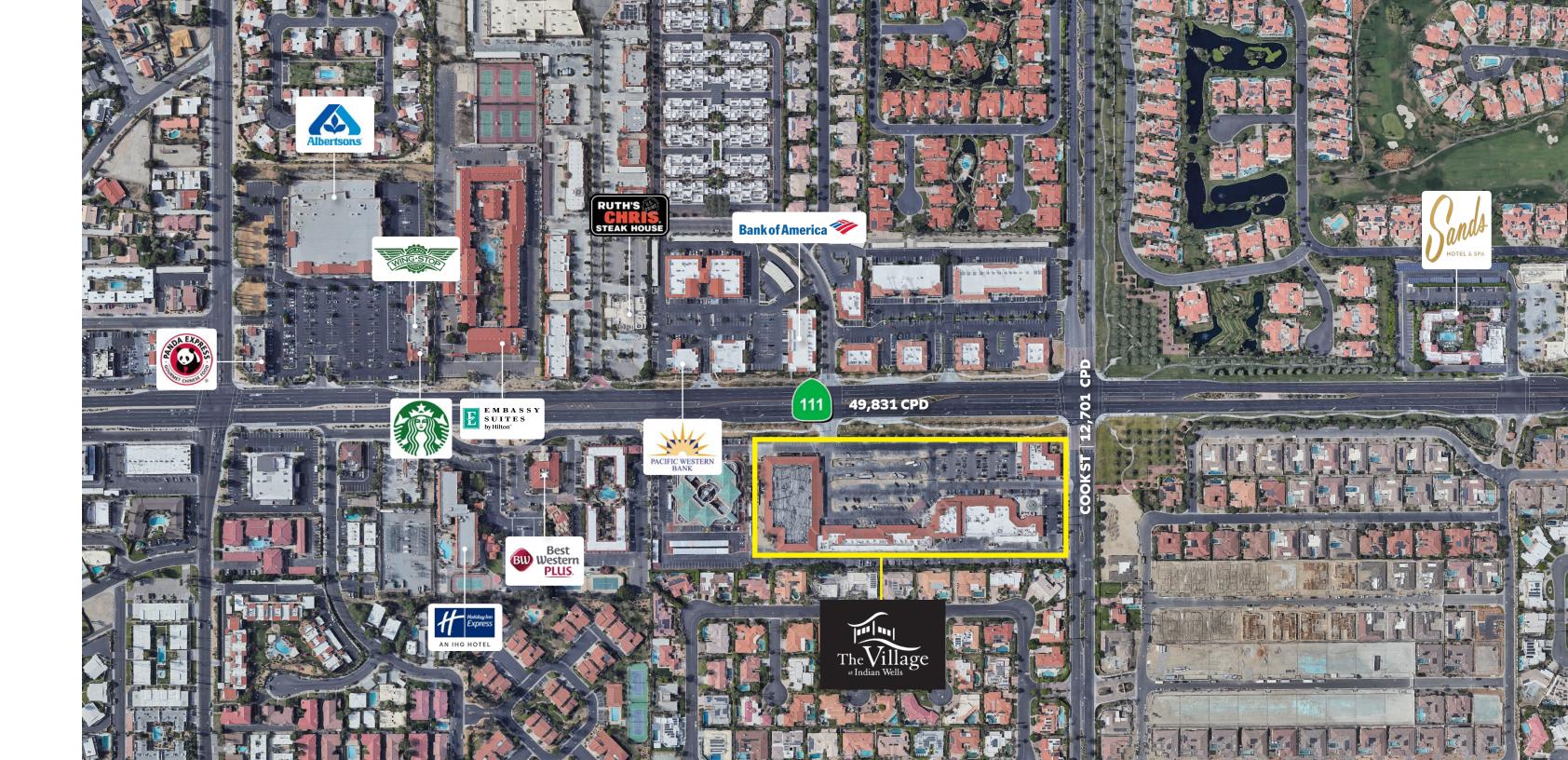
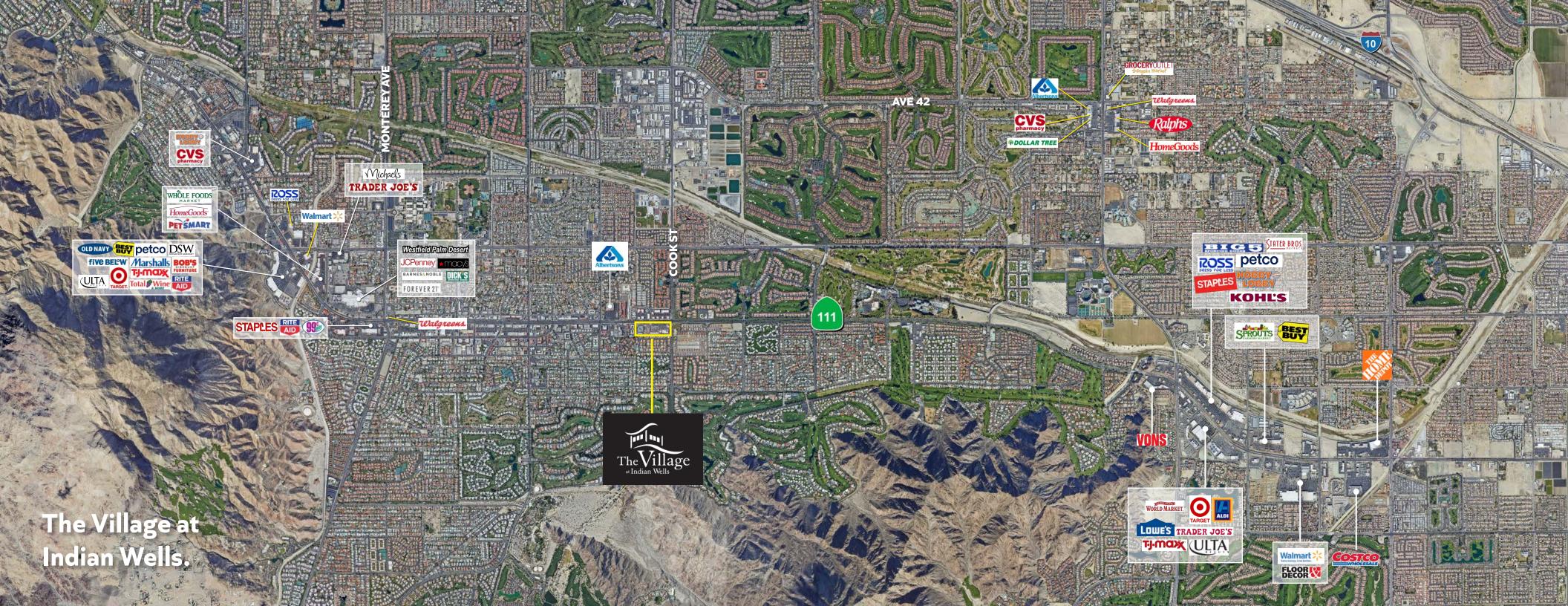


The Village at Indian Wells.

The Village at Indian Wells is a well-located retail shopping center along the HWY 111 corridor in Indian Wells. Anchored by a high-volume Sprouts, the site boasts heavy daily needs traffic and is well merchandised with service, food, grocery, and other retail uses.

Situated amidst the main commercial arterial HWY 111 (49,831 ADT), the site benefits from great exposure and visibility, as well as being the main daily needs center for the surrounding residential communities.





Property Highlights.

- Anchored by Sprouts and CVS
- 18,293 SF anchor opportunity
- Affluent demographics and solid family households
- Established retail volumes throughout the Hwy III Corridor
- Hwy III: 49,831 CPD
- Cook St: 12,701 CPD

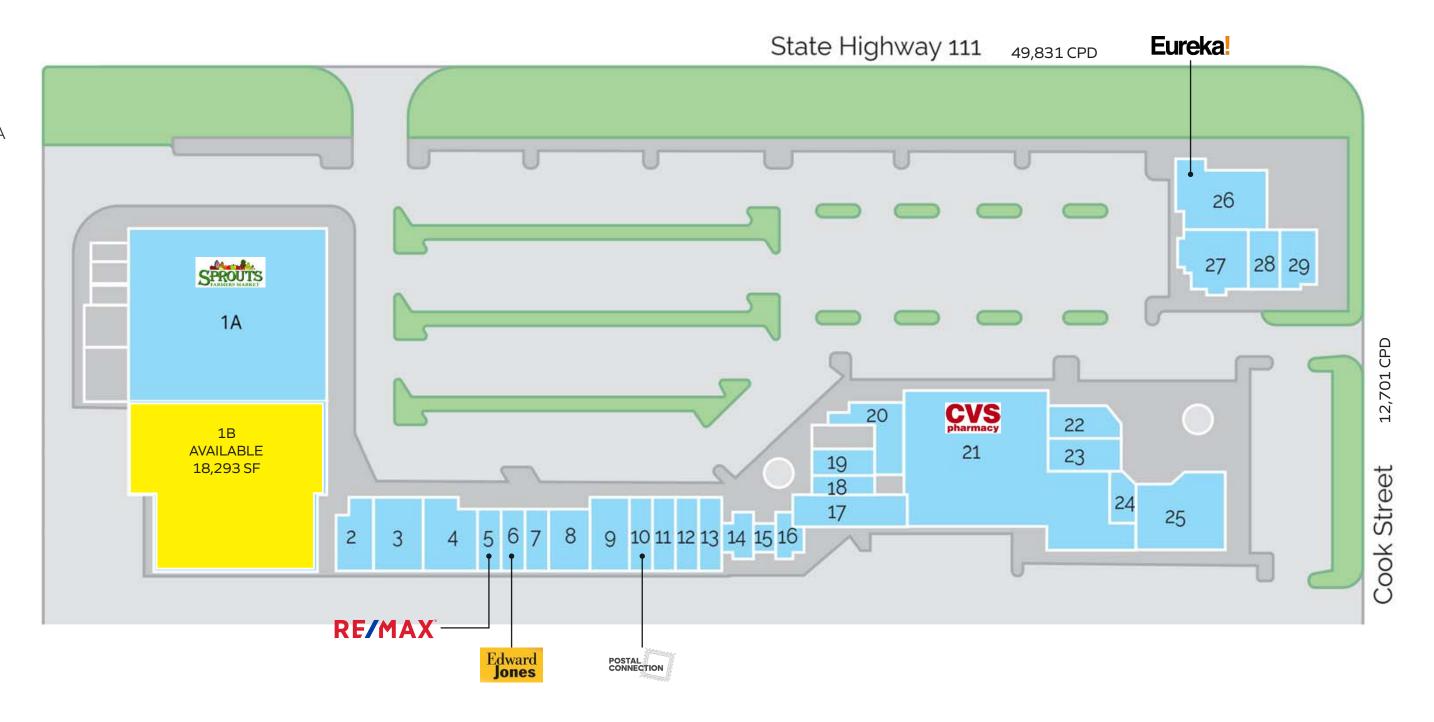






Site Plan.

74895-74989 HWY 111INDIAN WELLS, CALIFORNIA



Sky Valley Cathedral Palm Springs City Rancho Mirage Palm Desert Mecca

Area Demographics.

		7 MINUTES	10 MINUTES	15 MINUTES
	Total Population	23,701	54,854	128,621
Steady residential growth in surrounding submarket	Average Household Income	\$112,878	\$123,842	\$119,180
	Average Disposable Income	\$81,172	\$87,405	\$85,187
Highest concentration of daily needs shoppers in immediate trade area	Daytime Population	40,099	79,648	162,732
	Median Age	51.7	57.0	51.8

88,769

daytime employees within fifteen minute drive time

36.79%

of the population in the immediate trade area has earned a bachelor's degree or higher **Analytics**

mobile data shows consistent traffic at the center throughout the day

