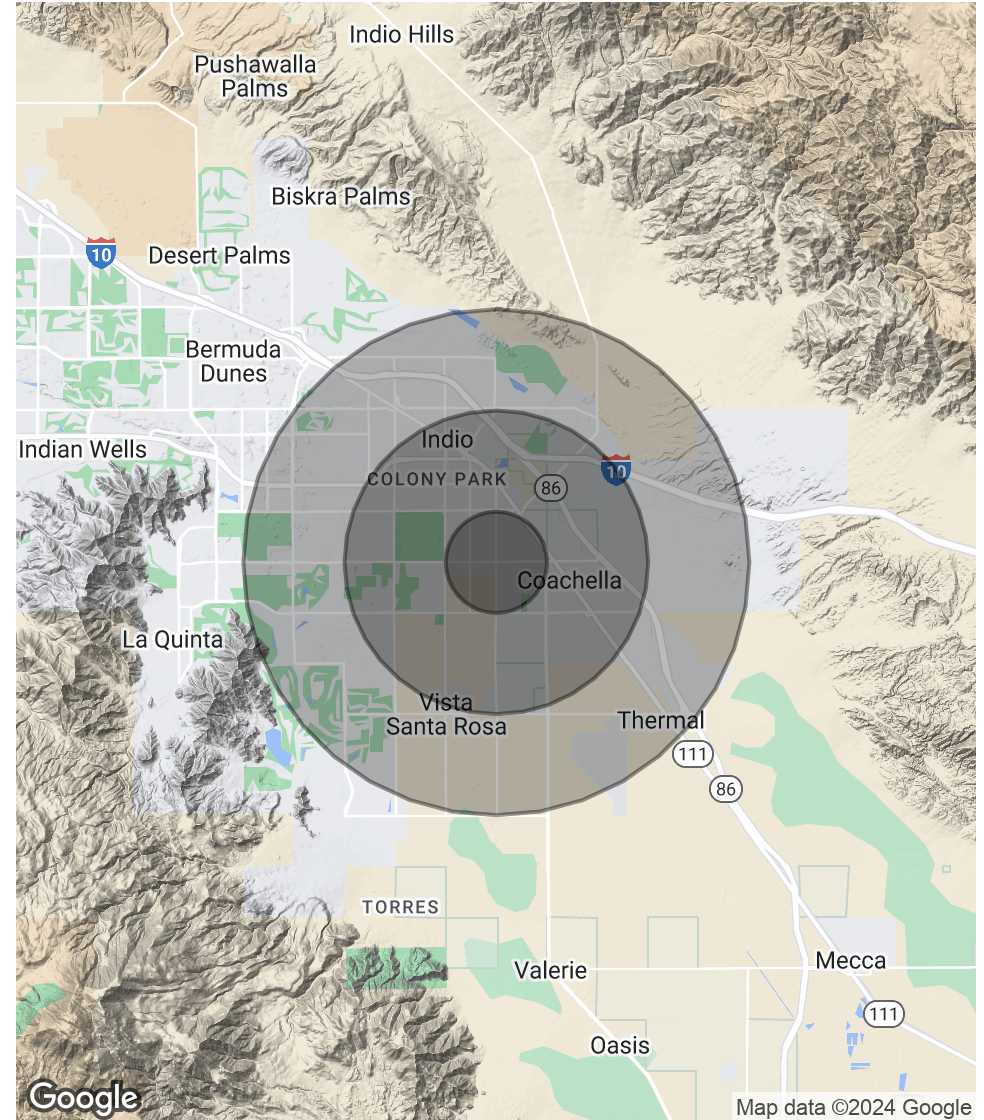
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,630	71,976	131,216
Average age	26.8	27.3	28.9
Average age (Male)	25.3	26.3	28.2
Average age (Female)	27.1	27.9	29.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,487	18,664	36,759
# of persons per HH	4.3	3.9	3.6
Average HH income	\$56,537	\$53,509	\$63,206
Average house value	\$222,606	\$247,452	\$308,010

\* Demographic data derived from 2020 ACS - US Census



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