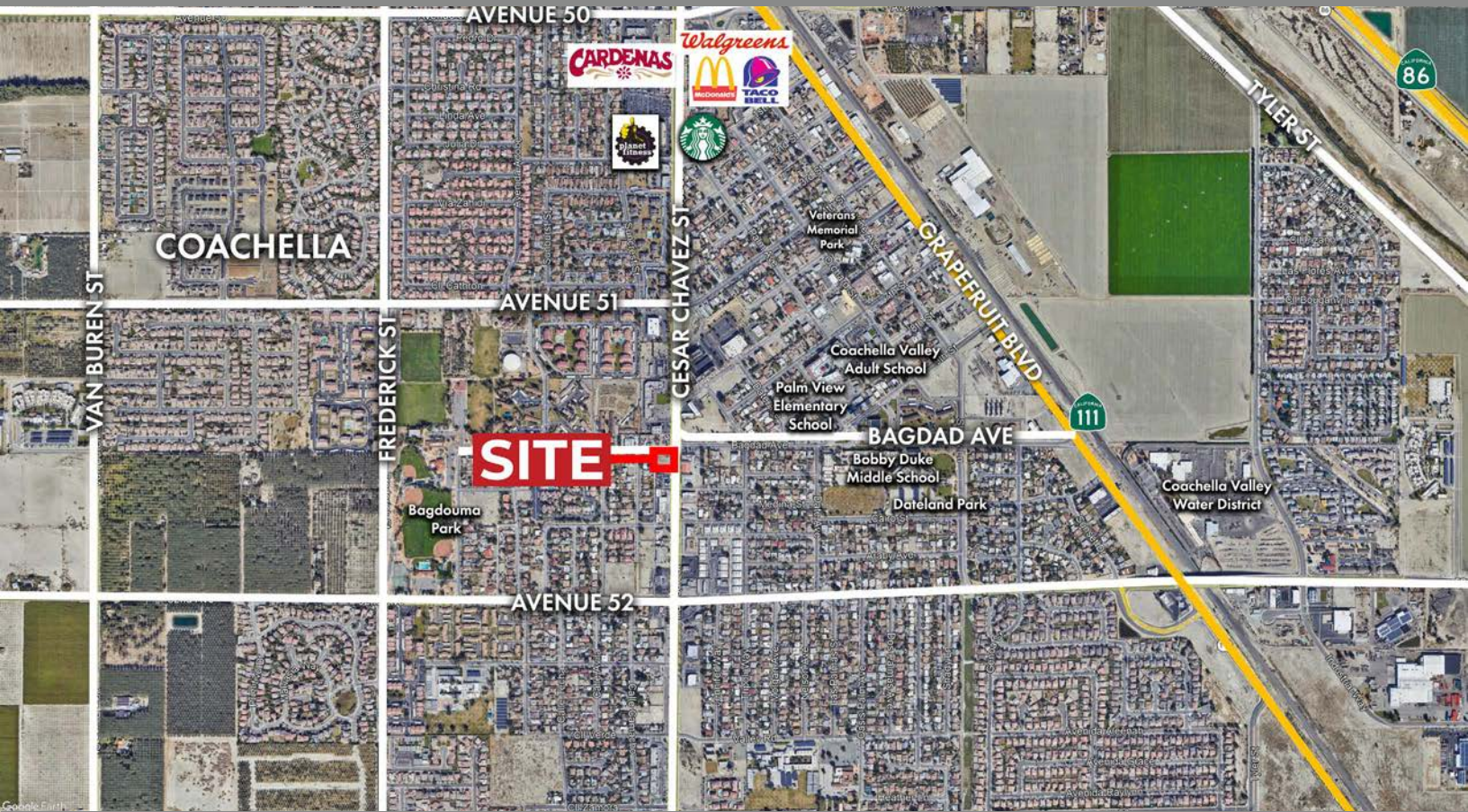


# .33 ACRE COMMERCIAL PAD

## CORNER LOCATION | COACHELLA



### SWC CESAR CHAVEZ ST & BAGDAD AVE, COACHELLA, CA

#### FEATURES

- 0.33 acre commercial pad available for ground lease or sale
- Ideal location for fast food restaurant or drive-thru coffee shop
- Convenient location at the corner of Cesar Chavez & Bagdad Ave in the rapidly-growing city of Coachella
- Impressive traffic counts of 21,335 average cars per day on Cesar Chavez St
- Easy access to all Desert Cities via Grapefruit Blvd and Expressway 86

**LEASE RATE: \$4,500/MO NNN**

**PRICE: \$545,000 (\$37.91/SF)**

#### COACHELLA VALLEY



#### VICINITY MAP



**SUSAN HARVEY**  
 DRE #00957590  
 susan@dppllc.com  
 Cell: 760.250.8992



**EMILY HARVEY**  
 DRE #02229612  
 emily@dppllc.com  
 Cell: 760.636.3500

**DesertPacificProperties.com 760.360.8200**

# .33 AC COMMERCIAL PAD

## AERIAL & SITE AMENITIES

SWC BAGDAD & CESAR CHAVEZ, COACHELLA



## SITE AMENITIES

- **Location:** Property is located at the southwest corner of Cesar Chavez Street and Bagdad Avenue in Coachella, CA.
- **Zoning:** [C-N \(Neighborhood Commercial\) - Click to view](#)
- **General Plan:** Neighborhood Center
- **APN:** 768-232-014
- **Parcel Size:** 0.33 AC (14,374 SF)
- **Utilities: Water:** 10" line on Cesar Chavez St  
8" line on Bagdad Ave  
4" line on Suez Rd
- **Sewer:** 15" line on Cesar Chavez St  
10" line on Bagdad Ave
- **Electric:** In Street
- **Comments:** Excellent location for a fast food restaurant or drive-thru coffee shop. Located at a high-traffic corner in the "Pueblo Viejo Revitalization" area of downtown Coachella, this lot is located in a prime area of growth and is across the street from the new-construction Covalda Apartments, a mixed-use building with retail and apartments.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2025 Population</b>	24,029	55,555	121,009
<b>2025 Households</b>	5,652	14,206	35,480
<b>Avg. Income</b>	\$75,681	\$86,222	\$98,359

## TRAFFIC COUNTS

Cesar Chavez St (Harrison) @ Cairo St	21,335
Cesar Chavez St @ Calle Rojo	18,883

760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.