



SANTA ROSA BUSINESS PARK

SEC AVENUE 54 & TYLER ST
COACHELLA, CA

For Sale | 38.80 Acre Land Opportunity



38.80 Acres
Up to ±660K SF



Zoned Urban
Employment (UE),
Manufacturing Service
(MS) uses possible with
CUP



Easy Access to
Hwy 86, I-10 & Hwy 111



Business Friendly
Environment

GORDON MIZE
+1 951 445 4503
gmize@leetemecula.com
DRE Lic #01275376

RYAN BOS
+1 310 962 1123
ryan.bos@kbcadvisors.com
DRE Lic #01842405

COLIN MACMILLAN
+1 626 825 8700
colin.macmillan@kbcadvisors.com
DRE Lic #02163693

SCOTT STEWART
+1 951 445 4514
sstewart@leetemecula.com
DRE Lic #01342575

JILLIAN ESCOBAR
+1 424 241 8571
jillian.escobar@kbcadvisors.com
DRE Lic #01931905

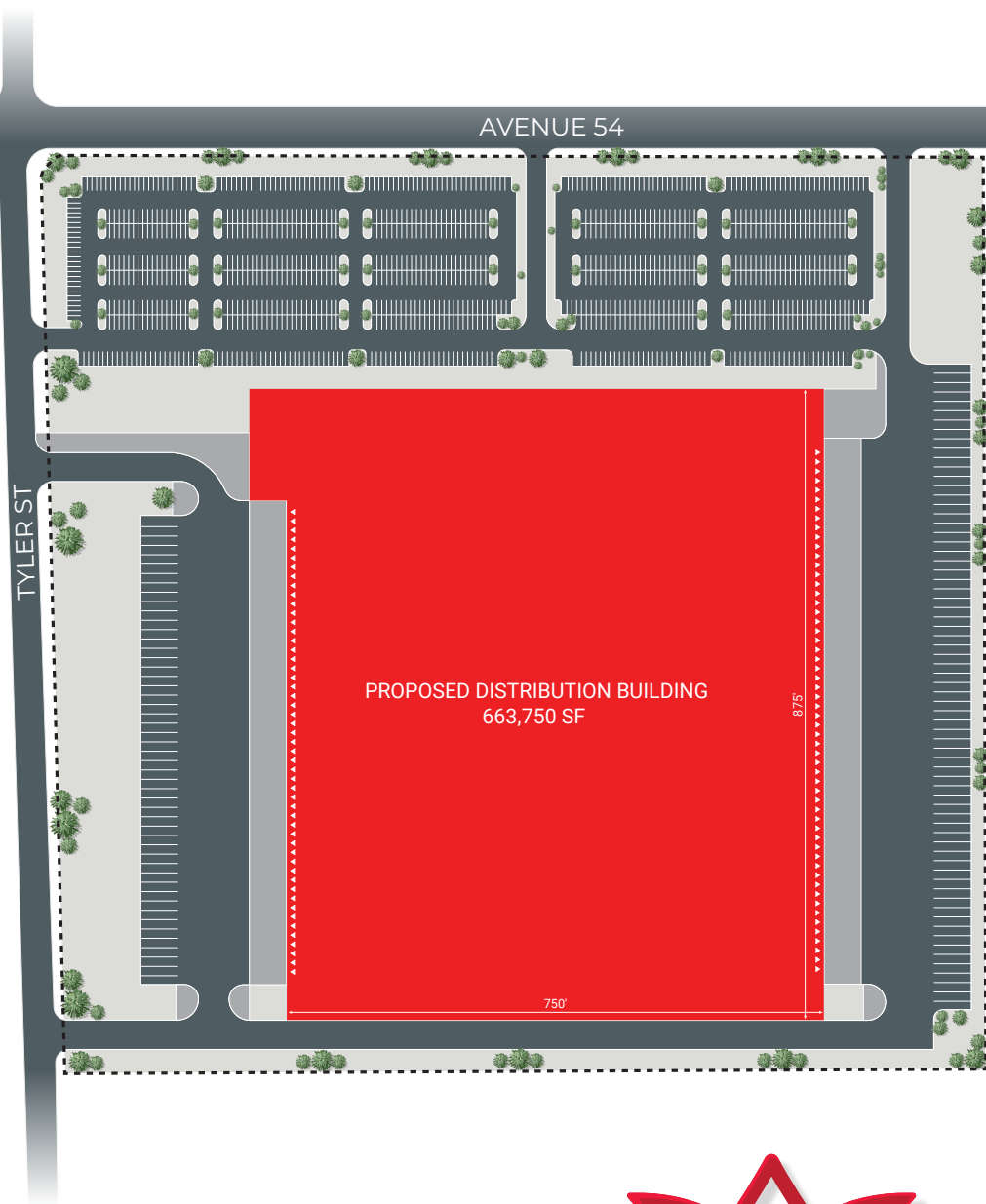
ERIC DASCHBACH
+1 562 882 1273
eric.daschbach@kbcadvisors.com
DRE Lic #01809542



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

KBCADVISORS

SITE SPECIFICATIONS



Up to 50' building height potential

Crossdock capabilities with over 100 DH doors

Potential to have over 100 trailer parking spaces

Abundant employee parking potential - over 675 spots

Flat lot with little grading needs

Potential to upgrade power

Potential divisibility





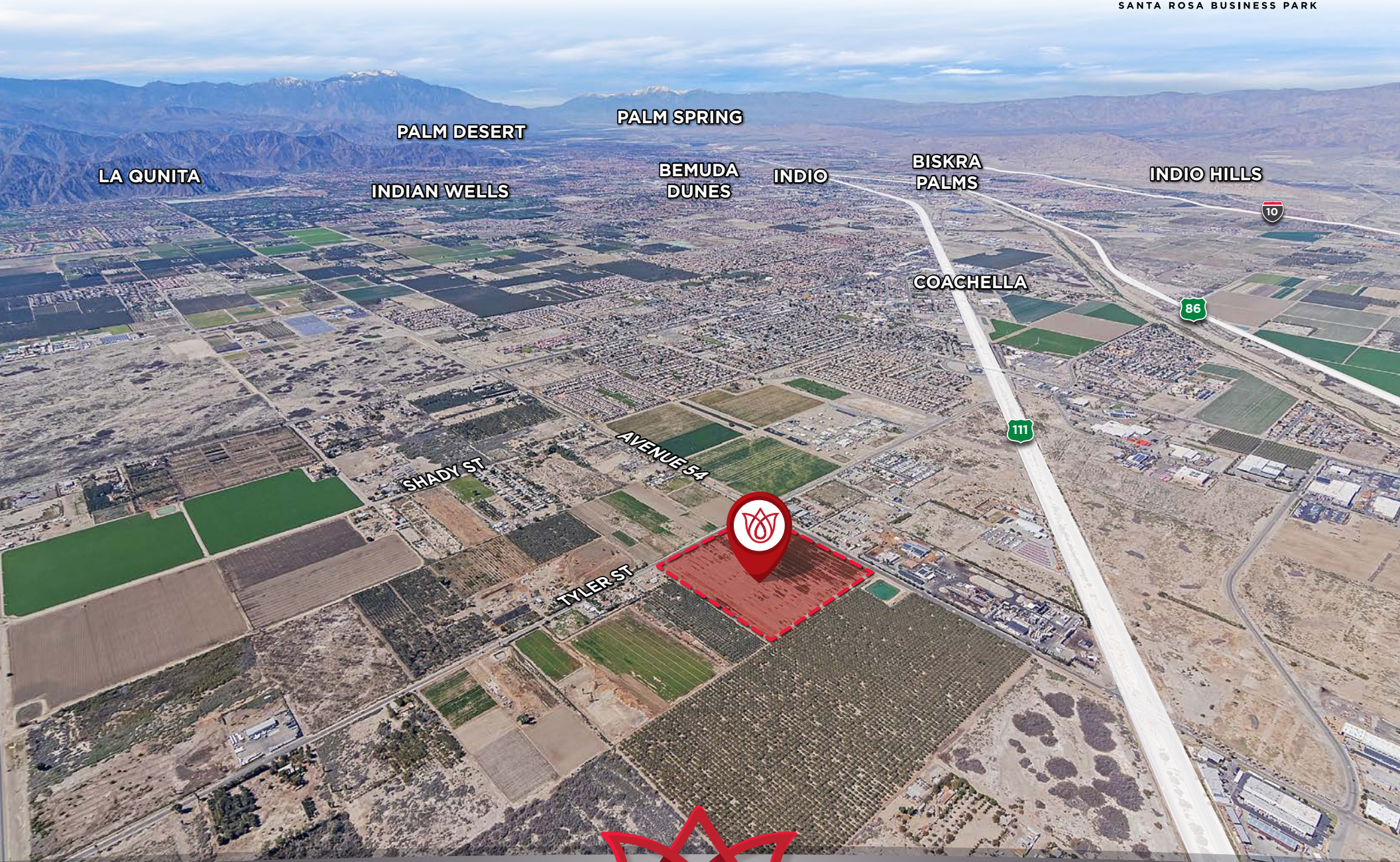
Easy Access
to I-10 freeway

Business
Friendly Environment

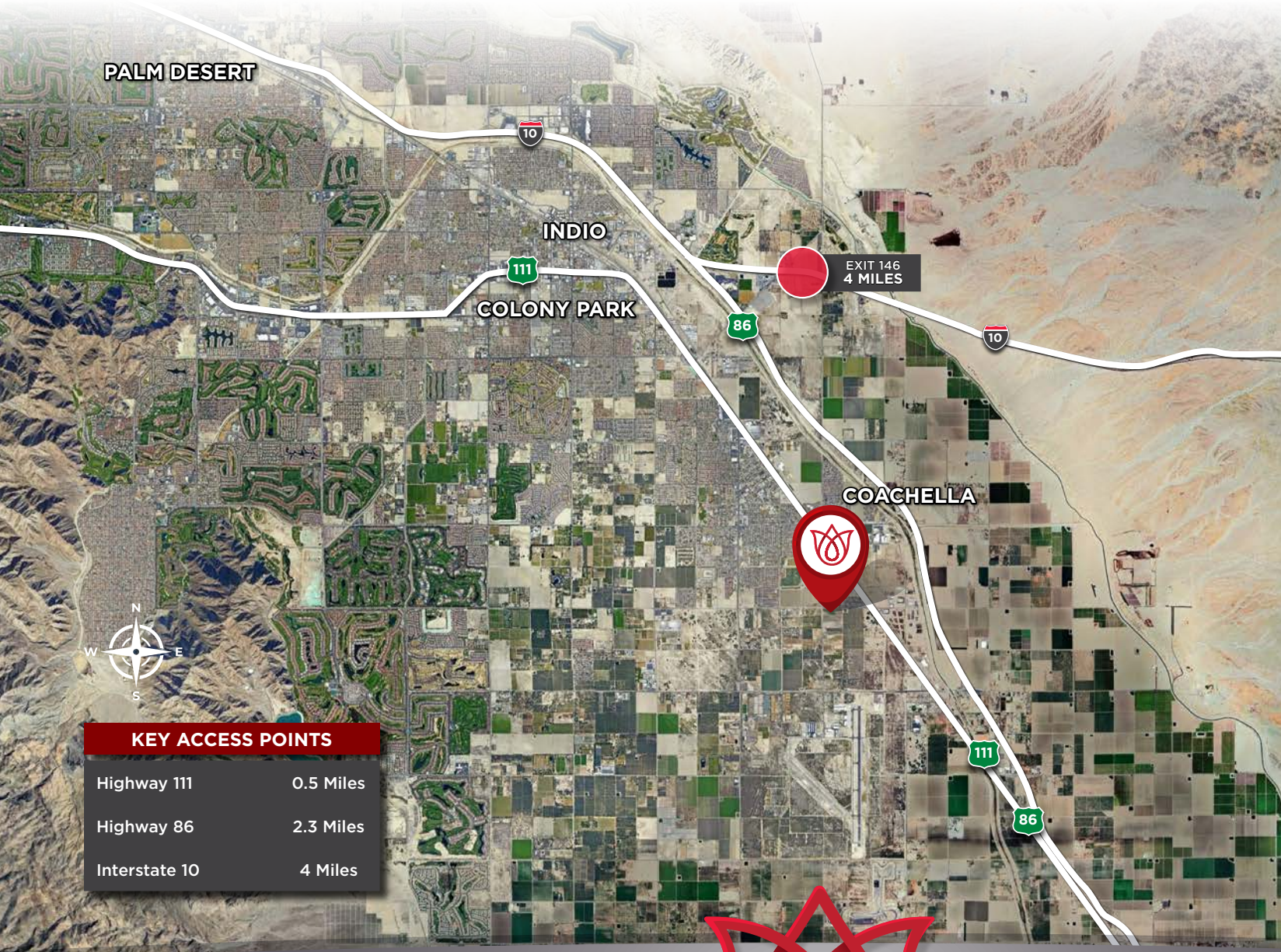
High Residential
Growth Projections

Lower
Utility Costs





REGIONAL ADVANTAGES

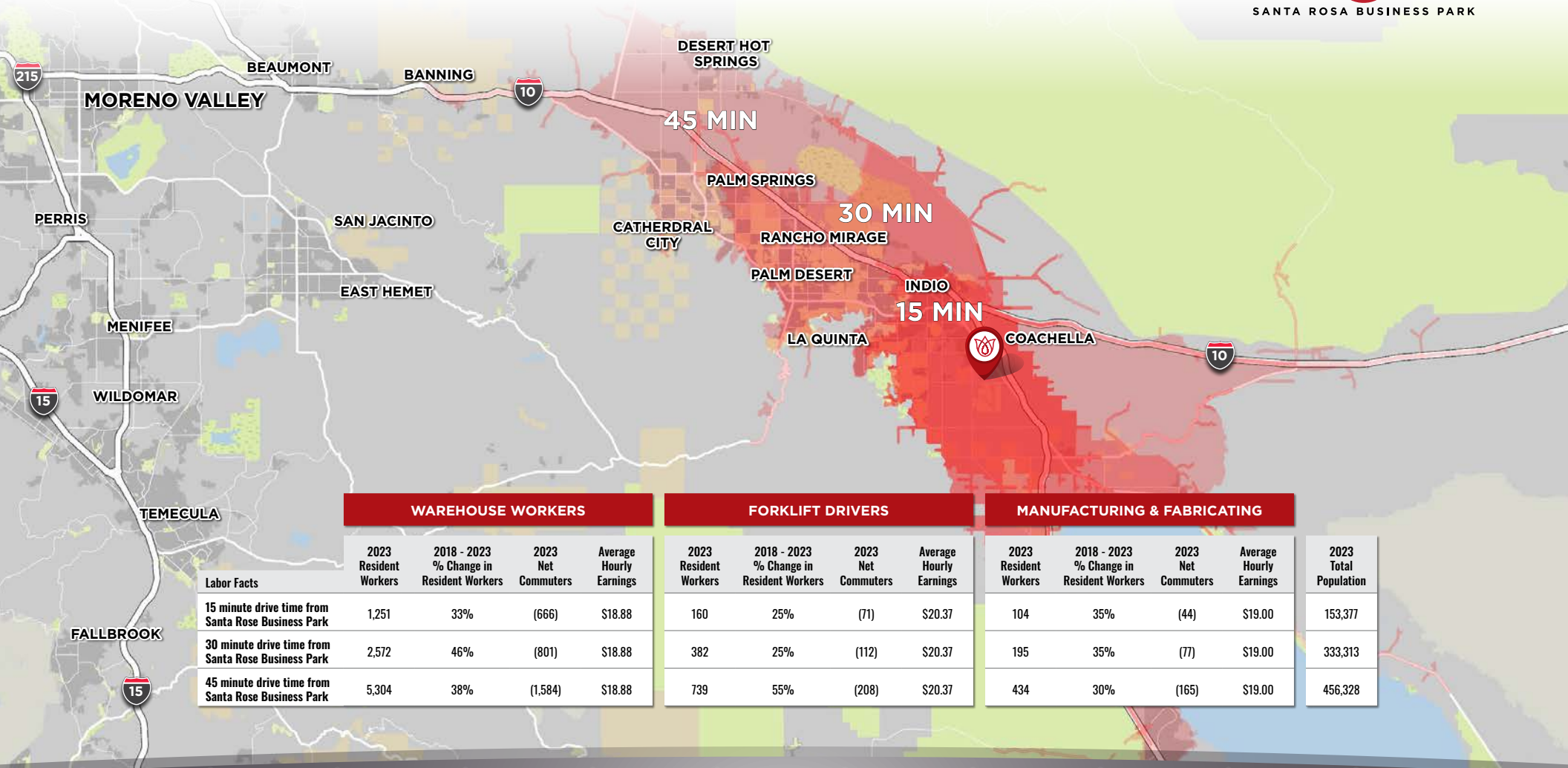


KEY ACCESS POINTS	
Highway 111	0.5 Miles
Highway 86	2.3 Miles
Interstate 10	4 Miles

ALLOWED USES

- 
MANUFACTURING
- 
FOOD PROCESSING
COLD STORAGE
- 
FRIEGHT TERMINALS/
STORAGE YARDS
- 
WAREHOUSE/
DISTRIBUTION





Labor Facts	WAREHOUSE WORKERS				FORKLIFT DRIVERS				MANUFACTURING & FABRICATING				2023 Total Population
	2023 Resident Workers	2018 - 2023 % Change in Resident Workers	2023 Net Commuters	Average Hourly Earnings	2023 Resident Workers	2018 - 2023 % Change in Resident Workers	2023 Net Commuters	Average Hourly Earnings	2023 Resident Workers	2018 - 2023 % Change in Resident Workers	2023 Net Commuters	Average Hourly Earnings	
15 minute drive time from Santa Rose Business Park	1,251	33%	(666)	\$18.88	160	25%	(71)	\$20.37	104	35%	(44)	\$19.00	153,377
30 minute drive time from Santa Rose Business Park	2,572	46%	(801)	\$18.88	382	25%	(112)	\$20.37	195	35%	(77)	\$19.00	333,313
45 minute drive time from Santa Rose Business Park	5,304	38%	(1,584)	\$18.88	739	55%	(208)	\$20.37	434	30%	(165)	\$19.00	456,328

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