

FOR LEASE

Coachella Gateway

48151 Grapefruit Blvd | Coachella, CA 92236



Pad Endcap Opportunity

±3,012 SF (Divisible)

Tenant A: 1,519 SF

Tenant B: 1,493 SF

DESCRIPTION

- Located in the Coachella Valley market, Riverside County with rising demand for householdgoods / services in expanding neighborhoods
- Accessible via I-10 Freeway & major arterials, strong commuter and tourist flows
- Nearby event-driven tourism (Coachella & Stagecoach festivals, polo grounds) adds seasonal demand
- Over 33,000 households within 5 miles create a strong tenant draw
- APN: 603-220-057

CONTACT

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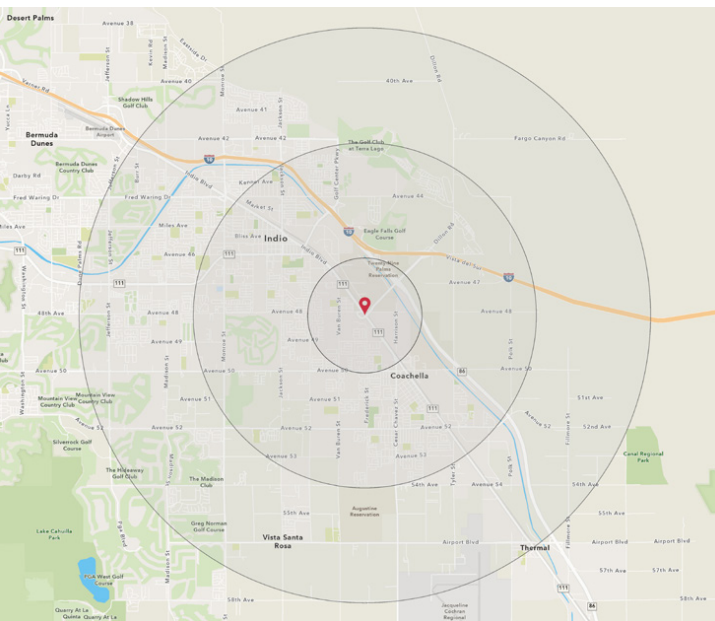
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DEMOGRAPHICS 2025

	1 mile	3 miles	5 miles
Population			
2025 Population	10,723	85,272	137,623
2000 Population	7,035	51,376	81,210
2010 Population	10,512	76,427	122,956
2030 Population	10,919	87,641	140,817
2000-2020 Population: Annual Growth Rate	1.99%	2.38%	2.51%
2010-2020 Population: Annual Growth Rate	-0.08%	0.73%	0.81%
2024-2029 Population: Annual Growth Rate	0.36%	0.55%	0.46%
2025 Median Age	31.8	33.1	35.2
Households			
2000 Households	1,517	12,816	20,997
2010 Households	2,303	19,567	34,114
2025 Total Households	2,630	24,225	41,436
2030 Total Households	2,736	25,265	42,980
2000-2020 Households: Annual Growth Rate	2.49%	2.86%	3.15%
2010-2020 Households: Annual Growth Rate	0.75%	1.42%	1.35%
2024-2029 Households: Annual Growth Rate	0.79%	0.84%	0.73%
2025 Average Household Size	3.97	3.46	3.28
Housing Units			
2025 Total Housing Units	2,687	28,134	49,376
2025 Owner Occupied Housing Units	1,610	14,165	26,648
2025 Renter Occupied Housing Units	1,020	10,060	14,788
2025 Vacant Housing Units	57	3,909	7,940
Race and Ethnicity			
2025 White Alone	15.1%	22.3%	27.2%
2025 Black Alone	0.9%	1.5%	1.7%
2025 American Indian/Alaska Native Alone	1.5%	1.9%	1.7%
2025 Asian Alone	1.0%	1.4%	2.0%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Hispanic Origin (Any Race)	94.9%	87.1%	79.8%
Income			
2025 Median Household Income	\$64,390	\$63,441	\$73,337
2025 Average Household Income	\$78,296	\$84,959	\$102,745
2025 Per Capita Income	\$19,693	\$24,134	\$30,981
2025 Population 25+ by Educational Attainment			
Total	6,520	53,062	88,586
High School Graduate	32.4%	31.8%	28.6%
GED/Alternative Credential	6.2%	3.8%	3.3%
Some College, No Degree	11.5%	13.3%	15.6%
Associate Degree	3.8%	5.4%	6.1%
Bachelor's Degree	4.5%	7.9%	11.2%
Graduate/Professional Degree	0.9%	4.1%	7.1%
Data for all businesses in area			
Total Businesses:	235	2,046	3,204
Total Employees:	3,546	21,962	37,449
Total Residential Population:	10,723	85,272	137,623
Employee/Residential Population Ratio:	0:1	0:1	0:1
2025 Total Daytime Population	7,938	76,836	123,402
Workers	1,839	27,322	43,866
Residents	6,099	49,514	79,536

Source: Esri, Esri-Data Axle, U.S. Census