



**STAFF REPORT**  
**11/12/2025**

**TO:** Honorable Mayor and City Council Members

**FROM:** Andrew Simmons, P.E., Director of Public Works/City Engineer

**SUBJECT:** Lease Agreement with Sixth Street Coffee for property located at 1500 Sixth Street.

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**STAFF RECOMMENDATION:**

Authorize City Manager to execute Lease Agreement with Sixth Street Coffee for property located at 1500 Sixth Street.

**EXECUTIVE SUMMARY:**

The Coachella Library was constructed with a storefront commercial space for a restaurant/café tenant. Through a competitive Request for Proposals selection process, Sixth Street Coffee was identified as the tenant for this commercial space within the Coachella Library. The City entered into a lease agreement with Sixth Street Coffee for this space in July 2018. The tenant now desires to renew the lease agreement for three (3) years.

The proposed lease would renew the term through December 31, 2028 and would be for a monthly rate of \$987.00 per month (\$1.50 per square foot). Overall, the proposed lease identifies the below lease terms:

- Lease Term = three years; December 1, 2025 – December 31, 2028.
- Utilities = to be paid by Lessee for said property
- Maintenance/Janitorial = to be completed by Lessee for said property.
- Insurance = to be provided by Lessee for said property.
- Rent = \$987.00 per month.

**FISCAL IMPACT:**

No fiscal impact.

**ATTACHMENTS:**

1. Lease Agreement