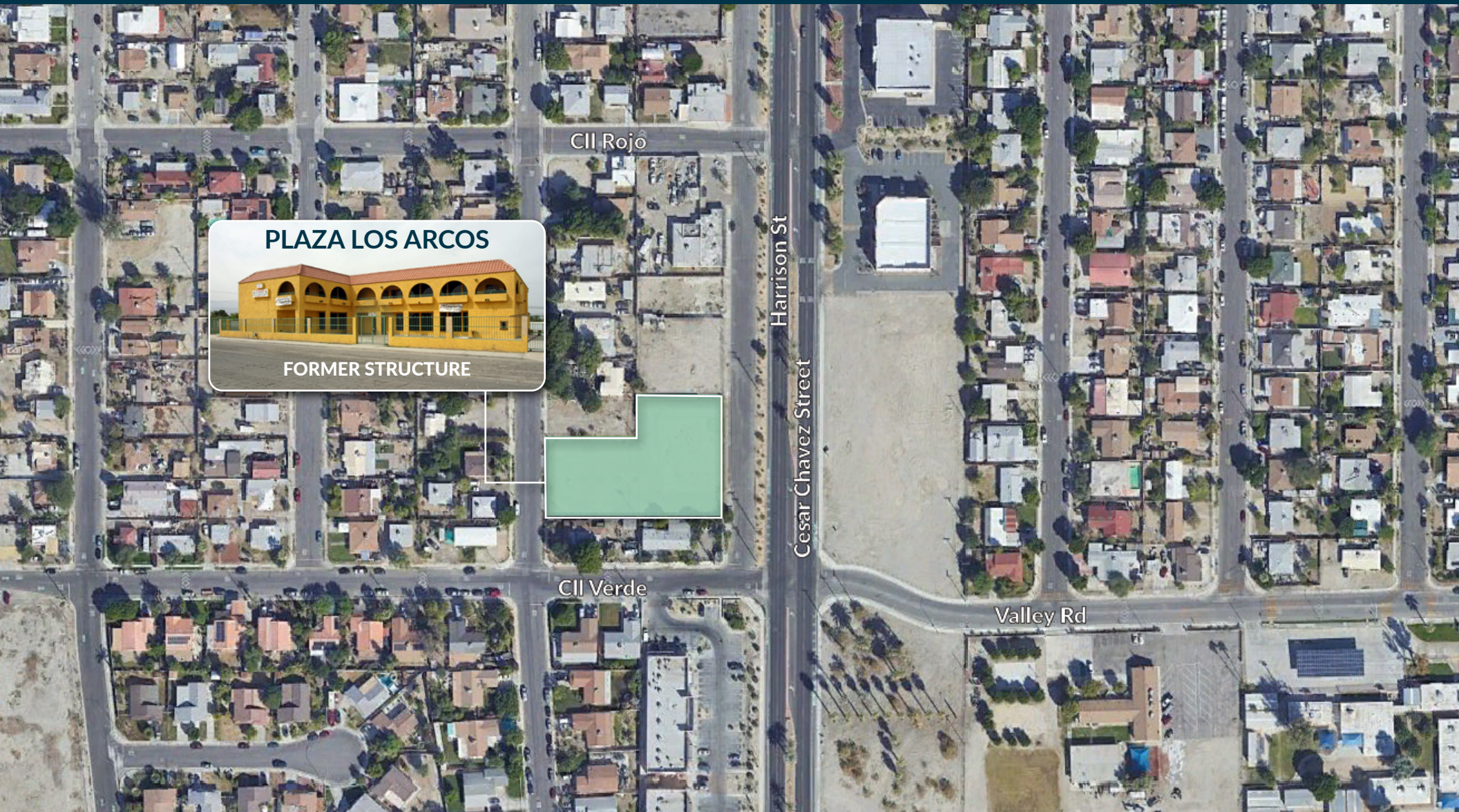


**FOR SALE | ~~\$800,000~~ \$600,000**  
1.05 Acres Vacant Land (Partially Improved)  
52-447 Cesar Chavez Street, Coachella, CA 92236



**NOEL RAMOS**  
Partner  
DRE# 01338562

[nramos@meadecommercial.com](mailto:nramos@meadecommercial.com)  
760-799-1384

72100 Magnesia Falls Drive, Suite 2 | Rancho Mirage, CA 92270  
[meadecommercial.com](http://meadecommercial.com) | CA DRE Lic 02439728

# PROPERTY DESCRIPTION

FOR SALE | PLAZA LOS ARCOS | 1.05 ACRES  
52-447 Cesar Chavez Street, Coachella, CA 92236

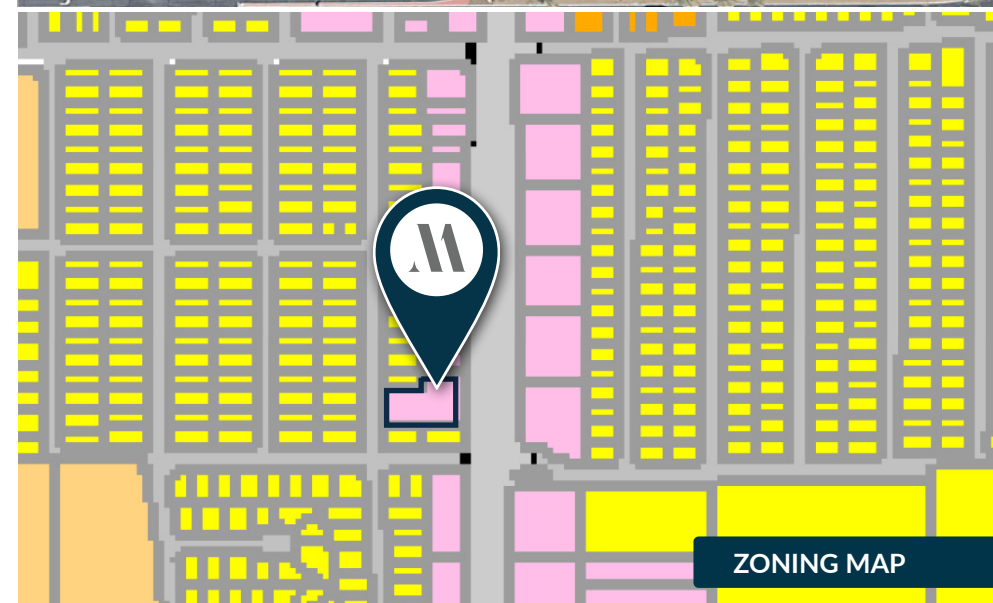
## PROPERTY OVERVIEW

This is the former Plaza Los Arcos which featured a restaurant, nightclub, and two-story commercial building with office and retail suites. Although the structures are gone, the utilities to the site remain along with remnants of the former site plan for this parcel. This parcel has 180 feet of frontage to Cesar Chavez Street, the main commercial street for the City of Coachella.

The parcel is 1.05 acres and is zoned for neighborhood commercial for numerous retail uses and office uses including medical. This is a great opportunity to acquire a superior vacant land parcel that remains in this growing and developing city.

## PROPERTY HIGHLIGHTS

- 1.05 Acres / 45,738 sq. ft.
- APN: 768-393-008
- Utilities to site
- 180' Cesar Chavez Street Frontage
- Zoned: C-N Neighborhood Commercial
- Accessible via the 86 Expressway
- Uses are:
  - Retail
  - Office
  - Restaurant
  - Additional uses available. Contact agent for more information.



ZONING MAP

## PLAZA LOS ARCOS

In it's heyday, Plaza Los Arcos was a thriving commercial center featuring a restaurant/nightclub and several retail and general office businesses.

The memories remain and only a few improvements are visible from this experience.

The next owner has the certitude to know that a commercial center can succeed here and the first step is to purchase the land. The property featured two (2) entry points from Cesar Chavez Street leading to extensive parking at the rear with emergency access from Calle Camacho.

The area is zoned Neighborhood Commercial. All past uses remain permitted for the next owner.



FORMER STRUCTURE

## COACHELLA, CALIFORNIA

Located in Riverside County, Coachella is the easternmost city in the Coachella Valley and part of Southern California’s Colorado Desert. Known for its agricultural prominence and rapid growth, the city spans 30.08 square miles entirely on land, with an elevation of -69 feet below sea level.

### Demographics

As of the 2020 Census, Coachella’s population reached 41,941, reflecting significant growth since its 1946 incorporation when it had only 1,000 residents. The city is officially bilingual (English and Spanish), with 90% of residents speaking Spanish.

### Economy and Development

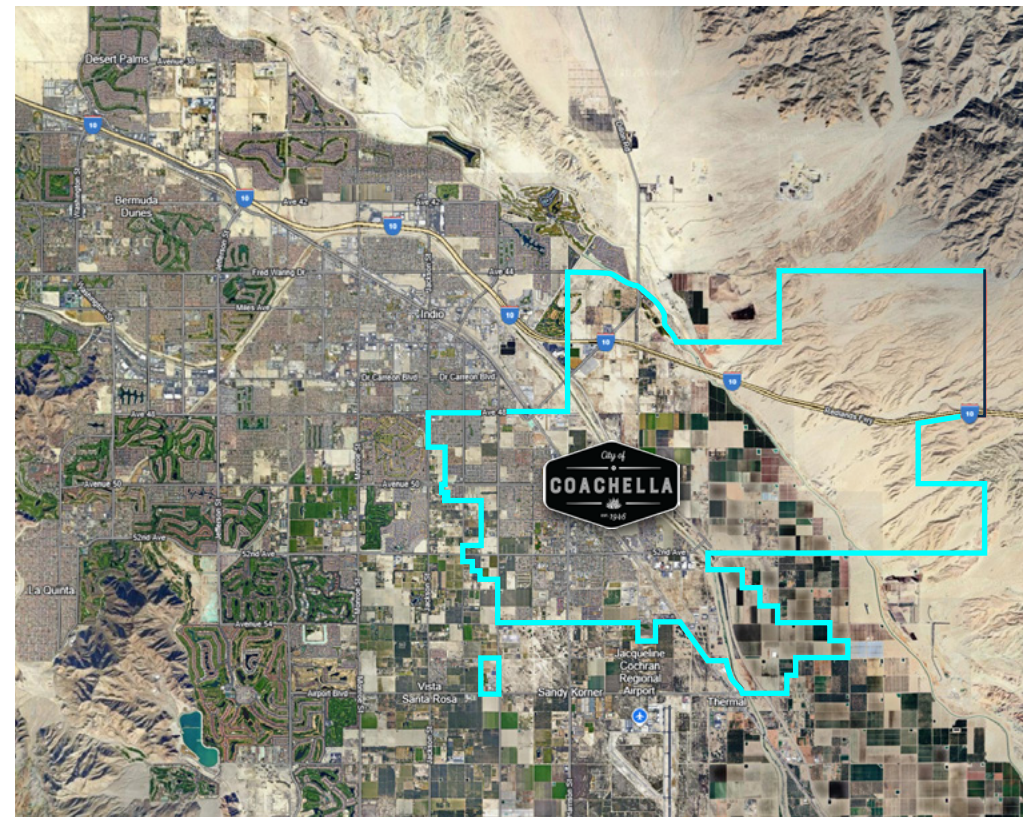
Historically a railroad and agricultural hub, Coachella remains a key shipping center for citrus and date palms. Economic initiatives include the 1995 Coachella Valley Enterprise Zone designation and the 2010 addition of a LEED-certified Coca-Cola bottling facility. Housing development has surged since 2000, with single-family homes and apartment complexes rapidly expanding, though challenges persist with unpermitted trailer parks and infrastructure upgrades.

### Climate

The city experiences a subtropical desert climate characterized by extreme heat—summer highs average 107°F (41.8°C)—and minimal annual rainfall (4.97 inches). Winters are mild, with January highs around 70.7°F (21.5°C).

### Culture and Recreation

Community events, such as festivals and cultural gatherings, are central to Coachella’s identity. Recreational amenities include Bagdouma Park’s recreation center, golf courses, and proximity to the Salton Sea. The city also honors its Chicano activism history, notably through landmarks like César Chávez Street.



DEMOGRAPHICS	1-mile	5-mile
Population	22,603	111,908
Households	5,304	33,397
Average Household Income	\$50,867	\$79,522
Median Household Income	\$35,529	\$54,589
Median Age	29.5	35.5

# YOUR AGENT



**NOEL F. RAMOS**

Partner

DRE# 01338562

[nramos@meadecommercial.com](mailto:nramos@meadecommercial.com)

(760) 799-1384



## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

## COPYRIGHT NOTICE

© 2026 Meade Commercial, Inc. All Rights Reserved.

Meade Commercial, INC. CA Broker Lic. 02439728

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

Phone Number: 760.837.1880 | [meadecommercial.com](http://meadecommercial.com)