



LEASED INVESTMENT DOWNTOWN COACHELLA CITY BLOCK OFFICE | MEDICAL | U.S. POST OFFICE FOR SALE



For More Information, Contact:

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	Address	APN	Building SF	Land AC	Tenant
1	1490 6th St.	778-092-001	24,393	0.55	Central Neighborhood Health Foundation
2	1460 6th St.	778-092-002	6,098	0.01	California Rural Legal Assistance
3		778-092-003	13,503	36.35	Land
4	1428 6th St.	778-092-004	8,712	0.20	United States Postal Service
5	1412 6th St.	778-092-005	6,969	0.15	United States Postal Service
6		778-092-006	8,276	0.18	United States Postal Service
7		778-092-007	6,098	0.13	Land
8		778-092-008	12,196	0.27	Land

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DEMOGRAPHICS

POPULATION

	2 mile	5 mile	10 mile
2010 Population	37,642	100,976	200,600
2021 Population	42,671	117,643	231,224
2026 Population Projection	44,848	124,127	243,601

TOP EMPLOYERS

	Employer	# of Employees
1	Coachella Valley Unified School District	530
2	Spotlight 29 Casino	496
3	Ernie Ball	380
4	Augustine Casino	314
5	Armtec Defense	236
6	Valley Pride	200
7	Coachella Valley Water District	194
8	Teserra Outdoors	156
9	Cardenas Market	118
10	Reyes Coca-Cola Bottling	103

MONTHLY INCOME

1412 6th St.	\$ 10,400.75	United States Postal Service Coachella Main
1460 6th St.	\$ 4,060.00	California Rural Legal Assistance
1482 6th St.	\$ 1,500.00	Central Neighborhood Health Foundation
1494 6th St.	\$ 3,500.00	Central Neighborhood Health Foundation
1490 6th St.	\$ 2,500.00	Central Neighborhood Health Foundation
949 Orchard Ave	\$ 1,500.00	Central Neighborhood Health Foundation
1467 6th St.	\$ 1,500.00	Central Neighborhood Health Foundation
TOTAL	\$ 24,960.00	

MONTHLY EXPENSES

PROPERTY TAXES APN: 778-092-008	\$ 640.00
PROPERTY INSURANCE COACHELLA VALLEY INSURANCE & AUSPL	\$ 534.00
UTILITIES (3) CITY WATER, SEWER, (2) IID ELECTRIC, (1) TRASH	\$ 490.00
MANAGEMENT / MAINTENANCE RESERVE GARDENER, A/C, MAINTENANCE & MATERIAL RESERVE	\$ 1,850.00
TOTAL MONTHLY GROSS EXPENSE (14%)	\$ 3,514.00
MONTHLY NET OPERATING INCOME	\$ 21,446.75
ANNUAL NET OPERATING INCOME	\$ 257,361.00
PURCHASE / SALE PRICE AT 4.47 CAPITALIZATION RATE	\$ 5,760,000.00



VIETNAM VETERANS PARK

VINE STREET



CITY HALL

ORCHARD STREET

Mechanics Bank



LIBRARY

Kidney Institute + COACHELLA VALLEY NEPHROLOGY

CALIFORNIA NEIGHBORHOOD HEALTH FOUNDATION



California Rural Legal Assistance, Inc.

COACHELLA SENIOR CENTER

RIVERSIDE FIRE DEPT STATION #79



SUBJECT PROPERTY

7TH STREET

PALM VIEW ELEMENTARY SCHOOL

PALM STREET

Google



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U.S. POST OFFICE
92203 / 92236



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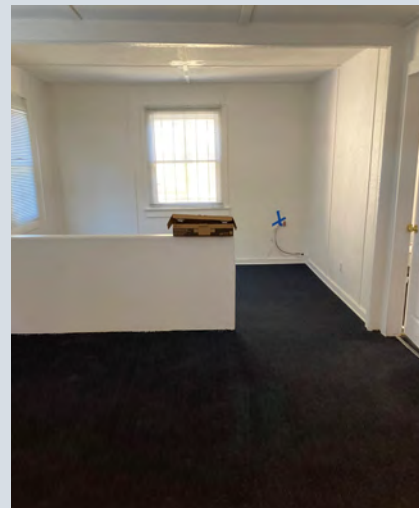
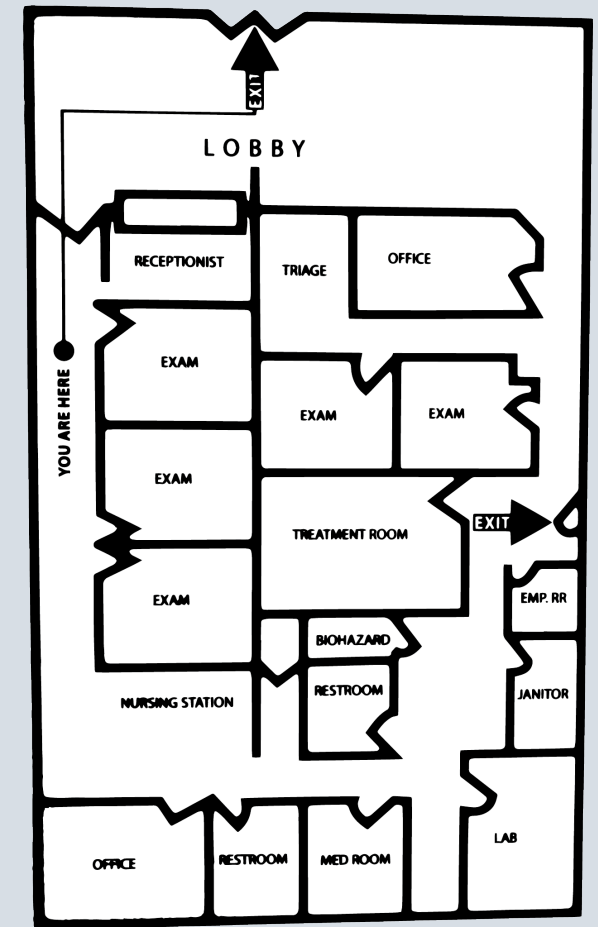
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DAUM
COMMERCIAL REAL ESTATE SERVICES

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MEDICAL OFFICE FLOOR PLAN



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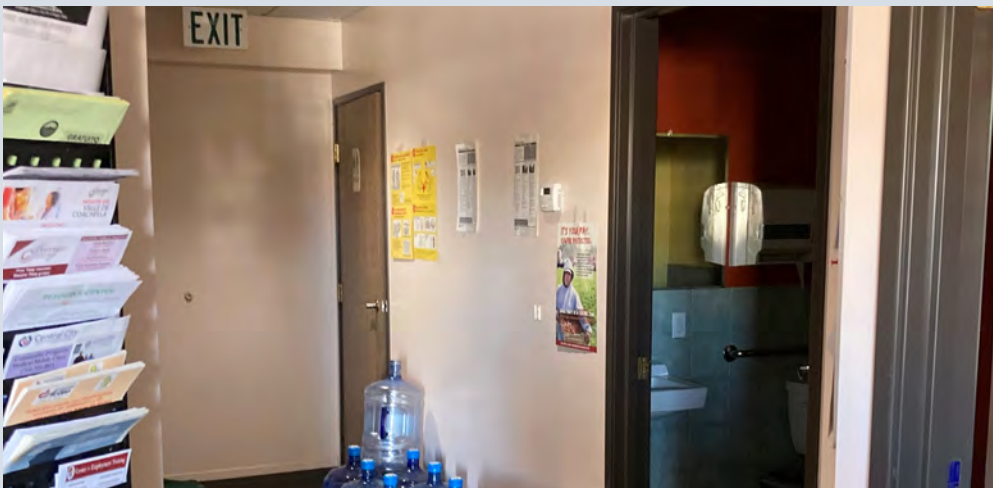
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COACHELLA VALLEY

The music festival "Coachella" and its country add on "Stage Coach", put this, largely agricultural, community on the map. Coachella is and has been experiencing rapid growth. The subject property is a city block in the middle of the downtown, located just across from the library, City hall, the main bank and the Fire station. The subject property houses the Coachella Post office, 90236, with the full credit of the US government. 3 very stable tenants cause the income stream to be secure and give a truly "sleep well at night" investment.



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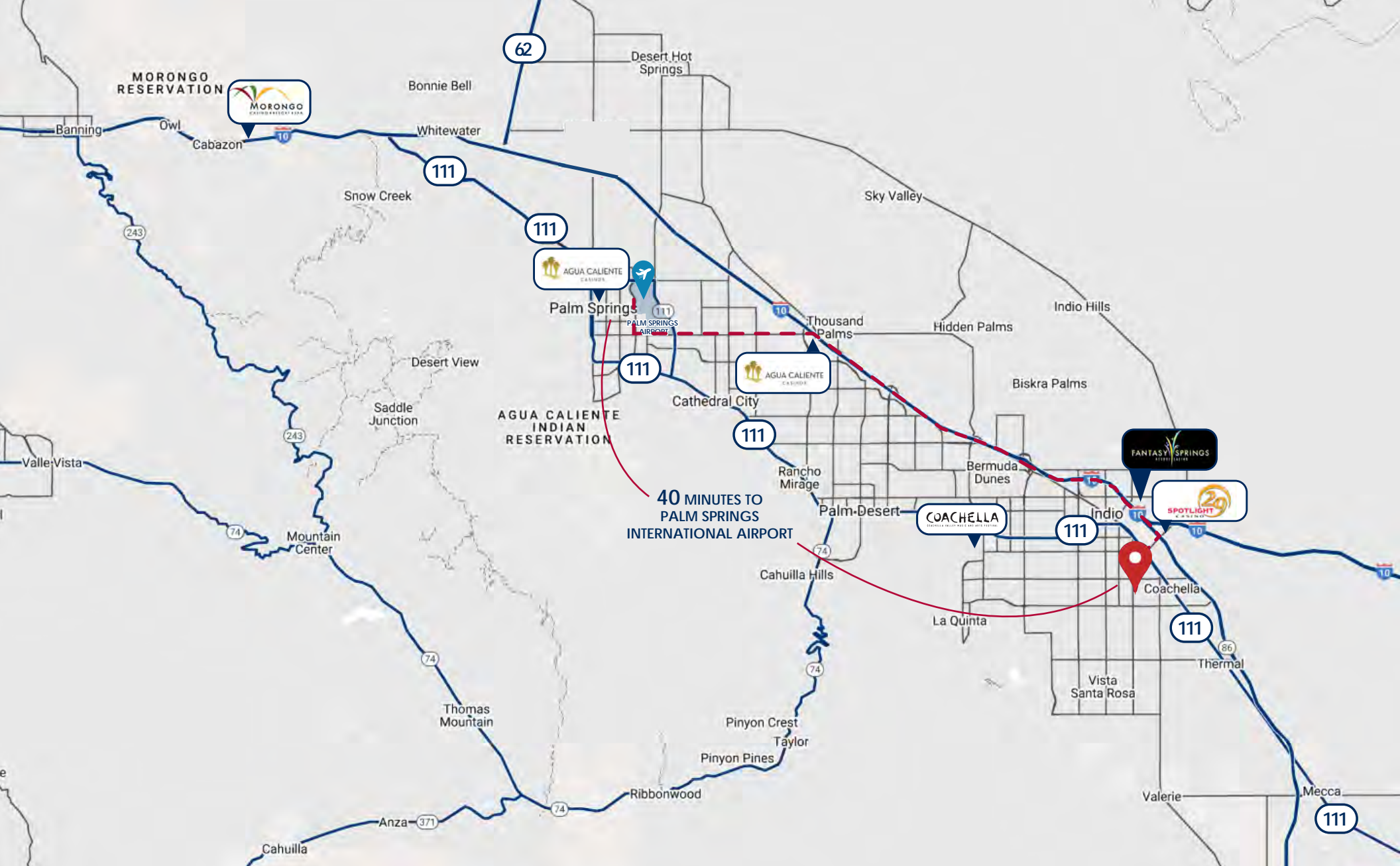
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