



**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES, LP

VAN BUREN PLAZA BUILD TO SUIT RETAIL PAD FOR SALE OR GROUND LEASE



SALE / LEASE

CBCWORLDWIDE.COM

CONTACT

Curtis Barlow
760 899 7700
cbarlow@cbclyle.net
CaDRE #01380247

Marta Ward Blodgett
310 493 0580
mward@cbclyle.net
CaDRE #01309501

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL
LYLE & ASSOCIATES, LP
78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211
760.772.6400



VAN BUREN PLAZA

NEC Van Buren and Avenue 50, Coachella, CA 92236

SALE /
LEASE

PROPERTY OVERVIEW

Build-to-Suit Pad for Sale or Ground Lease

APN 603-260-053 | ±39,640 SF

Asking Price: \$426,130

Strategically located next to CVS Pharmacy in the Van Buren Plaza shopping center, this rough graded pad offers a prime opportunity for retail, service, or food use.

Situated on the north side of CVS, this site benefits from excellent visibility, established traffic patterns, and a built-in customer base from surrounding residential communities.

Join a growing commercial corridor in the thriving city of Coachella, where demand for neighborhood-serving businesses continues to rise.

Contact us today for more information or to schedule a site tour!

PROPERTY HIGHLIGHTS & LOCATION OVERVIEW

- Located at the NE corner of Avenue 50 & Van Buren Street, North side of CVS
- Population of over 131,000 in 5-Mile Radius
- ZONING - CG - General Commercial
- Ideal for Build-to-Suit or Ground Lease Opportunities
- Pad is Rough Graded with Utilities Installed
- Driveways and Perimeter Landscaping Installed
- Tropicana Supermarket Coming Soon!



CBCWORLDWIDE.COM

Curtis Barlow
760 899 7700
cbarlow@cbclyle.net
CalDRE #01380247

Marta Ward Blodgett
310 493 0580
mward@cbclyle.net
CalDRE #01309501



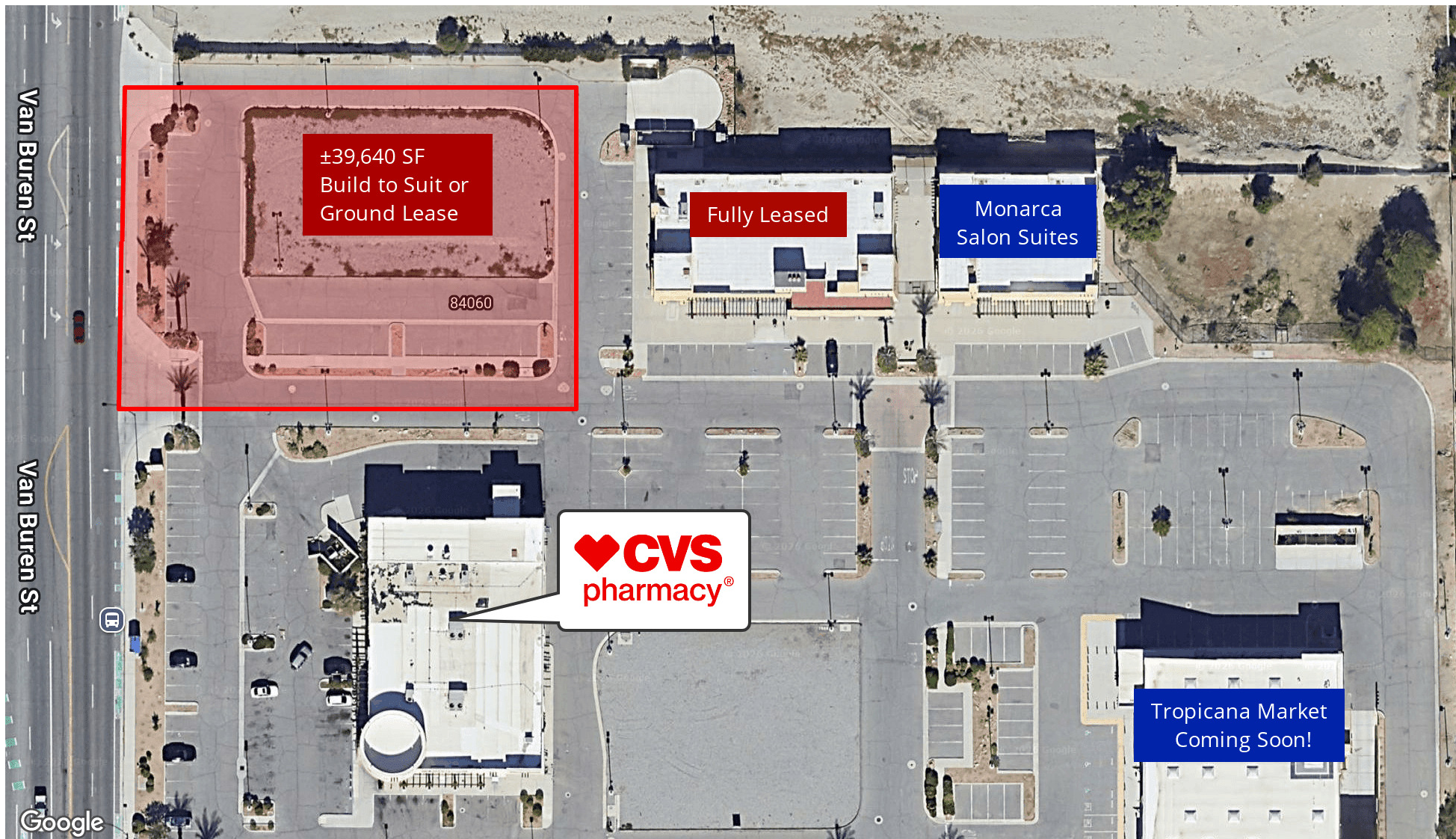
LYLE & ASSOCIATES, LP



VAN BUREN PLAZA

NEC Van Buren and Avenue 50, Coachella, CA 92236

SALE /
LEASE



CBCWORLDWIDE.COM

Curtis Barlow
760 899 7700
cbarlow@cbclyle.net
CalDRE #01380247

Marta Ward Blodgett
310 493 0580
mward@cbclyle.net
CalDRE #01309501

 **COLDWELL
BANKER
COMMERCIAL**
LYLE & ASSOCIATES, LP



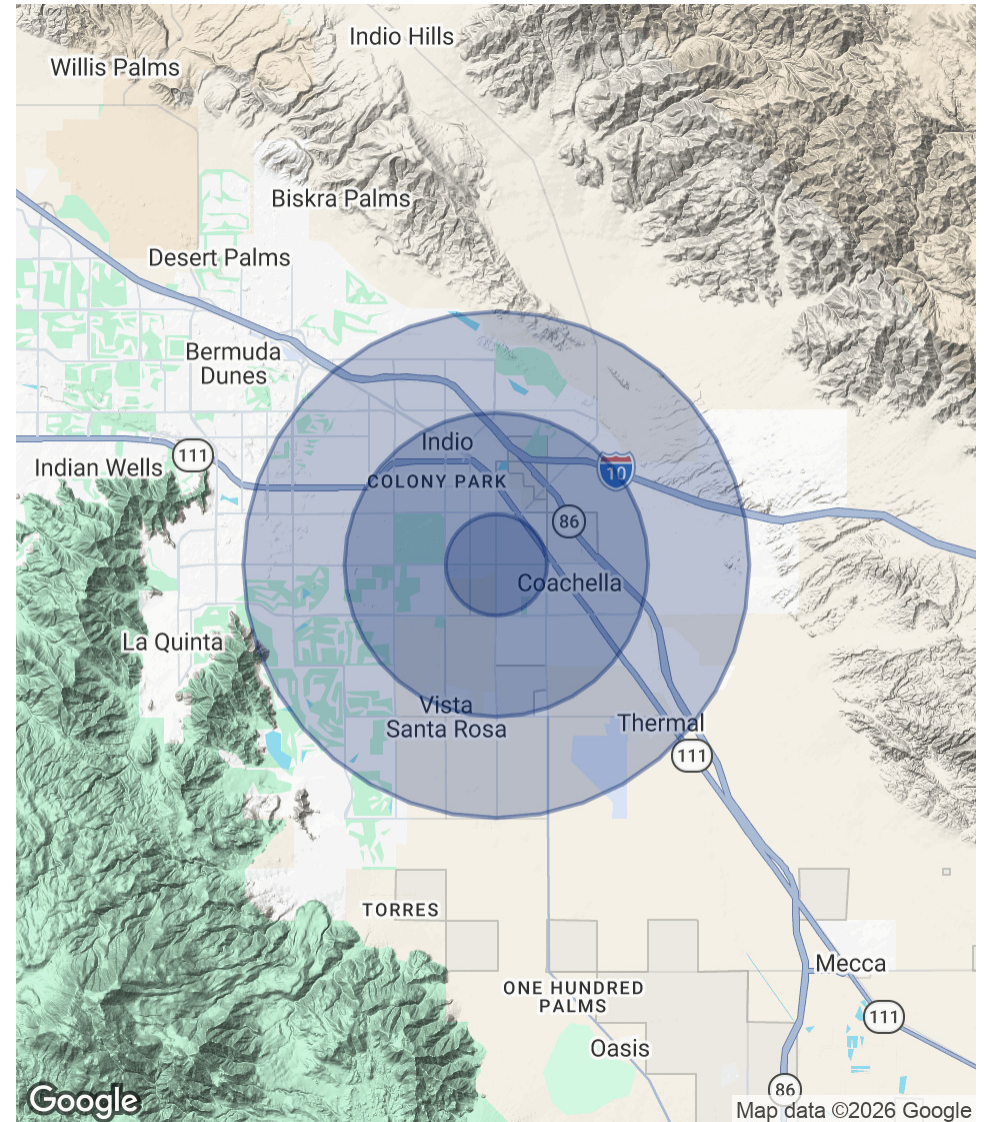
VAN BUREN PLAZA

NEC Van Buren and Avenue 50, Coachella, CA 92236

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,630	71,976	131,216
Average age	26.8	27.3	28.9
Average age (Male)	25.3	26.3	28.2
Average age (Female)	27.1	27.9	29.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,487	18,664	36,759
# of persons per HH	4.3	3.9	3.6
Average HH income	\$56,537	\$53,509	\$63,206
Average house value	\$222,606	\$247,452	\$308,010

* Demographic data derived from 2020 ACS - US Census



CBCWORLDWIDE.COM

Curtis Barlow
760 899 7700
cbarlow@cbclyle.net
CalDRE #01380247

Marta Ward Blodgett
310 493 0580
mward@cbclyle.net
CalDRE #01309501

**COLDWELL
BANKER
COMMERCIAL**
LYLE & ASSOCIATES, LP

SALE /
LEASE



VAN BUREN PLAZA

NEC Van Buren and Avenue 50, Coachella, CA 92236

SALE /
LEASE



CURTIS BARLOW

Executive Vice President

Direct: 760.899.7700 **Cell:** 760.899.7700
cbarlow@cbclyle.net

CalDRE #01380247



MARTA WARD BLODGETT

Executive Vice President

Direct: 310.493.0580 **Cell:** 310.493.0580
mward@cbclyle.net

CalDRE #01309501

CBCWORLDWIDE.COM

Curtis Barlow
760 899 7700
cbarlow@cbclyle.net
CalDRE #01380247

Marta Ward Blodgett
310 493 0580
mward@cbclyle.net
CalDRE #01309501

 **COLDWELL
BANKER
COMMERCIAL**
LYLE & ASSOCIATES, LP