



COACHELLA, CALIFORNIA

# 215-acre site in Opportunity Zone

- ✦ Fully-improved parcels
- ✦ Various lot sizes available

Colliers

# + Highlights



## Highlights

- Improved 215-acre industrial park
- Variety of sizes ranging from 1.50 - 218 Acres
- Located in the Path of Growth
- Parcels include roads, curb and gutter, storm drain, water, sewer, gas, and electricity (Buyer to verify)
- Located in an Opportunity Zone
- Rare large land site to accommodate Big Box development
- Close proximity to I-10 with immediate access to SR-86
- Located adjacent to Union Pacific Rail
- Close proximity to Jacqueline Cochran Regional Airport
- Corporate neighbors include Coca-Cola, Anthony Vineyards, Ocean Mist Farms, Oasis Date, and Ernie Ball Guitar Accessories

## Site Summary

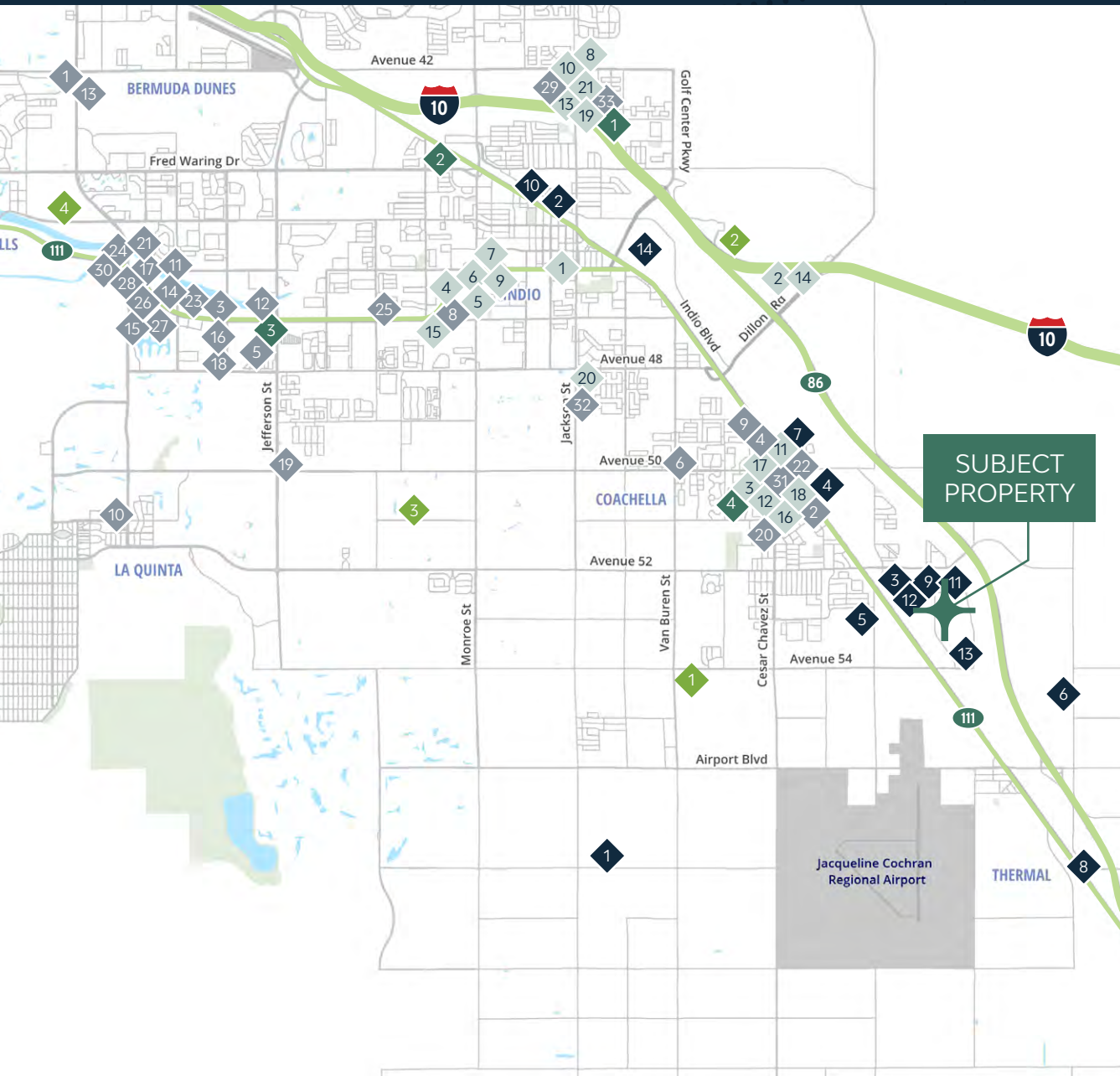
- Opportunity Zone
- Zoning: M-H (Heavy Industrial)
- General Plan: IL - Light Industrial
- Business friendly community
- Utilities:
  - Electricity: Enterprise Way & Ave 54
  - Water: 12" line in Enterprise Way; 12" line in Ave 54
  - Sewer: 12" line in Enterprise Way; 15" line in Ave 54
  - Gas: 3" line in Enterprise Way; 4" line in Ave 54
- One of the fastest growing municipalities in California

# + Parcel Highlights



SITE #	ACRES
1	54.52
2	34.60
3	41.37
28	5.17
29	6.31
32	1.42
33	1.84
34	5.09
35	2.91
36	2.50
41	5.15
93	7.28
94	9.54
95	7.97
96	12.65
98	12.52

# + Local Neighbors and Amenities



## Corporate Neighbors

1. GenFlora
2. Heimark Distributing Co
3. Woodspur Farms
4. Peter Rabbit Farms
5. Armtech Defense Products Co
6. Grimmway Enterprises
7. Sun Date
8. RBI Packing
9. Ocean Mist Farms
10. Stutz Packing Co
11. Desert Valley Date
12. The Coca-Cola Company
13. Fulton Distributing
14. Fasttrak Foods

## Attractions

1. Augustine Casino
2. Fantasy Springs Resort Casino
3. Coachella Valley Music and Arts Festival
4. Indian Wells Tennis Garden

## Shopping

1. Albertsons
2. ALDI
3. Best Buy
4. Big 5 Sporting Goods
5. Costco
6. CVS
7. DSW
8. El Super
9. Food 4 Less
10. Grocery Outlet
11. Hobby Lobby
12. Home Depot
13. HomeGoods
14. Kohl's
15. Lowe's
16. Marshalls
17. Petco
18. PetSmart
19. Ralphs
20. Rite Aid
21. Ross
22. Smart & Final Extra!
23. Sprouts
24. Staples
25. Stater Bros. Markets
26. T.J. Maxx
27. Target
28. Trader Joe's
29. Vallarta Supermarkets
30. Vons
31. Walgreens
32. Walmart Neighborhood Market
33. WinCo Foods

## Fitness

1. 24 Hour Fitness
2. Anytime Fitness
3. EOS Fitness
4. Planet Fitness

## Food & Drink

1. Applebee's
2. Arby's
3. Carl's Jr.
4. Dutch Bros Coffee
5. El Pollo Loco
6. Farmer Boys
7. Flame Broiler
8. IHOP
9. In-N-Out Burger
10. Jersey Mike's
11. KFC
12. McDonald's
13. Ono Hawaiian BBQ
14. Popeyes
15. Round Table Pizza
16. Starbucks
17. Subway
18. Taco Bell
19. Texas Roadhouse
20. WaBa Grill
21. Wingstop

# + Strategic Location



# + Drive Times

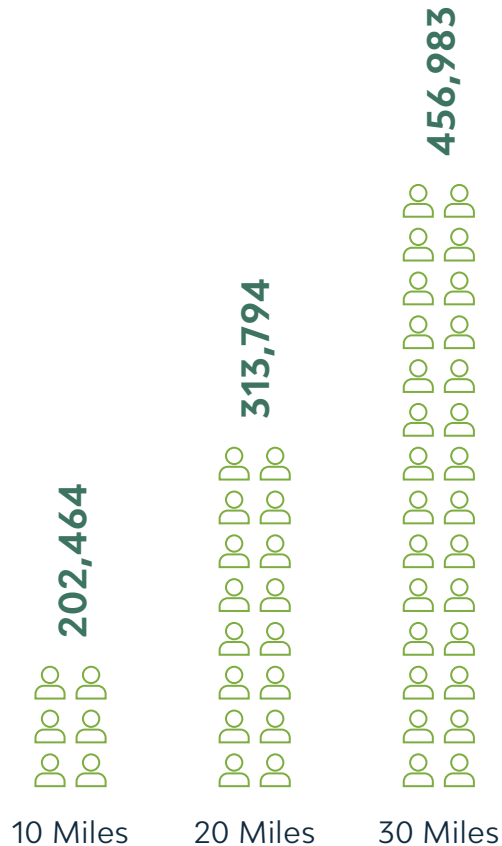


# + Demographics Overview

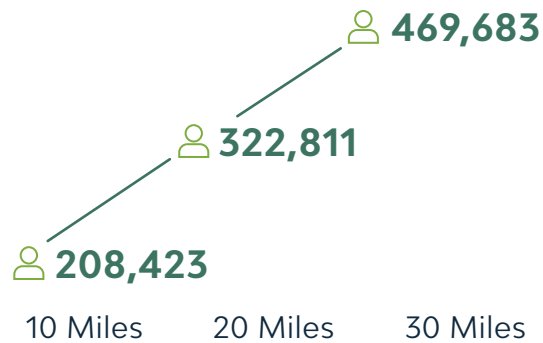
The Coachella Valley industrial market, currently at 13.75 million square feet, is experiencing steady growth and modernization. A significant 60% of the market consists of buildings ranging from 10,000 to 50,000 square feet, catering to small and mid-sized users. Notably, 39% of the existing inventory has been constructed since 2000, reflecting ongoing development in the region.

A major milestone for the market is Amazon's upcoming 630,000-square-foot distribution center in North Palm Springs, marking the first facility of this scale in the valley. This project signals growing interest from large logistics and e-commerce players, potentially driving further industrial expansion in the region.

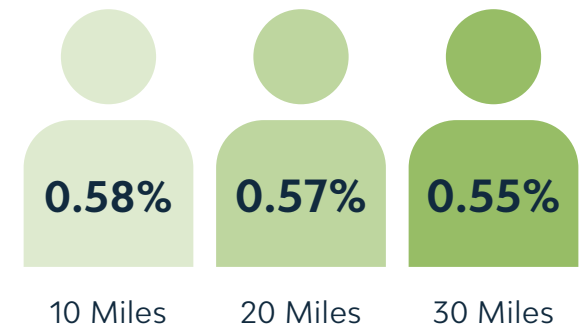
## Daytime Population 2024



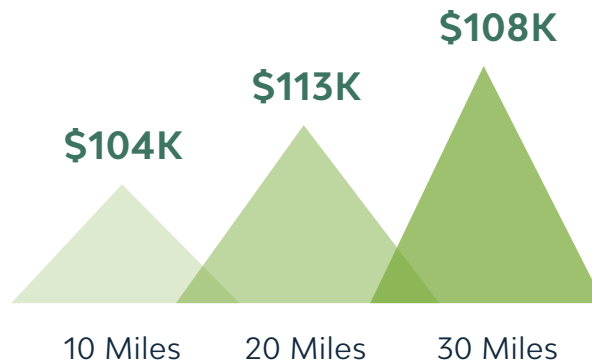
## Population Forecast 2029



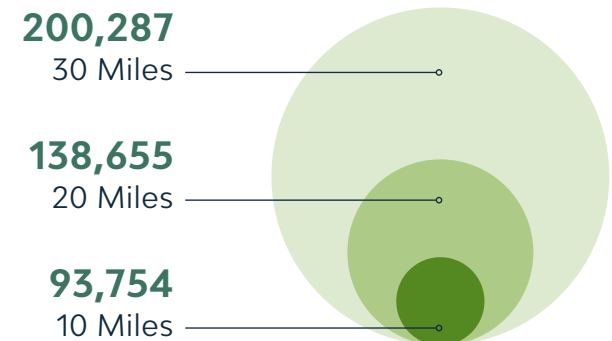
## Population Growth 2023-2028



## Average HH Income 2024



## Estimated Employees 2024





## CONTACT US

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