

FOR LEASE OR SALE

CESAR CHAVEZ & AVE 50

SEC CESAR CHAVEZ & AVE 50 | COACHELLA, CA



PADS FOR LEASE OR SALE

- The #1 Starbucks location in the Coachella Valley based on site visits!
- Join Starbucks, McDonald's, Taco Bell, Aldi & Panda Express!
- In the heart of Coachella's retail core with Cardenas Markets and Food 4 Less nearby
- Ideally located to serve the communities of the eastern Coachella Valley
- Developed by Fountainhead Development
- Parcel 5 - In Escrow!
- Parcel 6 - 34,216 usable SF
- Parcel 7 - 11,303 usable SF
- Easy access to Interstate 10 & Highway 111, & Highway 86
- Average traffic - 45,482 vehicles per day
- New interchange coming to Highway 86 & Avenue 50

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2026 Demographics	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	19,325	63,426	127,223
HOUSEHOLDS	4,363	15,748	34,733
AVERAGE HOUSEHOLD INCOME	\$79,935	\$83,334	\$86,400

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