



**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES, LP

JACKSON SQUARE AVENUE 48 & JACKSON ST.

AVAILABLE SPACE:
FORMER ITALIAN MARIO'S CAFE
Suite#1C-D 2,400 SF/MO/NNN

FORMER CRICKET WIIRELESS
Suite#2C 901 SF/MO/NNN

AVAILABLE PADS:
31,601 SF & 106,722 SF
GROUND LEASE / BTS



OFFICE / RETAIL

Rob Wenthold
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CaDRE #01153834

Marta Ward Blodgett
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COLDWELL BANKER COMMERCIAL
LYLE & ASSOCIATES, LP
78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211
760.772.6400

FOR LEASE

CBCWORLDWIDE.COM



JACKSON SQUARE

83103 Avenue 48 Coachella, CA 92236

LEASE



OFFERING SUMMARY

Suite #1C-D 2,400 SF
\$2.50 PSF/MO/NNN
\$0.60 (CAM)

Available Space:

Suite #2C 901 SF
\$2.25 PSF/MO/NNN
\$0.60 (CAM)

31,601 SF

Available Pads SF:

106,722 SF

NNN \$0.60 (CAM)

Lease Rate:

Ground Lease or
Build to Suit

PROPERTY OVERVIEW

Join Walmart Neighborhood Market, Bank of America, Starbucks and others in this successful neighborhood Center. This is an excellent build to suit opportunity! Join a high profile business mix on this busy intersection and be in the midst of Coachella and Indio's residential communities. Gas Station/Fast Food Pads available for Ground Lease or Build to Suit Opportunities

- More than 16,001 homes within 2 miles.
- 57,725 residents within 2 mile radius.
- Diverse population.

PROPERTY HIGHLIGHTS

- Available Space:
- Former Mario's Italian Café Suite #1C-D 2,400 SF \$2.50 PSF/MO/NNN with (\$0.60 CAM)
- Former Cricket Wireless Suite #2C 901 SF \$2.25 PSF/MO/NNN with (\$0.60 CAM)
- PADS:
- Ground Lease or Build to Suit Opportunities, Gas Station/Fast Food Pads available.
- 31,601 SF Pad - Conceptual drawing for proposed 7,000 SF building behind Bank of America on Jackson Street. Owner willing to lease as a single or multi tenant option to qualified Tenant. Ground lease option at \$84,000 Annually. Will Build to Suit as well.
- 106,722 SF Pad - Pad east of Walmart Neighborhood Market on Avenue 48 Ground Lease at \$240,000 Annually. Will Build to Suit as well. NNN at (\$0.60 CAM)

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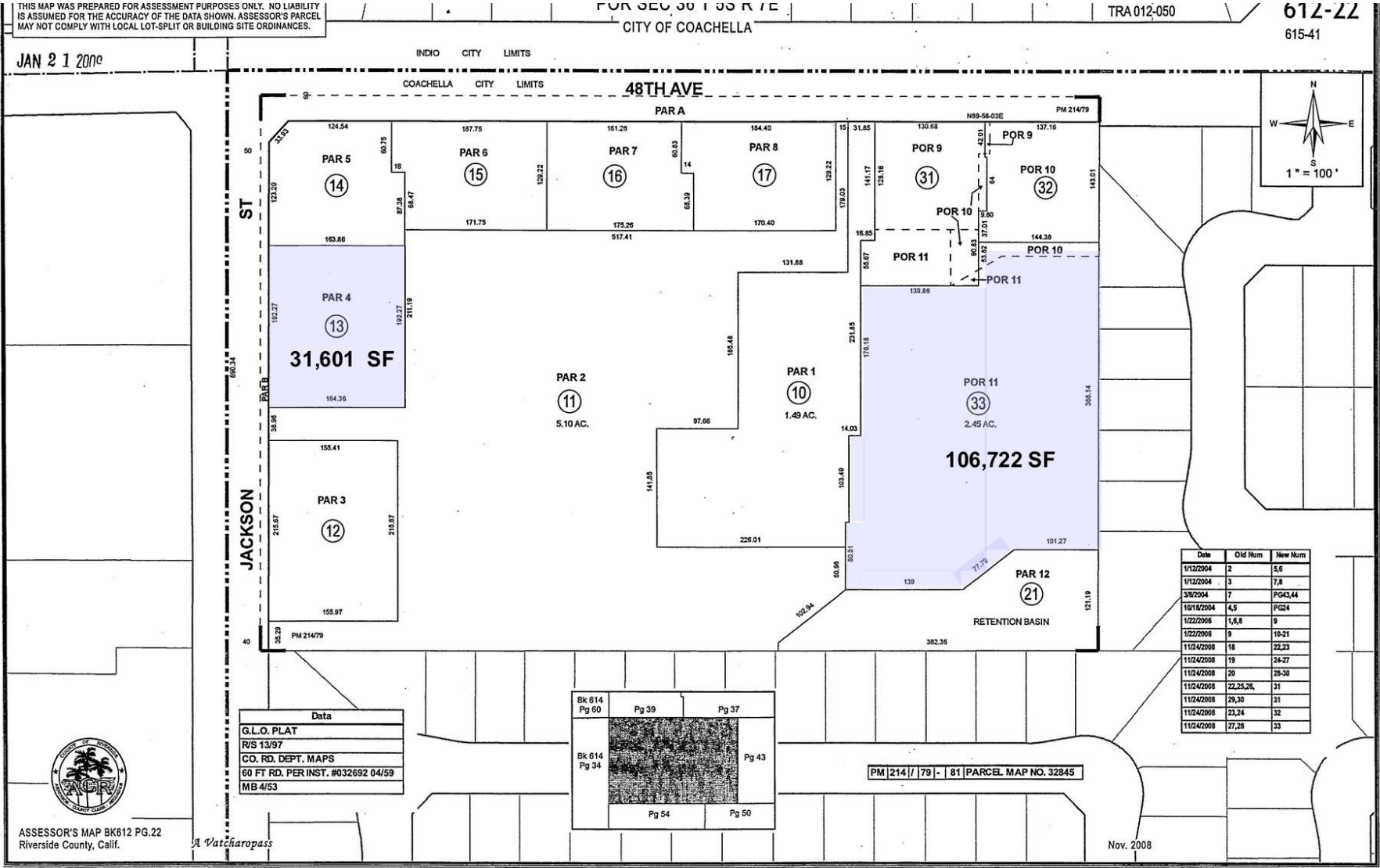


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LEASE

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of the insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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FORMERLY MARIO'S RESTURANT

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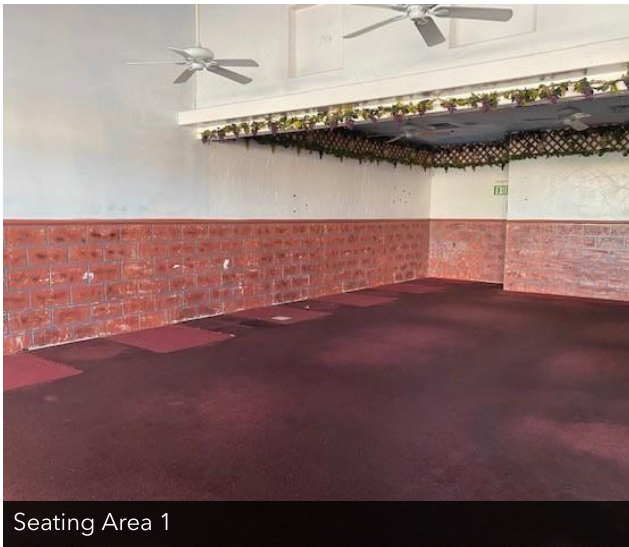
Entrance



Takeout Pickup Area



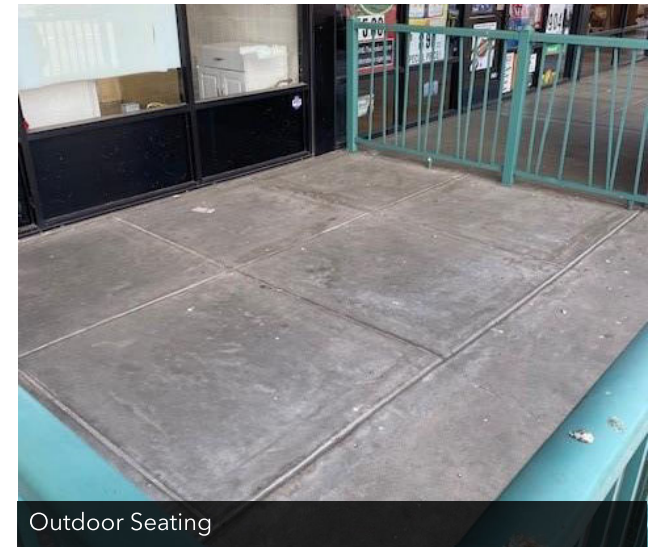
Kitchen Hood..



Seating Area 1



Seating Area 2



Outdoor Seating

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JOIN TENANTS AT JACKSON SQUARE

- BANK OF AMERICA
- MANGOS JUICE SHOP
- CRICKET WIRELESS
- STARBUCKS
- WINGSTOP
- SUBWAY
- MCDONALDS
- TACO BELL
- WALMART NEIGHBORHOOD MARKET
- FITNESS – VIDA EN ABUDANCIA
- POLO CLEANERS
- THE BROTHERS NAILS & SPA
- HA HA CHINESE RESTAURANT
- BLEND SMOKE SHOP
- TAQUERIA GUERRERO
- POSTAL ANNEX+
- STATE ASSEMBLYMAN
- DFC TAX & ACCOUNTING
- BARBERIA BARBER SHOP



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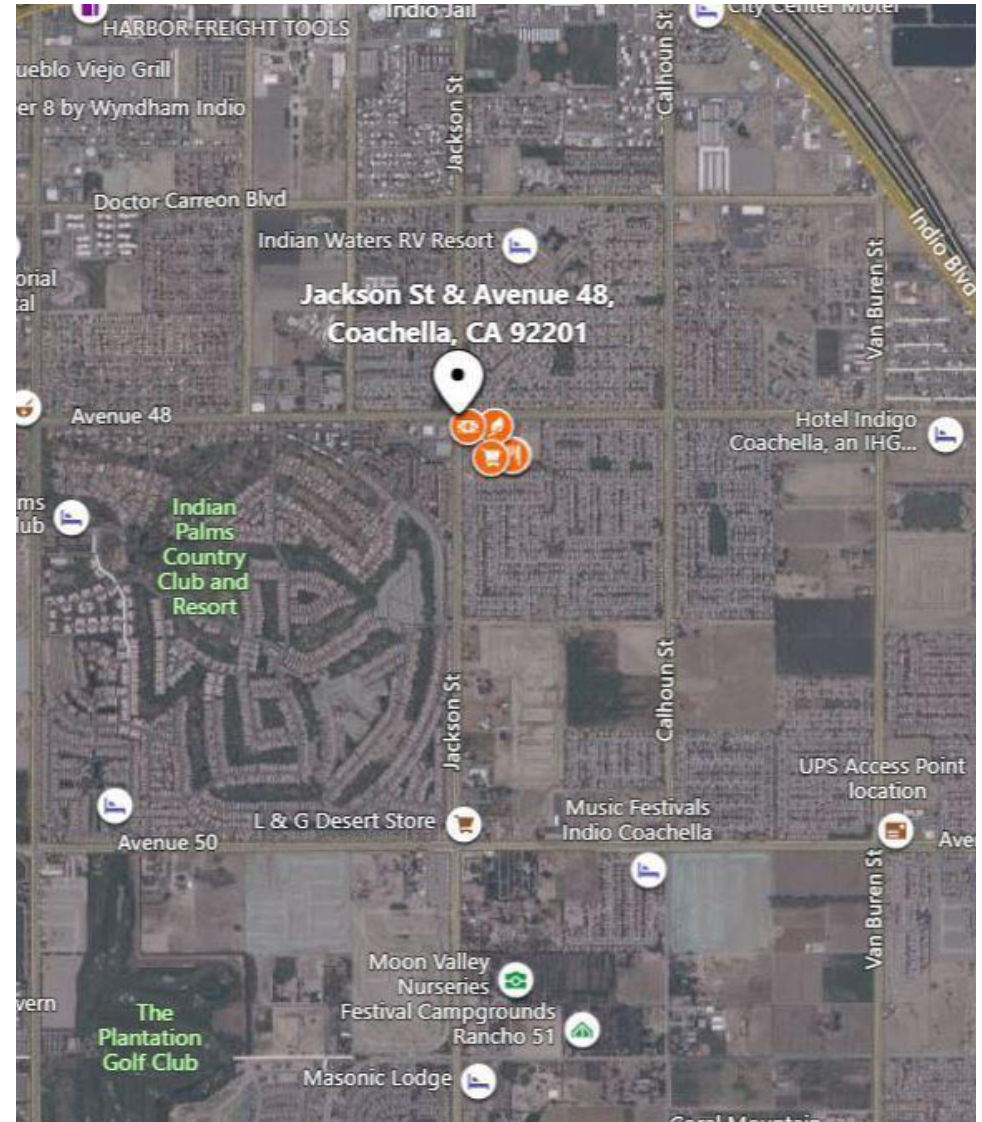


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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	57,725	169,387-	253,008-
Average Age	31.7	35.4	39.8
Total Households	16,001	50,981	96,463
# of Persons per HH	3.5	3.3	2.9
Average HH Income	64,955	84,569	94,341
Average Home Value	260,106	342,710	389,055

*Demographic data derived from 2020 US Census



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