

STATE HIGHWAY 86

LARGE WAREHOUSE ±233,100 SF

SMALL WAREHOUSE ±96,000 SF

COACHELLA

AIRPORT BUSINESS PARK

SELF STORAGE ±128,600 SF

PERSONAL VEHICLE STORAGE
±76,800 SF

SMALL BUSINESS ±81,000 SF

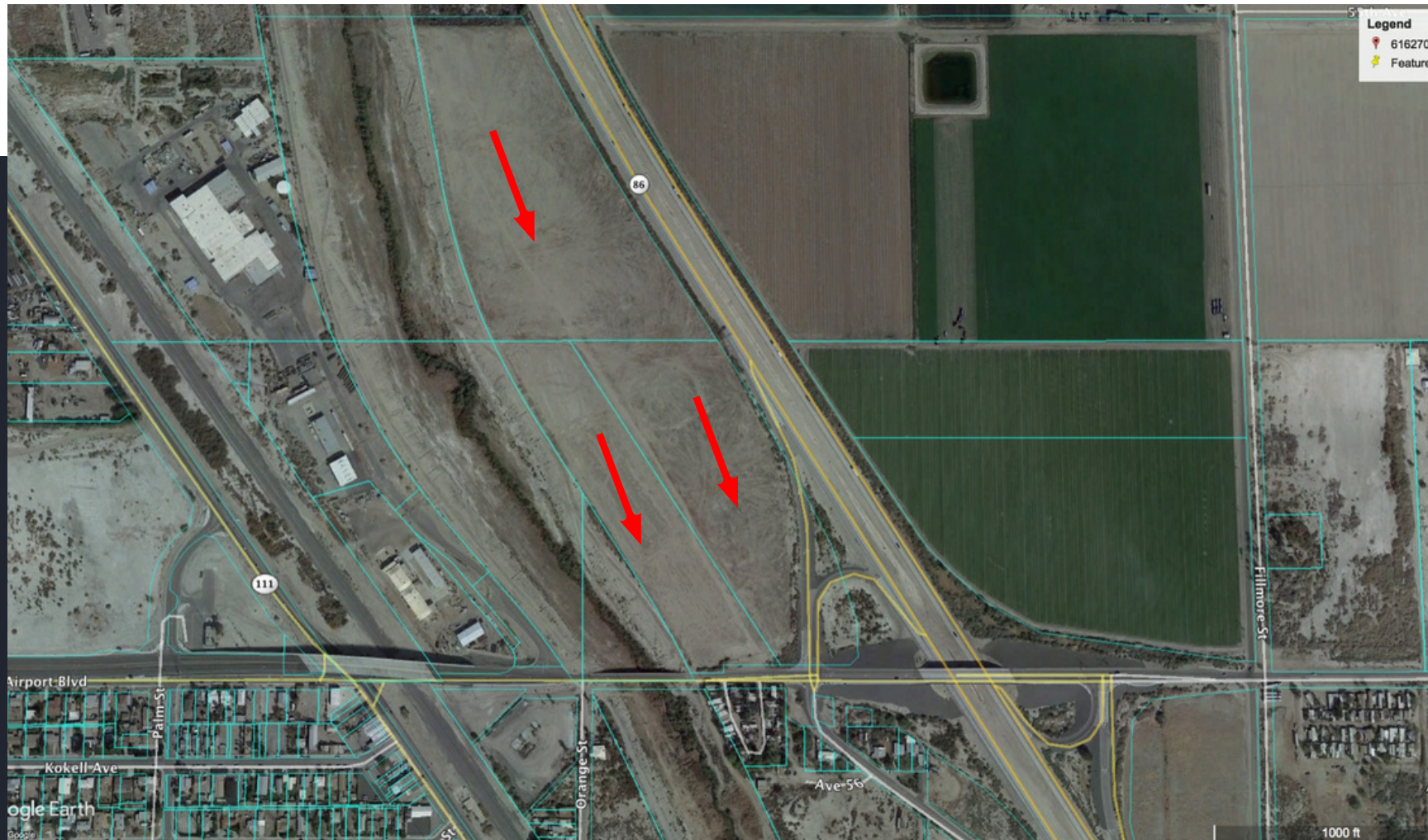
PROPOSED SITE PLAN

SCALE: 1" = 100'-0"



CVWD STORM WATER CHANNEL



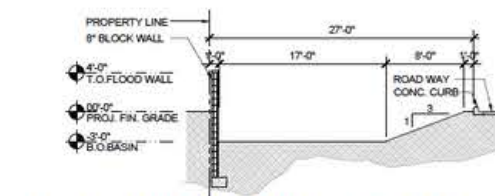
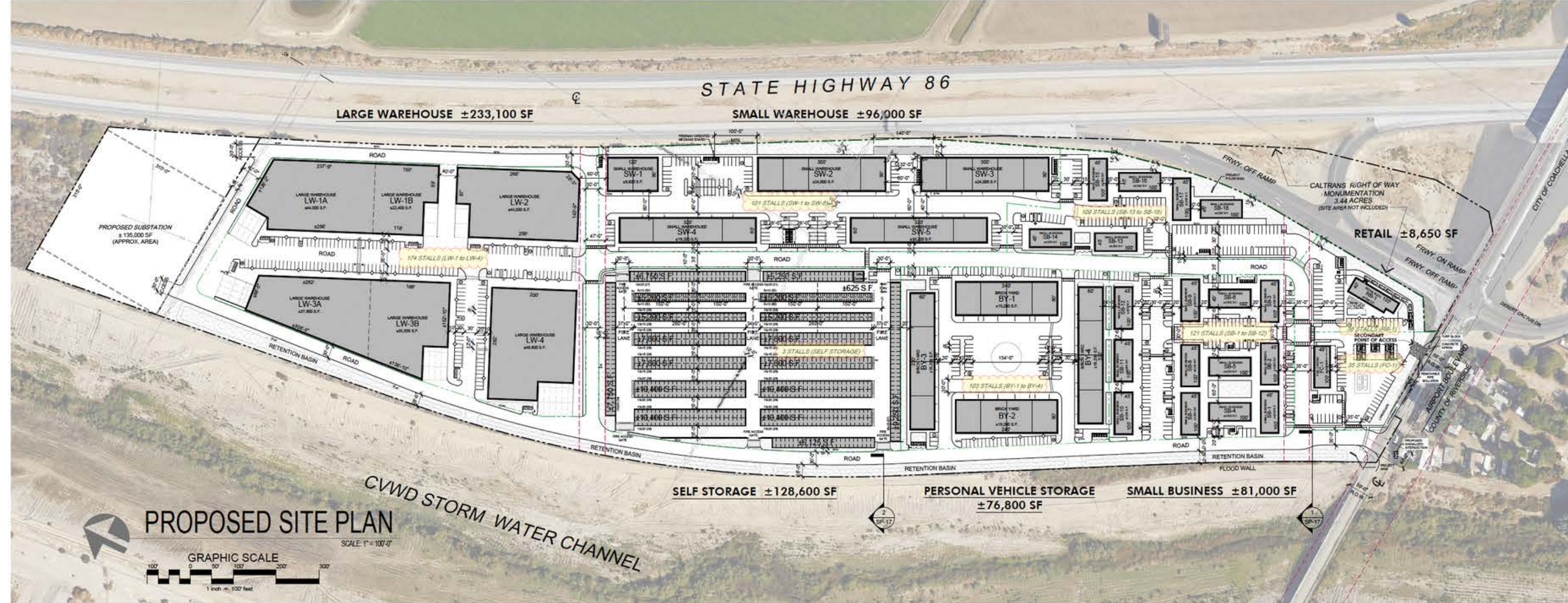


COACHELLA AIRPORT BUSINESS PARK

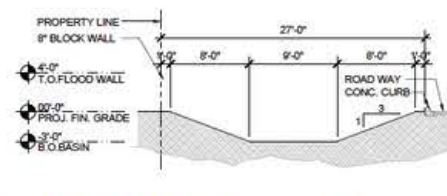
**NWC of State HWY 86 and Airport Blvd.
Coachella, CA 92274**

SITE INFO

- Three parcels with a total site area of 42.69 AC
- Zoning M-H (Heavy Industrial)
- Proposed Use: Large and small warehouse, small business, self-storage, retail, service station, and drive-thru.



1 RETENTION BASIN TYP. CROSS SECTION
SCALE: 1/8" = 1'-0"



2 RETENTION BASIN TYP. CROSS SECTION
SCALE: 1/8" = 1'-0"

FIRE DEPARTMENT NOTES:

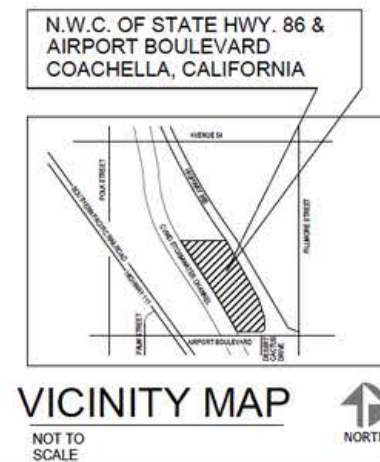
Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2016 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.

Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1

Knox Box and Gate Access: Buildings shall be provided with a knox box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Manual gates shall also be provided with approved emergency access (Knox) equipment Ref. CFC 506.1

NOTE:

1. FIRE HYDRANT TO BE LOCATED MAX. 300 FT. O.C. OR AS APPROVED BY RIVERSIDE COUNTY FIRE DEPARTMENT
2. PROPOSED FIRE HYDRANT LOCATION ON SITE ARE REPRESENTED BY FH SYMBOL
3. 43 FT. LENGTH TEMPLATE WAS USED TO ILLUSTRATE FIRE TRUCK PATH
4. MINIMUM TRUCK TURNING RADIUS ±30 FT.



VICINITY MAP
NOT TO SCALE
NORTH

PROJECT DATA

CLIENT: HAAGEN CO., LLC
PROJECT LOCATION: N.W.C. OF STATE HWY. 86 AND AIRPORT BOULEVARD COACHELLA, CA 92274
JURISDICTION: CITY OF COACHELLA, CA
APNS: 763-330-013, 018, 029
ZONING: EXISTING PROPOSED M-H (HEAVY INDUSTRIAL) M-S (MANUFACTURING SERVICE) I-P (INDUSTRIAL PARK OVERLAY DIST.)
PROPOSED USE: LARGE & SMALL WAREHOUSE, SMALL BUSINESS, SELF STORAGE, SERVICE STATION AND DRIVE THROUGH
BOUNDARY INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING THE CONSTRAINTS EXHIBIT BY THE ALTUM GROUP, DATED FEB. 15, 2018

SITE AREA

APN# 763-330-013 21.56 AC
APN# 763-330-018 9.62 AC
APN# 763-330-029 11.18 AC
TOTAL SITE AREA 42.36 AC

BUILDING DATA

PROPOSED BUILDING AREA

LARGE WAREHOUSE ±233,100 SF
SMALL WAREHOUSE ±96,000 SF
SMALL BUSINESS ±81,000 SF
PERSONAL VEHICLE STORAGE ±76,800 SF
SELF STORAGE ±128,600 SF
SERVICE STATION/ MINI MART ±4,000 SF
DRIVE-THRU FAST FOOD RESTAURANT ±4,650 SF
TOTAL BUILDING AREA ±624,150 SF

SITE SUMMARY

PARKING REQUIRED:
Restaurant w/ Drive Through (1/45 sf of Customer Area + 1/200 sf Non Customer Area)
Customer Area (±2,000 SF - 50%) = 44.4 Stalls
Non Customer Area (±2,000 SF - 50%) = 10 Stalls
Service Station = 5 Stalls
Large Warehouse (233,100 sf) 20,000 sf = 50 Stalls
213,100 sf = 213.1 Stalls
Small Warehouse (96,000 sf) 20,000 sf = 50 Stalls
76,000 sf = 76 Stalls
Small Business (81,000 sf) 20,000 sf = 50 Stalls
61,000 sf = 61 Stalls
Personal Vehicle Storage (76,800 sf) 20,000 sf = 50 Stalls
56,800 sf = 56.8 Stalls
Self Storage Office (625 sf) = 1.5 Stalls
GRAND TOTAL REQUIRED 667.8 Stalls or 668 Stalls

PARKING PROVIDED:
STANDARD: 583 STALLS
DISABLED: 44 STALLS
ELECTRIC / CLEAN AIR VEHICLES 55 STALLS
PER CAL GREEN TABLE 5.106.5.2 & 5.106.5.3
FUTURE EV VAN ACCESSIBLE 1 STALL
FUTURE EV STANDARD ACCESSIBLE 1 STALL
FUTURE AMBULATORY 1 STALL
FUTURE EV CHARGING STATION 34 STALLS
CLEAN AIR VAN POOL 1 EV 14 STALLS
TOTAL PARKING PROVIDED 682 STALLS

BUILDING DATA

PROPOSED BUILDING HEIGHT

LARGE WAREHOUSE ±38' TO 50' HIGH
SMALL WAREHOUSE ±28' TO 32' HIGH
SMALL BUSINESS ±24' TO 28' HIGH
PERSONAL VEHICLE STORAGE ±24' TO 28' HIGH
SELF STORAGE ±24' TO 28' HIGH
RETAIL (GAS STATION & DRIVE THRU) ±24' TO 28' HIGH

BUILDING TYPE TYPE V-B (FULLY SPRINKLERED)

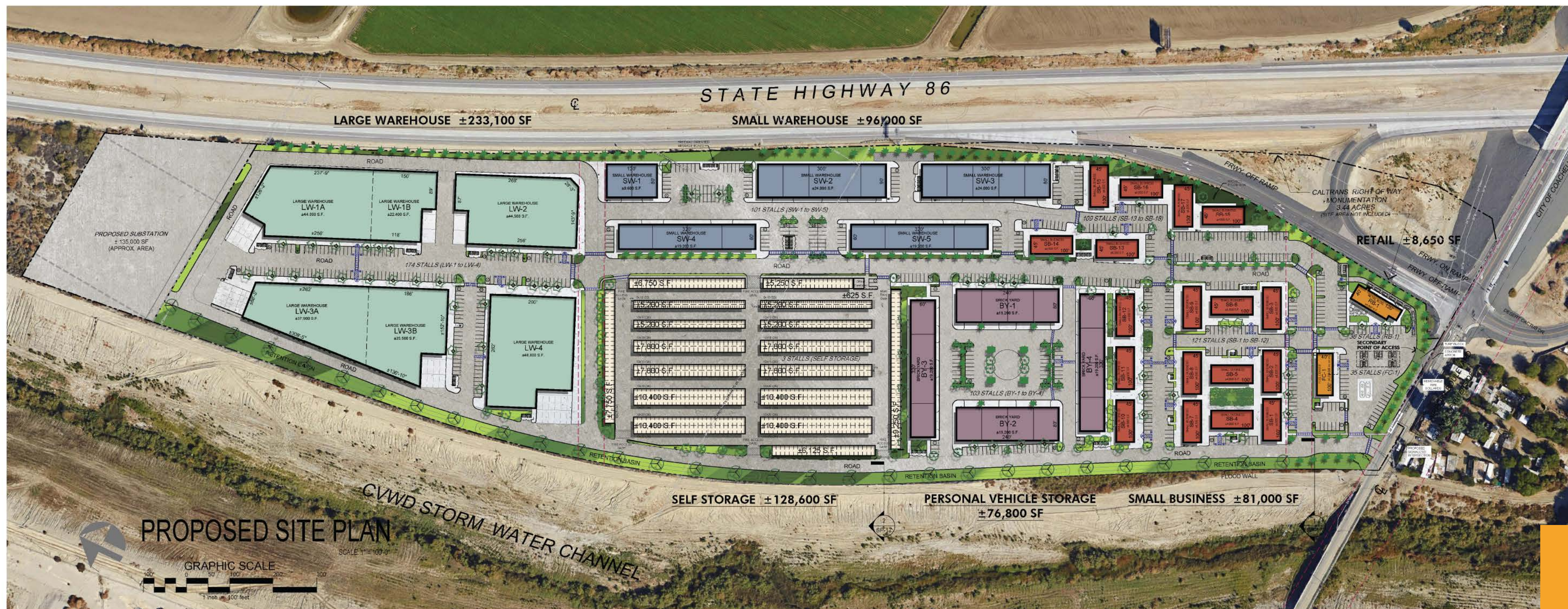
Coachella Airport Business Park
COACHELLA, CALIFORNIA

Haagen Co., LLC
12302 EXPOSITION BLVD., LOS ANGELES, CA 90064

McKently
Malak
ARCHITECTS
35 Hugus Alley, Suite 200
Pasadena, California 91103-3648
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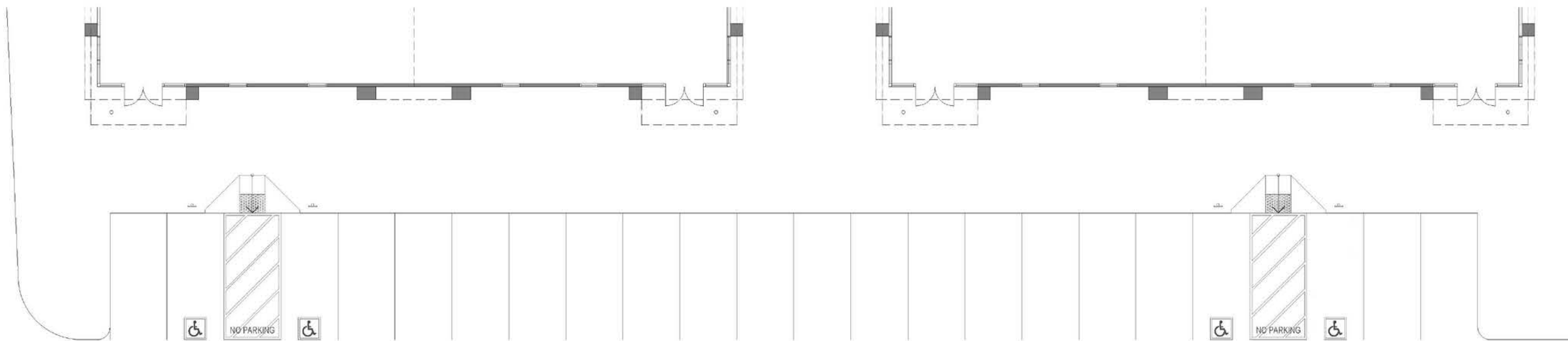
PROPOSED SITE PLAN
03.02.2021 18028TMA

SP-18





Front Elevation - Small Business (Building 1 and 2)

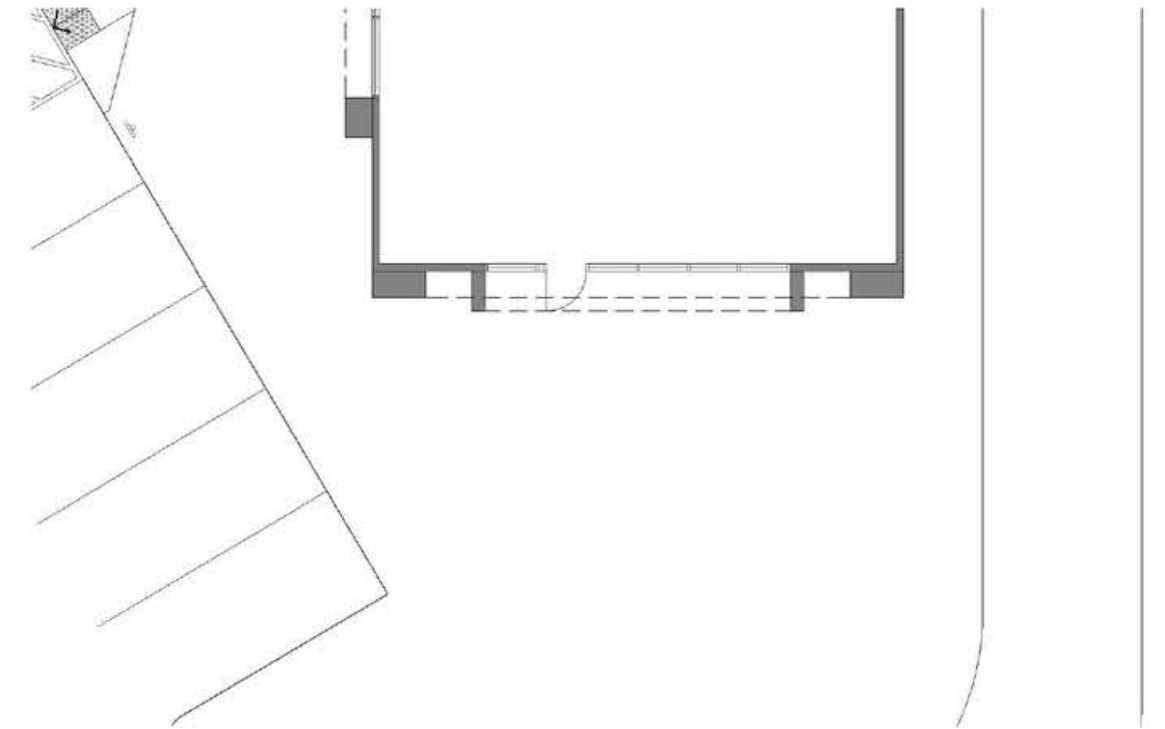
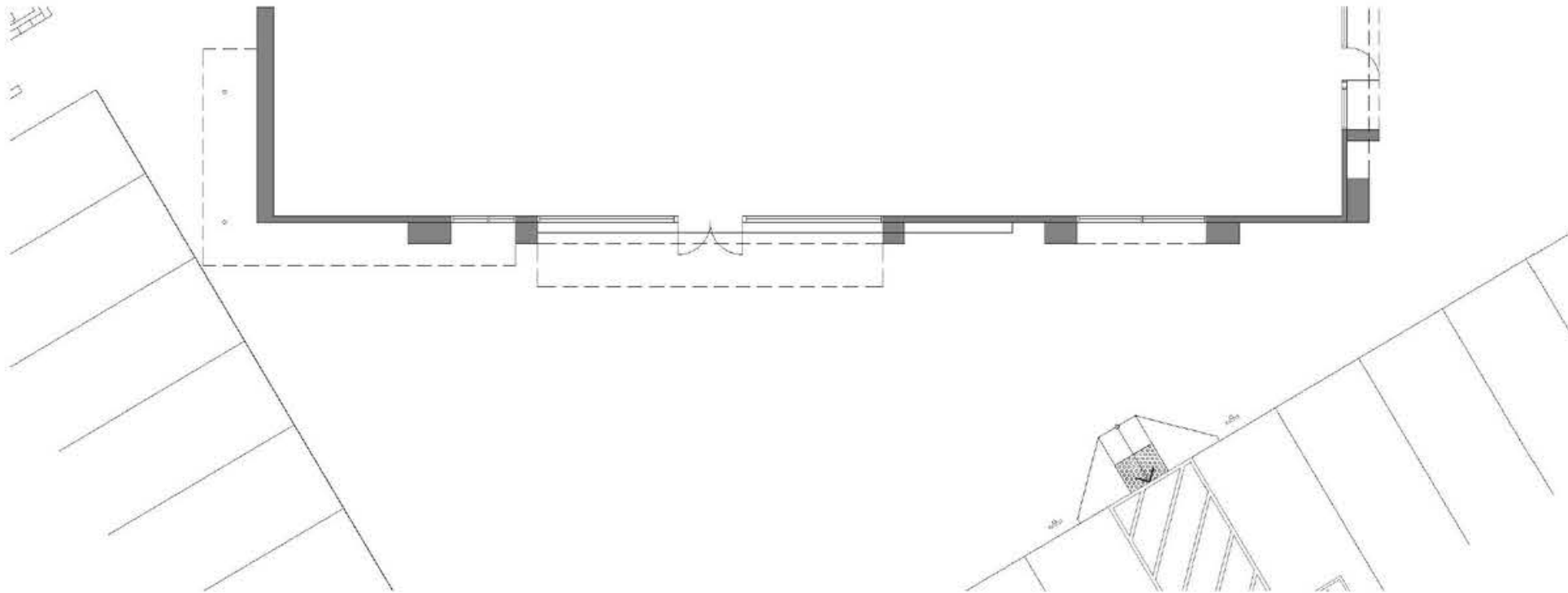




Front Elevation - Retail

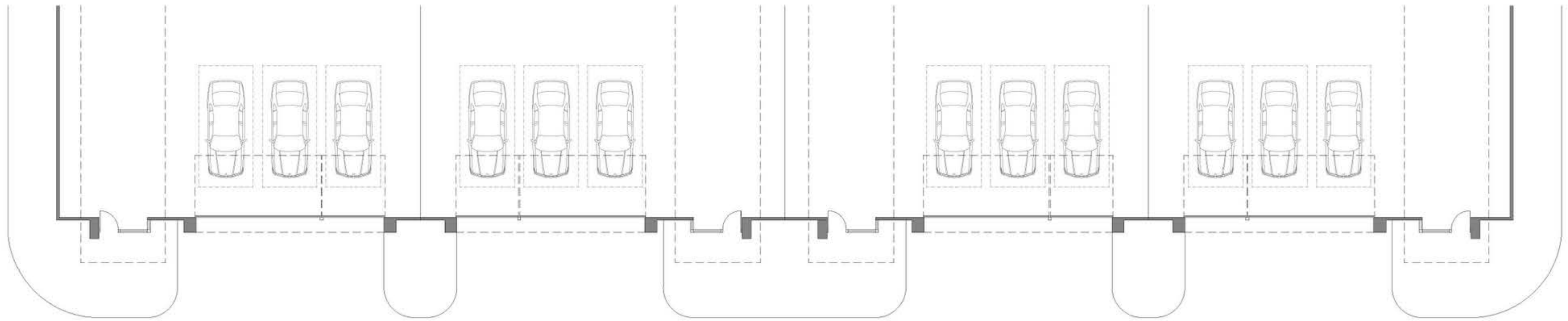


Right Side Elevation





Front Elevation - Brick Yard



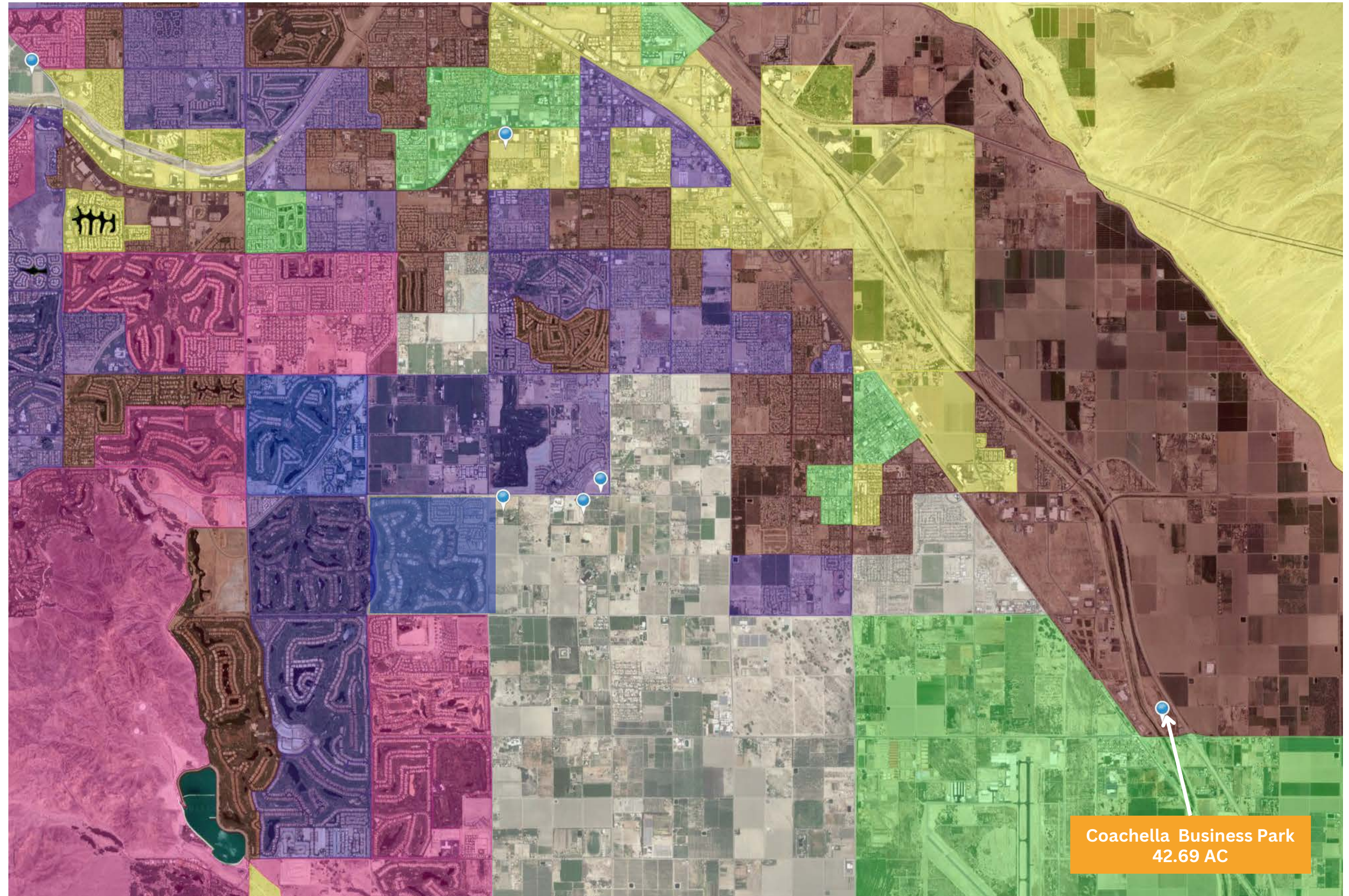
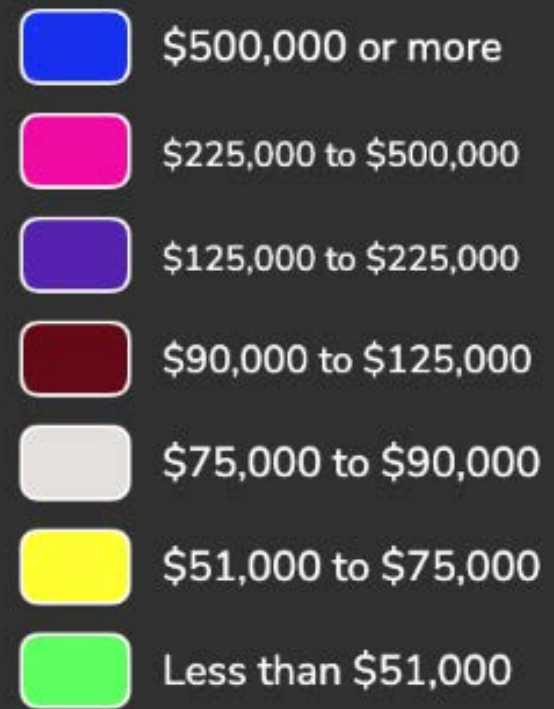


Front Elevation - Large Warehouse



Coachella Business Park Income Map

By Blockgroups



COACHELLA, CA

Retail, Commercial, & Industrial

In Coachella, CA 98% of the population is Hispanic, 70% of the land is still virgin territory, and family values and agriculture are vital threads of the community's fabric. A booming 95% of the country's dates are produced in Coachella and its neighboring communities.

Other important crops include grapes, citrus, corn, artichokes, peppers, carrots and myriad of other row crops. The Coachella Grapefruit is named after the city, and was at one time so crucial to its economy that the portion of Highway 111 running through town is known as Grapefruit Boulevard.



NEARBY POINTS OF INTEREST

- The Jacqueline Cochran Regional Airport - 1.5 miles
- The Thermal Club/BMW Performance Center - 3.5 miles
- Desert International Horse Park - 2.3 miles
- Interstate 10 - 6 miles
- Salton Sea - 8.76 Miles
- Palms Springs International Airport - 20 Miles





Race Track/BMW Performance Center

Empire Grand Oasis

Desert International Horse Park

Airport

Site Location



Demographics

2023 Estimates

	1 MILE	3 MILES	5 MILES
Population	1,304	17,430	46,152
Households	327	4117	11,092
Average Household Income	\$42,284	\$79,181	\$92,685
Median Age	30.3	29.6	29.8




CONTACT US

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Los Angeles, CA 90064



Our philosophy is to design
and develop retail properties
that add value to the local
community.

Welcome To Haagen Company

Retail Centers & Commercial Properties

Haagen Company specializes in the acquisition, development and management of retail shopping centers and commercial properties. Our portfolio includes properties located in the western United States. Haagen Company is the current form of the family real estate business dating back to the late 1960's and is based in Los Angeles, CA.

