

# LEJA FARMS

Turnkey Date Farm and Processing Facility with 2 Homes  
52500 Van Buren Street, Coachella, CA 92236

**FOR SALE**  
**\$8,000,000**



**OPPORTUNITY  
ZONE**

Van Buren Street

52nd Ave

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**WILSON MEADE**  
COMMERCIAL REAL ESTATE

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Leja Farms is a fully developed, income-producing date farm encompassing **35.56 acres** in Coachella, California. Strategically located within a designated Coachella **Opportunity Zone** and zoned **G-N (General Neighborhood)** and **G-C (General Commercial)**, this property combines strong agricultural production with long-term redevelopment potential.

### Date Farm Features & Improvements include:

- **Date Palms:** Barhi, Honey, and Medjool varieties
- **Approximate Tree Count:** 1,180
- **Main Warehouse/ Packing Facility:** 10,394 sq. ft. with a large mezzanine (1,966 sq. ft.)
- **Secondary Warehouse:** 120' x 40' (4,800 sq. ft.)
- **Freezer:** 20' x 20'
- **Cold Storage Room:** 40' x 40' with two 12' roll-up doors and mezzanine
- **Hydration Room:** 277' Class C concrete block structure
- **Hydration & Fumigation Room:** Converted shipping container
- **Additional Shipping Container Storage**
- **Metal Shade Structure** with chain-link storage yard
- **Above-average irrigation system**

- **Solar Power**
- **Private Well:** 1/4 mile depp, 10" casing, 600 gpm
- **IID Canal Water Rights** for Irrigation
- **Groundskeeper Home:** 483 sq. ft.

### Residence Features:

- **Primary Residence:** 3,383 sq. ft. | \$3,500/month
- **Secondary Residence:** 2,678 sq. ft. | \$3,000/month  
*Leases on month-to-month basis*

### Investment Highlights:

With its dual zoning designations, extensive on-site infrastructure, and Opportunity Zone benefits, Leja Farms presents a rare investment opportunity offering both immediate agricultural income and long-term redevelopment potential.

These features support maximum farm productivity in the heart of the **Coachella Valley**—the premier date-growing region in the United States, responsible for nearly **95% of the nation's crop**.





**35.56 Acres – Three Parcels**

APNs: 768-260-001, 768-260-002, 768-290-001

**Property Highlights:**

- **Location:** Coachella, CA with utilities to site
- **Utilities in close proximity to site:** Sewer and water supplied by City of Coachella Utilities Services. Property currently served by private well and septic systems.
- **Mixed-Use Opportunity with dual zoning:** General Commercial (G-C) & General Neighborhood (G-N)
- **Residences:** Two homes on-site leased on month-to-month basis
- **Agricultural Infrastructure:** Date packing facility and supporting improvements
- **Production:** Yields between 275,000 – 300,000 lbs. annually
- **Infrastructure:** 12” water main & 12” sewer line at the intersection of Van Buren Street and 52nd Ave.
- **Ownership:** Fee Simple interest
- **Date Palms:** Approximately 1,180 trees
  - ~8-acre Corner Parcel: ~75 Deglet Noor
  - Middle Parcel (with date processing facility): ~400 Deglet Noor and ~40 Barhi/Honey
  - 19-acre Corner Parcel: ~620 Deglet Noor (including 30 male trees) and 45 Medjool
- **Sustainability:** Solar power system— installed and paid for

# ENTERTAINMENT/AMENITY LOCATIONS

**FOR SALE | LEJA FARMS**

52500 Van Buren Street, Coachella, CA 92236



	<p><b>SUBJECT PROPERTY</b>  <b>Leja Farms</b>                  52500 Van Buren St                  Coachella, CA 92236</p>
	<p><b>Festival Grounds</b>                  52nd and Monroe                  Indio, CA 92201                  600+ Acres</p>
	<p><b>Empire Polo Club</b>                  52nd and Jackson St                  Indio, CA 92201                  400+ Acres</p>
	<p><b>Augustine Casino</b>                  84-001 Avenue 54                  Coachella, CA 92236</p>
	<p><b>Desert International Horse Park</b>                  85-555 Airport Blvd.                  Thermal, CA 92274</p>
	<p><b>The Thermal Club / Thermal Race Track</b>                  61980 Tyler Street                  Thermal, CA 92274</p>
	<p><b>Thermal Ranch</b>                  (New Horse Facility)                  Harrison St and Avenue 62                  Thermal, CA 92274</p>
	<p><b>Ladera Golf Club</b>                  69501 Lemon Blossom Lane                  Thermal, CA 92274</p>

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WILSON MEADE COMMERCIAL REAL ESTATE | 2025

\*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

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MAR 15 2007

POR. SEC 7 T. 6S., R. 8E (07)  
CITY OF COACHELLA

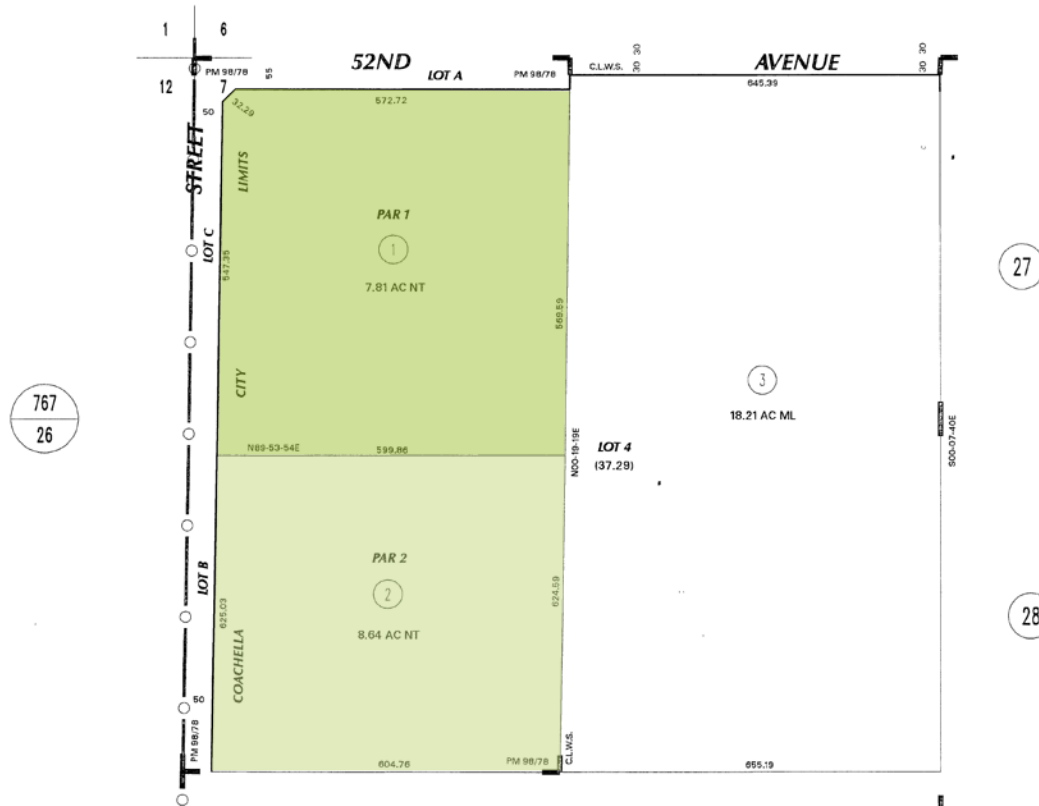
T.R.A. 012-052

768-26

765-12



1" = 200'  
ANGLE = 0



DATA: RS 14/71  
MB 4/53  
60' RDS. PER INST. 32692 4/59

ASSESSOR'S MAP BK768 PG.26  
Riverside County, Calif.

BCB

MB 4/53 COACHELLA LAND & WATER SUB.  
PM 98/78-79 PARCEL MAP NO. 16692

Sep 2006

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MAR 15 2007

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POR. SEC 7 T. 6S., R. 8E  
CITY OF COACHELLA

T.R.A. 012-052

768-29  
765-13



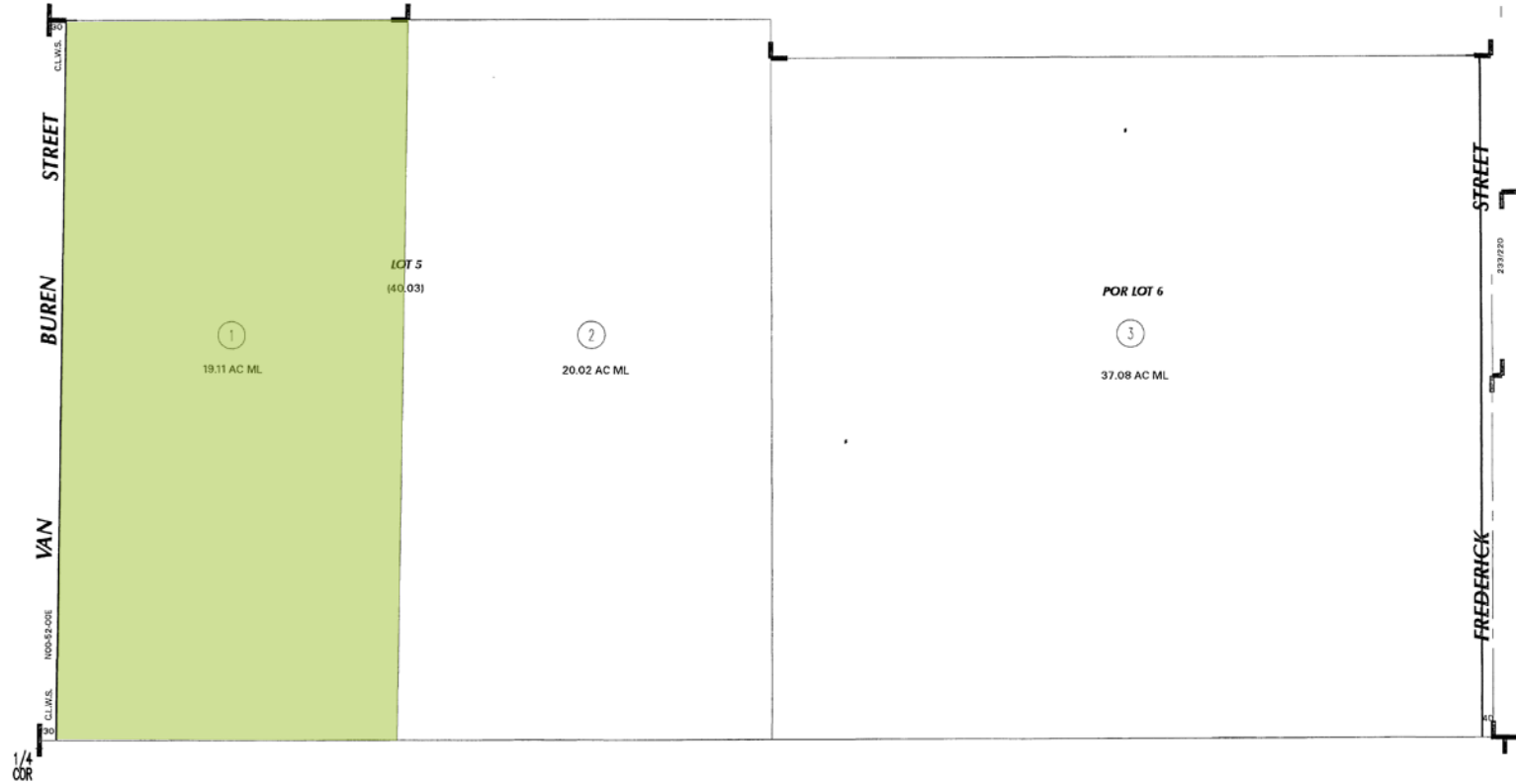
28

35

36

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767  
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DATA: RS 14/71  
60" RDS. PER INST. 32692 4/59

ASSESSOR'S MAP BK768 PG.29  
Riverside County, Calif.

OCB

30

MB 4/53 COACHELLA LAND & WATER SUB.

Oct 2006

43







DEMOGRAPHICS	2-Mile	5-Mile	10-Mile
2024 Population	40,134	133,721	249,134
2024 Households	10,073	40,793	87,334
Median Household Income	\$46,814	\$59,920	\$68,549
Average Daily Traffic (ADT)	Van Buren Street and 52nd Ave: 8,420 ADT		

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### CAPITAL GAINS TAX DEFERRAL

An investor that re-invests capital gains into a Qualified Opportunity Fund can defer the payment of federal taxes on the realized gains of the investment as late as December 31, 2026.

### CAPITAL GAINS TAX REDUCTION

An investor that meets timing deadlines and holds their investment in a Qualified Opportunity Fund for at least five years can reduce their tax bill on the capital gains differed by 10%. If the investor holds their investment for at least seven years, the reduction increases to 15%.

### ELIMINATION OF TAXES ON FUTURE GAINS

An investor that holds their investment in a Qualified Opportunity Fund for at least ten years will not be required to pay federal capital gains taxes on any realized gains from the investment.



## YOUR ADVISORS



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