

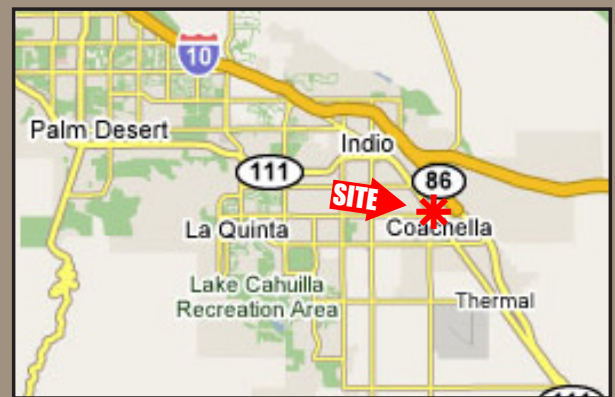
4,080 s/f Previous Medical Clinic Downtown City of Coachella



791 Orchard Avenue • Coachella, California

FEATURES:

- Medical Office in the heart of Coachella
- Coachella area in need of Health Services
- Bus stop in front
- Owner financing available
- Lease Option
- Also Available for Lease \$2,400 (\$0.59 nnn)
- Asking Price: \$295,000 (\$72.30 per sq. ft.)



Vicinity Map

Site Plan on Reverse



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Or Visit us at our Website:

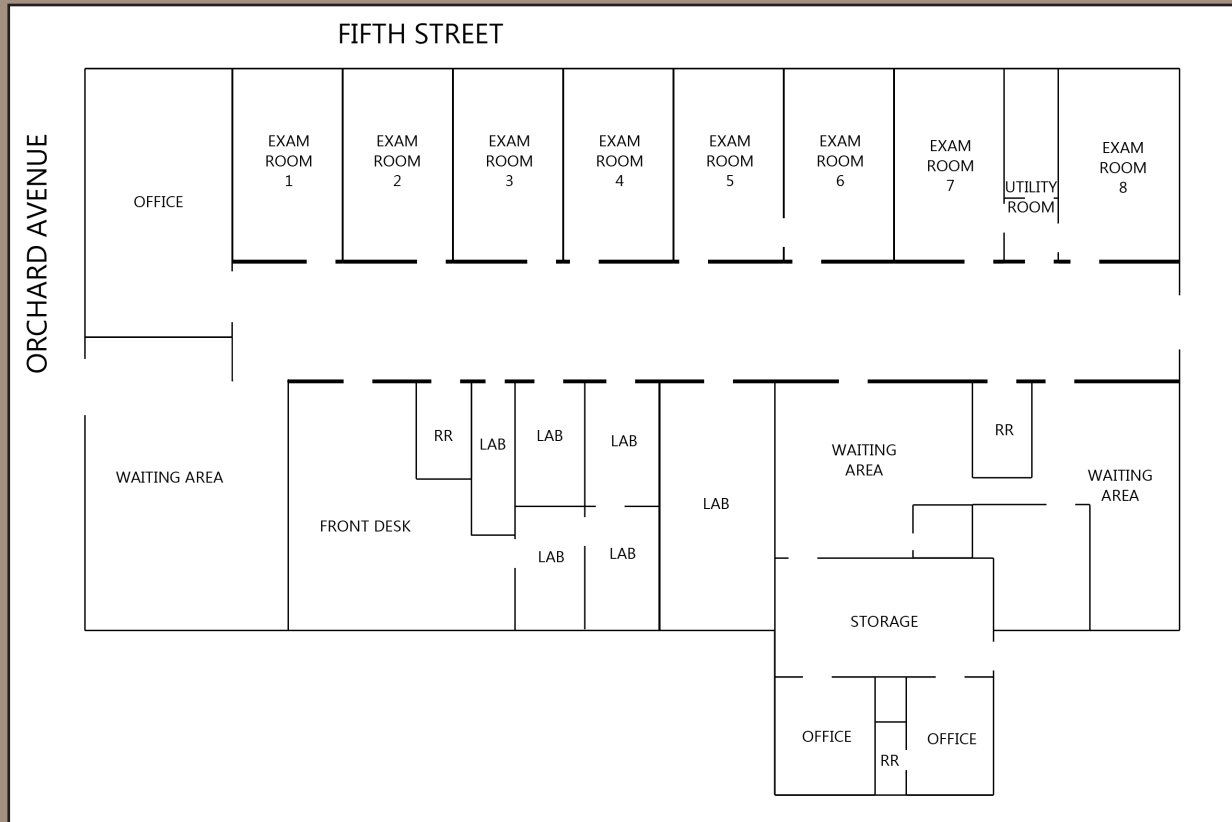
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SITE PLAN

791 Orchard Avenue., Coachella



Site Amenities:

- Building Size: 4,080 sq. ft.
- Parcel Size: 8,463 sq. ft. (90' x 125')
- APN#: 778-053-009
- Zoning: R-M (Residential Multiple Family)
- General Plan 2035: General Neighborhood Commercial
- Current Use: Vacant
- Construction Type: Block
- Improvements: 8 exam rooms, waiting area/general office
- Terms: Cash, Owner Will Carry
- Condition: Fair- New roof
- Comments: Owner is willing to do tenant improvements. City of Coachella is in need of health services. Doctor to patient ratio in the East Valley is one doctor per 9,000 patients compared to recommendation of one doctor per 2,000 patients. This property is strategically located in the heart of Coachella and within the Pueblo Viejo Revitalization Plan.

Pueblo Viejo 3 Major Gateways

