



**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES, LP

JACKSON SQUARE AVENUE 48 & JACKSON ST. AVAILABLE SPACE:

NEW RETAIL SPACE
Suite #A2/A3 3535 SF
\$2.50 PSF/MO/NNN

AVAILABLE PADS:
31,601 SF & 106,722 SF
GROUND LEASE / Build to Suit



OFFICE / RETAIL

Rob Wenthold
760 641 7602
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CaDRE #01153834

Marta Ward Blodgett
310 493 0580
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CaDRE #01309501

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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

AVAILABLE IN-LINE SPACES

LEASE



OFFERING SUMMARY

Available Space: Suite #A2/A3 3,535 SF
 \$2.50 PSF/MO/NNN
 \$0.60 (CAM)

PROPERTY OVERVIEW

Join Walmart Neighborhood Market, Bank of America, Starbucks, T-Mobile, 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
- Retail Suites Available.

PROPERTY HIGHLIGHTS

- New Retail Space - Suites #A2/A3 3,535 SF, \$2.50 PSF/MO/\$0.60 NNN.
- Large open spaces throughtout, 2 kitchens, multiple restrooms
- Could be divided for credit tenant.

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AVAILABLE PADS

LEASE



OFFERING SUMMARY

Available Pads SF:

31,601 SF - PAD
106,722 SF - PAD
NNN \$0.60 (CAM)
Ground Lease or Build to Suit

Year Built: 2006

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PROPERTY OVERVIEW

Ground Lease or Build to Suit Opportunities, Gas Station/Fast Food Pads available.

PROPERTY HIGHLIGHTS

- PADS:
- 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.



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JACKSON SQUARE

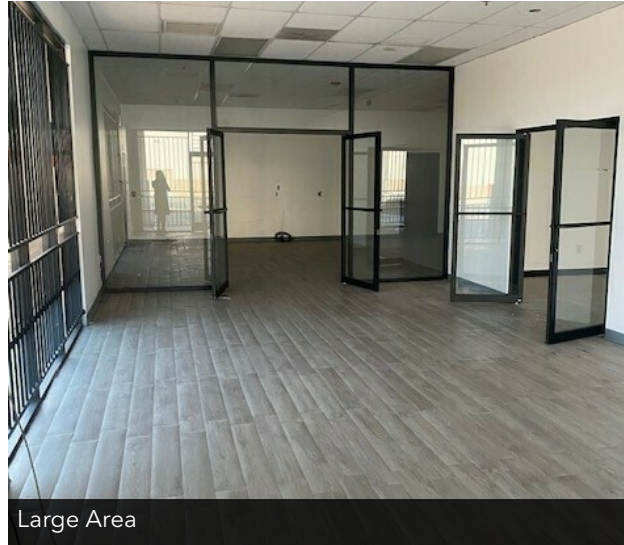
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NEW RETAIL SPACE

LEASE



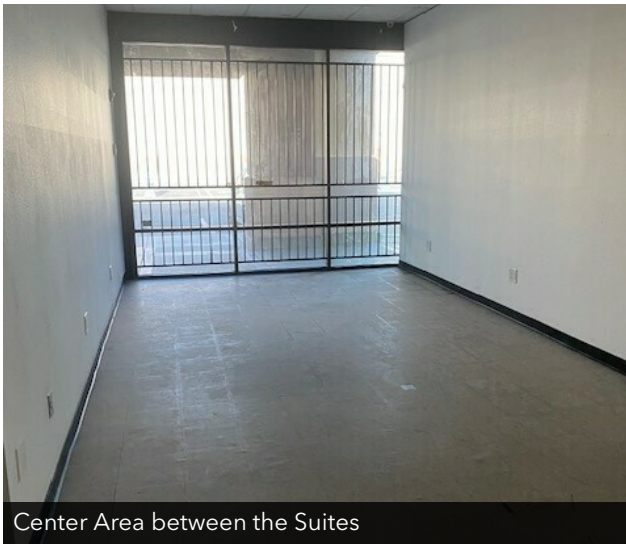
Main Portion of the Suite



Large Area



Large Kitchen Area



Center Area between the Suites



Small Room



Smaller Kitchen Area

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JOINT TENANTS AT JACKSON SQUARE

- WALMART NEIGHBORHOOD MARKET
- BANK OF AMERICA
- MANGOS JUICE SHOP
- INLAND ICE
- STARBUCKS
- T-MOBILE
- JOE'S SUSHI THE CABO WAY
- WINGSTOP
- SUBWAY
- MCDONALDS
- TACO BELL
- FITNESS - VIDA EN ABUDANCIA
- POLO CLEANERS
- THE BROTHERS NAILS & SPA
- BLEND SMOKE SHOP
- TAQUERIA GUERRERO
- POSTAL ANNEX+
- DFC TAX & ACCOUNTING
- BARBERIA BARBER SHOP
- STATE ASSEMBLYMAN



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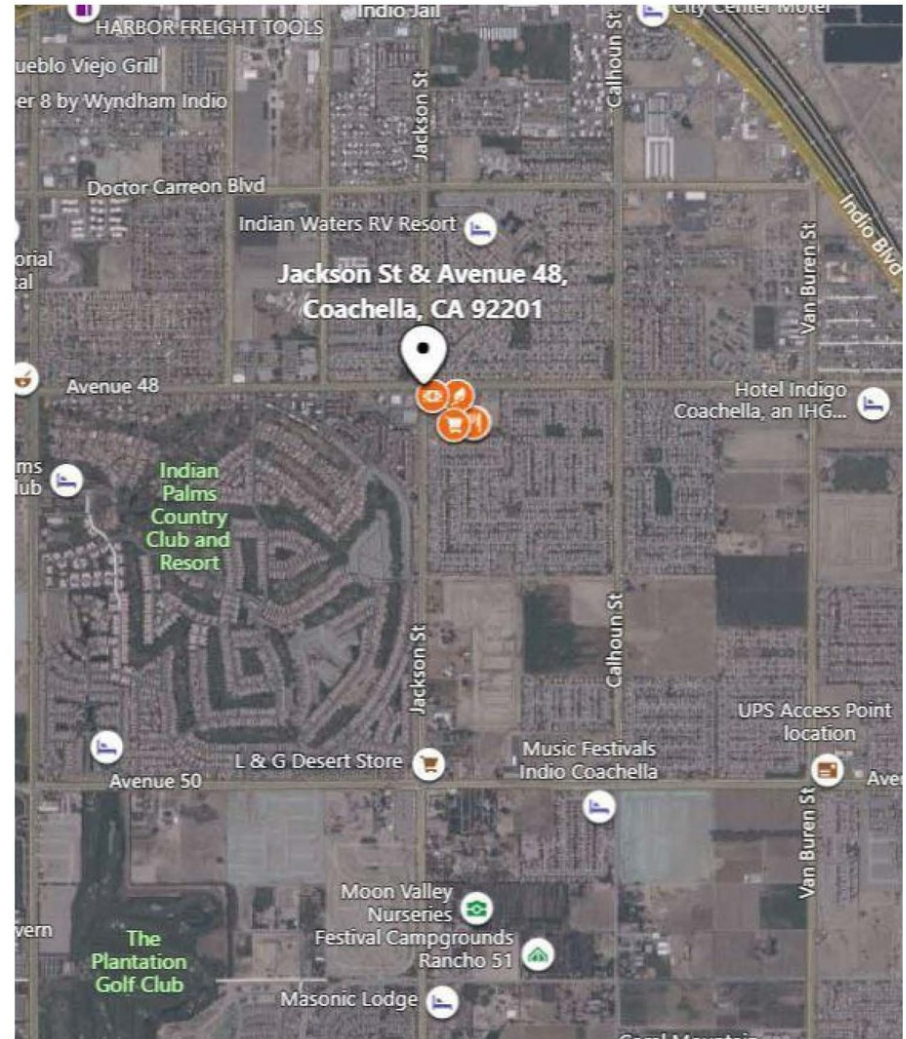
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SEC Avenue 48 & Jackson St., Coachella, CA 92236

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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