

# 2.79 AC PRIME DOWNTOWN CORNER PARCEL - CESAR CHAVEZ ST. & 6TH ST.

## One of the Last Commercial Corners for Unlimited Development Potential



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Approved Commercial Uses:

Retail, Office, Medical, Social Services, High-Density Residential

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# 2.79 AC PRIME DOWNTOWN CORNER PARCEL - CESAR CHAVEZ ST. & 6TH ST.

51392 Cesar Chavez Street, Coachella, CA 92236

SALES PRICE: ..... **Bring All Offers!** ~~\$1,350,000~~

PRICE PER SF: ..... \$11.10/SF

LOT SIZE: ..... 2.79 AC (121,533 SF)

APN: ..... 778-081-001; 003

ZONING: ..... C-G (General Commercial)

## Highlights

- Approved Uses: Retail, Office, Medical, Social Services, High-Density Residential
- Population within a 3 Mile Radius of the subject has Grown 64.2% Since 2010, and is forecast to grow an additional 15.9% by 2019
- New Housing Development Reflects the Percentage of Home Ownership Increasing from 49% in 2010, to 63% in 2016
- National Retailers in the area include Rite-Aid, Walgreens, 99 Cent Only, Cardenas Supermarket, Arco AM/PM, Del Taco, Jack in the Box, Auto Zone, plus several others in planning

## Property Overview

The City of Coachella welcomes mixed-use development at this prime corner at the center of the booming downtown area. Development of the site will provide a long-term economic impact that will benefit the residents and businesses in the area for decades to come.

This 2.79 Acre corner parcel at Harrison St and 6th is at signalized intersection. It enjoys four highly visible sides - 213 SF frontage on Cesar Chavez St. ; 310 SF frontage on Baghdad St.; 488 SF on Tripoli and 100 SF frontage on 6th St. Ingress and egress points at every street. It is one block west of Highway 111 and four miles south of Interstate 10.



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### Location, Location, Location

This is one of the very few remaining vacant sites in this robust commercial area of Coachella. It is within the *Pueblo Viejo Revitalization Plan* which is an urban design plan and development guide for Coachella's downtown area. The subject property is one of the most desirable corners on which to participate in this historic development.

This *Revitalization Plan* incorporates a strong vision of future redevelopment of the civic, commercial, and mixed-use components of this historic part of the City. The Plan also promotes the creation of two major gateways along Sixth Street, with transit-oriented development adjacent to Grapefruit Boulevard and Cesar Chavez St., a repositioned City Hall and Veterans Park block, and multi-story commercial & mixed-use buildings. It calls for public street enhancements, and includes a set of design guidelines for placement of buildings and parking areas, architecture, signage and landscaping.

### **New Riverside County Department of Public Social Services Building Just Completed - Directly Across From Subject Site**



The \$10 million office building on three acres at the northeast corner of Sixth and Harrison Street. The new building is anticipated to be an opportunity for new and existing businesses and a catalyst for further investment, business growth and infrastructure improvements in the downtown core of Coachella.

The Department of Public Social Services will occupy the 30,000 SF facility.

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### Chelsea Project

Adjacent to the 30,000 SF County building at corner:

- Up to 150 Multi-family residential units in 3-story building(s)
- Two-story parking structure
- 3,000 SF of commercial with live-work units on the ground floor
- Transit hub SunLine Bus Service, Taxi Service, Bike routes
- Coachella Mixed Use



### New 15,800 SF Public Library Building

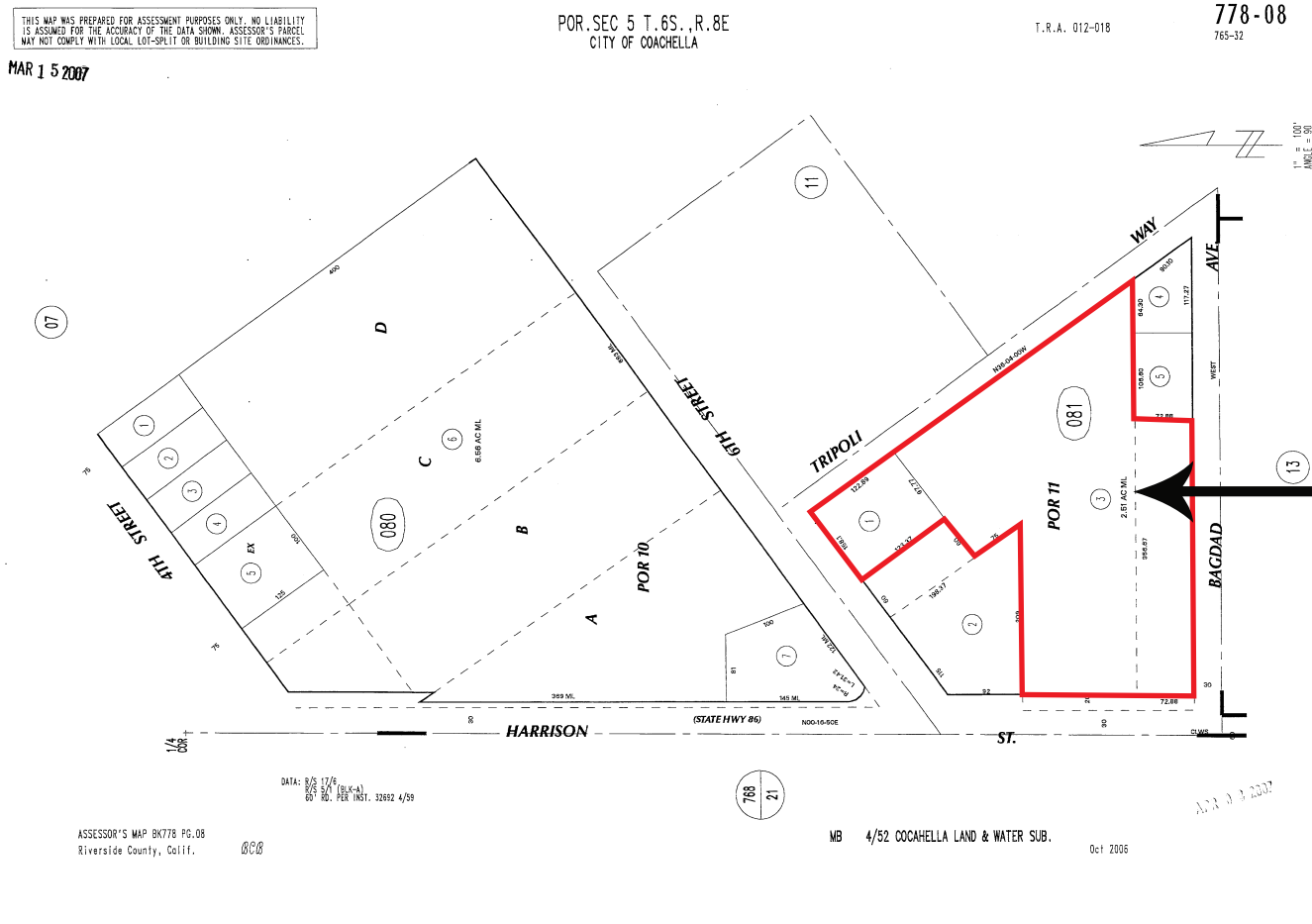


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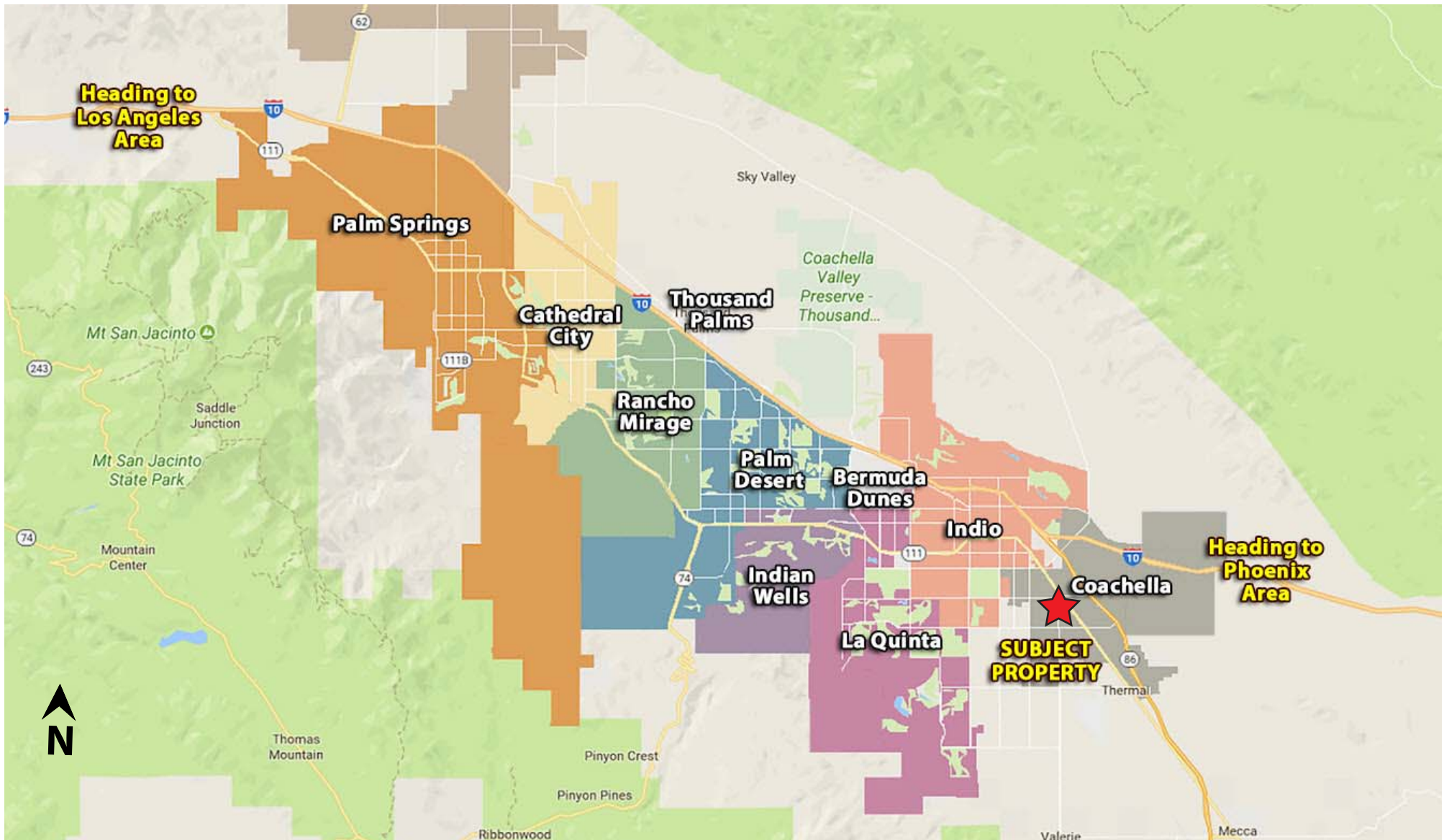
### PLAT MAP: APN: 778-081-001; 003



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