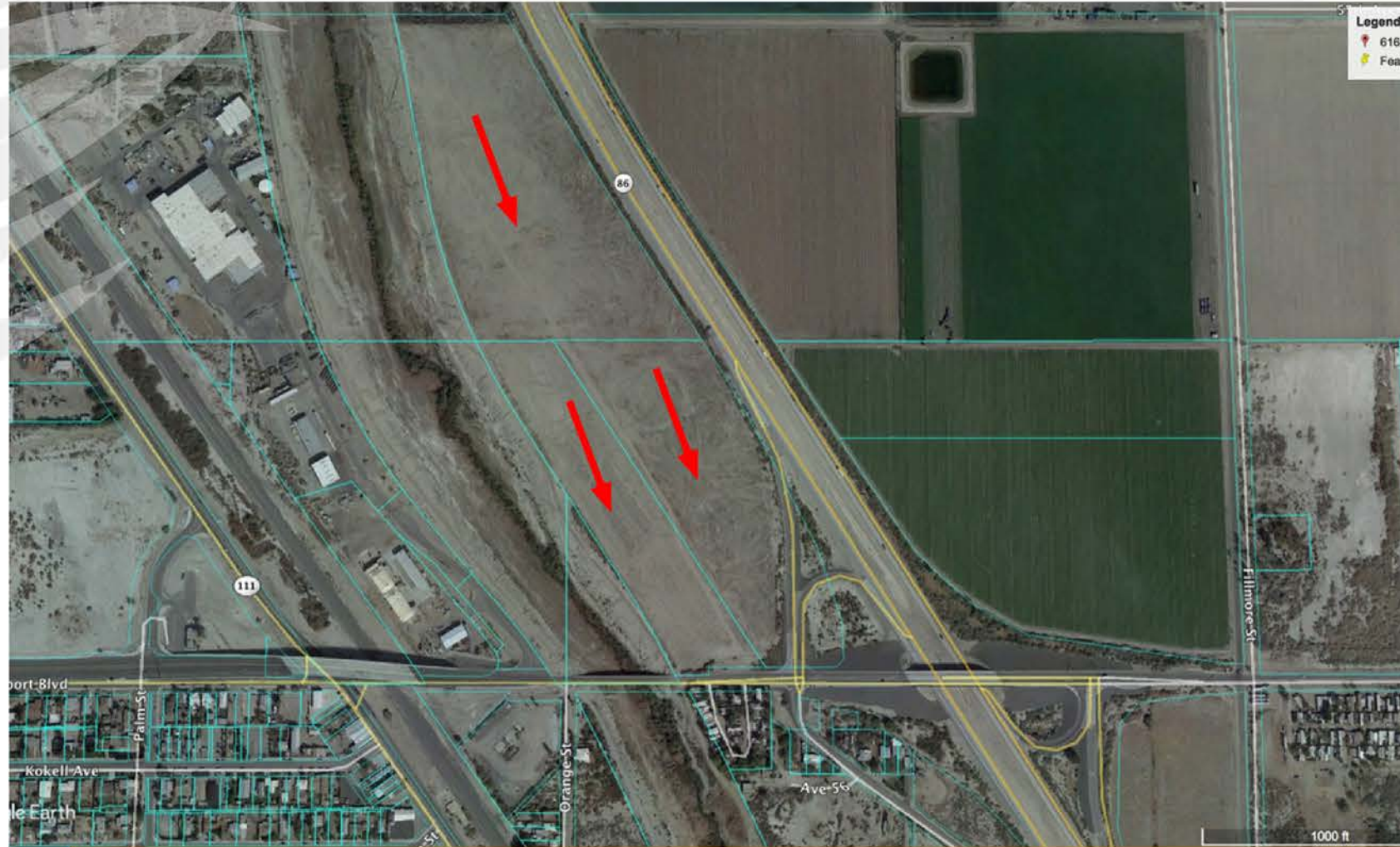




COACHELLA

AIRPORT BUSINESS PARK





COACHELLA AIRPORT BUSINESS PARK

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

SITE HIGHLIGHTS

- 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.



Emwood Lumber Company

Hoteler Homestead

Whitewater River

PLANTERS

STALLS

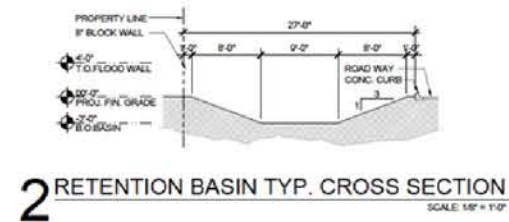
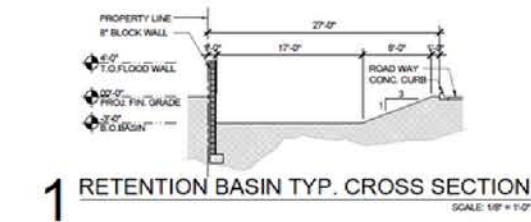
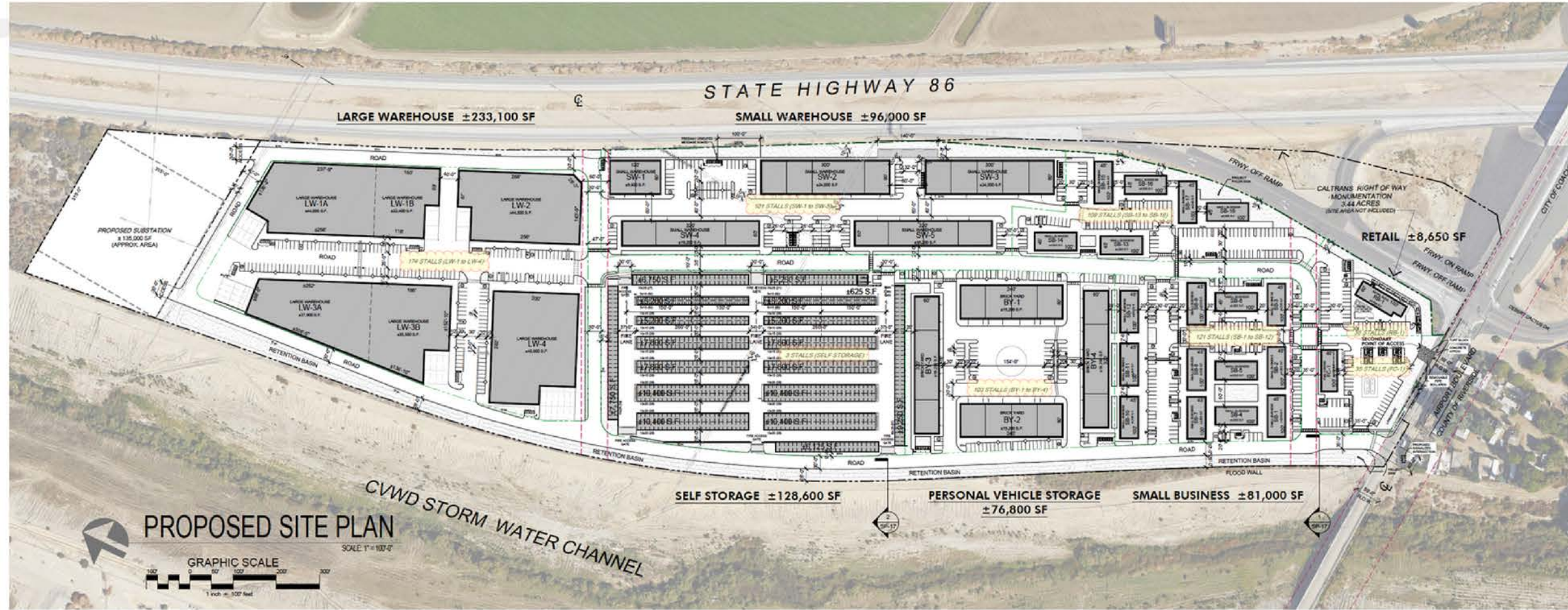
STALLS



HAAGEN COMPANY

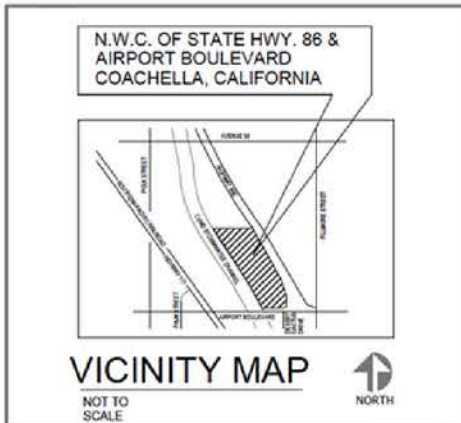
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NWC OF STATE HWY 86 AND AIRPORT BLVD., COACHELLA, CA 92274



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.



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:	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 ALTRUM 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

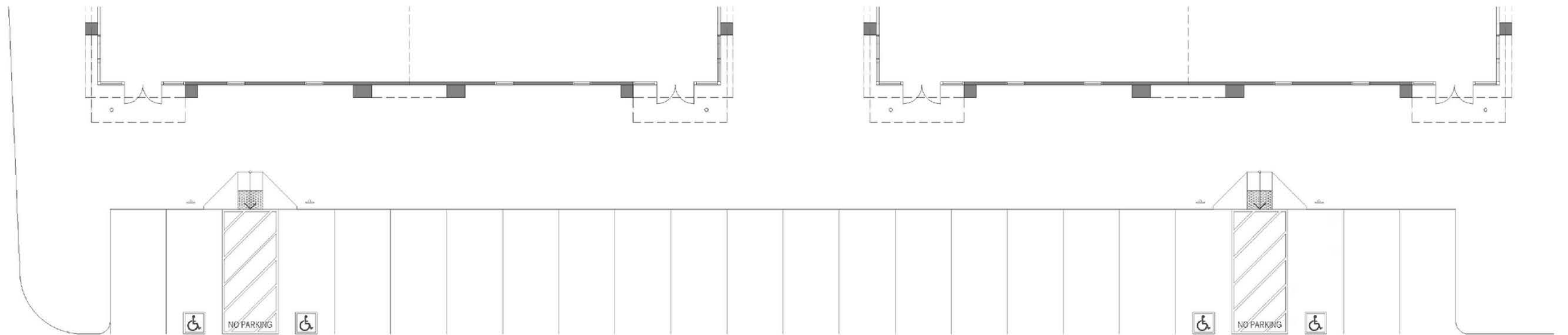
SITE SUMMARY	
PARKING REQUIRED:	
Restaurant w/ Drive Through (145 sf of Customer Area + 1/200 sf Non Customer Area)	
Customer Area (±2,000 SF - 50%)	= 44.4 Stalls
Non Customer Area (±2,000 SF - 50%)	= 10 Stalls
Service Station	= 5 Stalls
Large Warehouse (233,100 sf)	20,000 sf = 50 Stalls 213,100 sf = 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 5.106.2.2 & 5.106.3.2 FUTURE EV VEH ACCESSIBLE 1 STALL FUTURE EV STANDARD ACCESSIBLE 1 STALL FUTURE EV CHARGING STATION 38 STALLS CLEAR W/ VEH POOL EV 18 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)



Front Elevation - Small Business (Building 1 and 2)

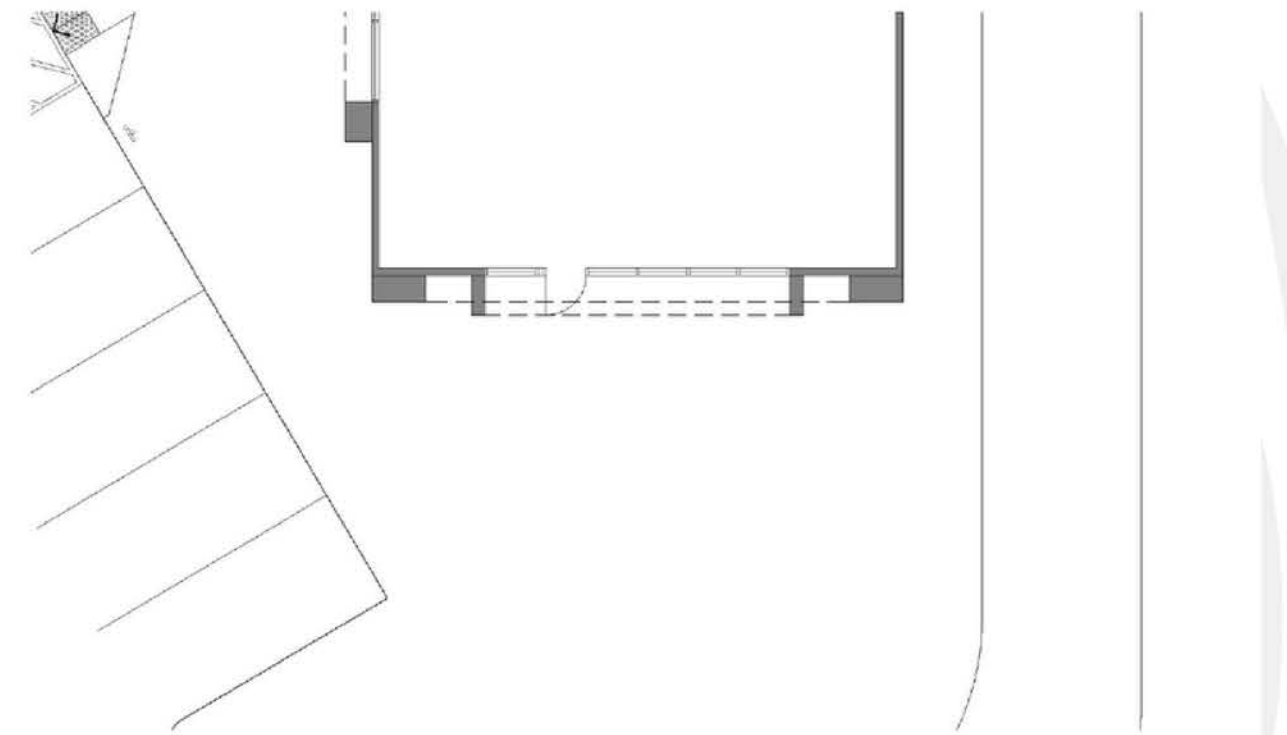
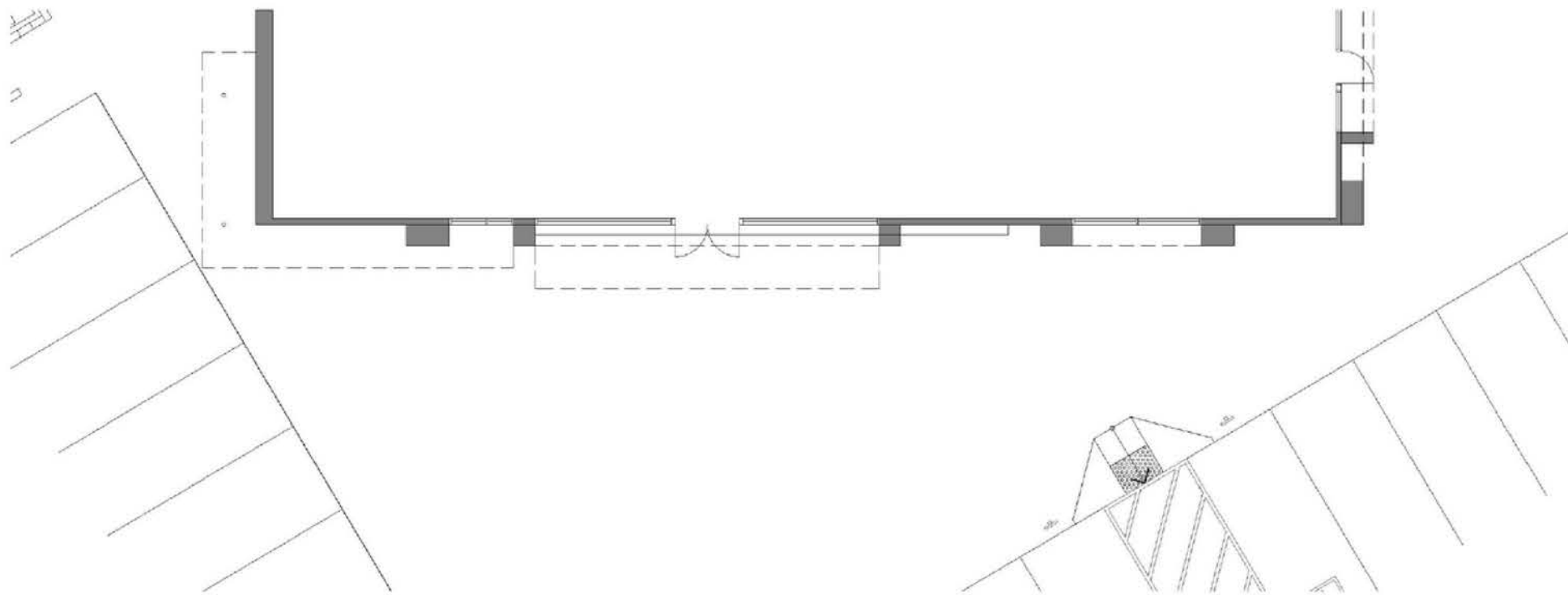




Front Elevation - Retail

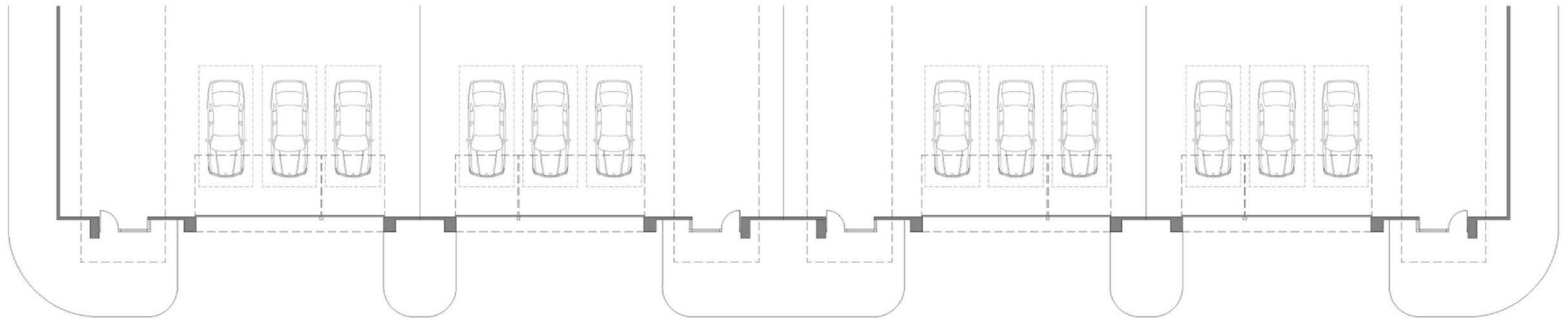


Right Side Elevation





Front Elevation - Brick Yard



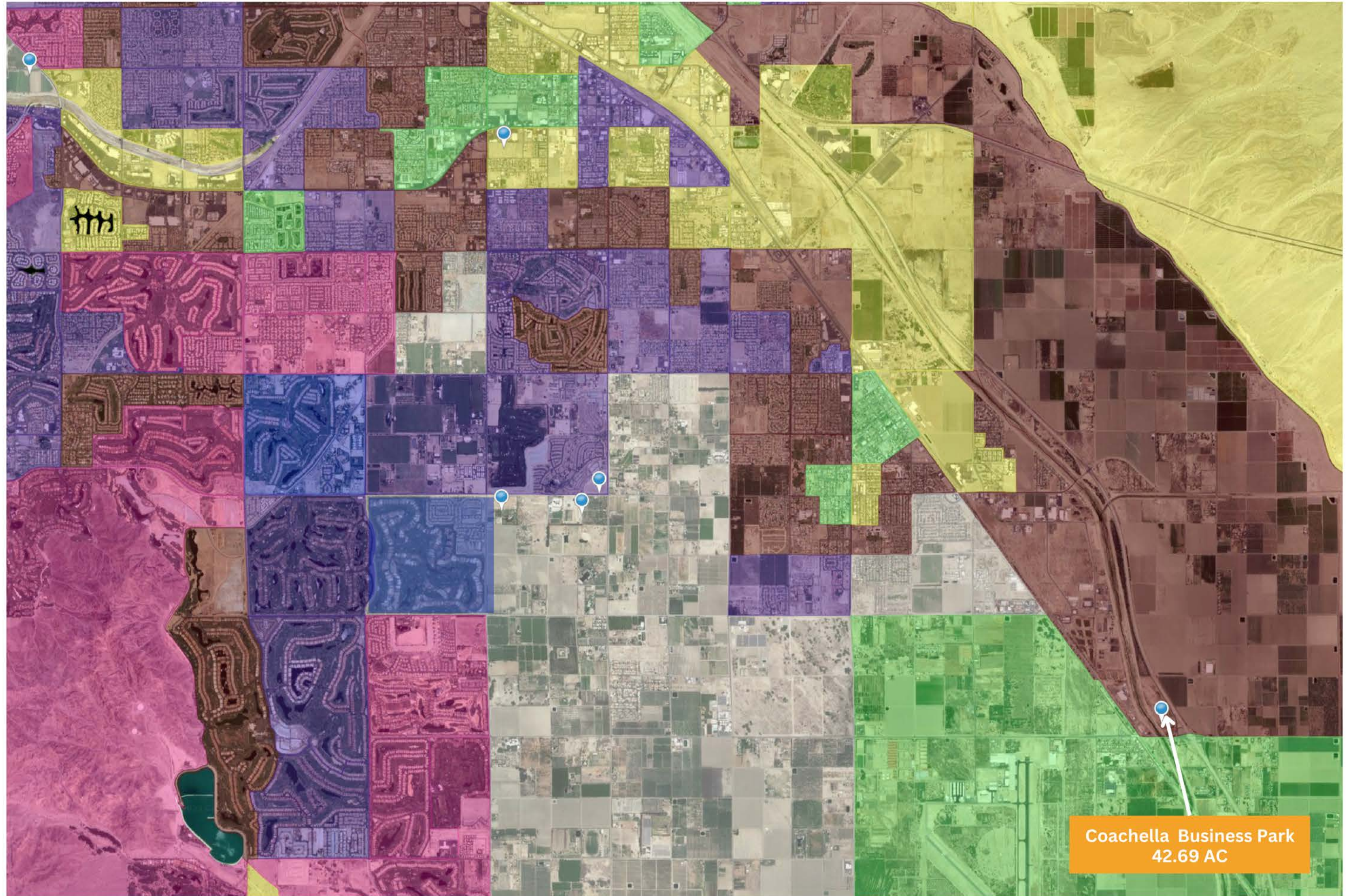
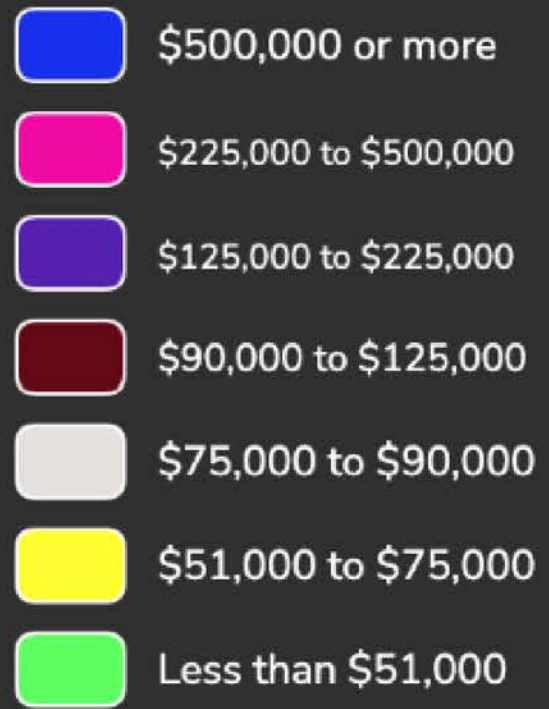


Front Elevation - Large Warehouse



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

Site Location

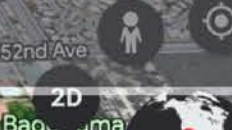
Airport



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NWC OF STATE HWY 86 AND AIRPORT BLVD., COACHELLA, CA 92274



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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Address : 12302 Exposition Blvd.,
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.

