

# FOR LEASE

74785 Highway 111, Indian Wells, CA 92210



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**WILSON MEADE**  
COMMERCIAL REAL ESTATE

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270  
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# Property Overview



Positioned along Highway 111 corridor in Indian Wells, the Wall Street West Professional Building offers well-appointed office and medical space within one of the Coachella Valley's most prestigious business districts. The property is designed for tenant convenience and long-term occupancy, offering elevator access, generous parking with both covered and surface spaces, and prominent monument signage along Highway 111. With excellent visibility and walkability within the Indian Wells commercial corridor, the building benefits from steady traffic counts exceeding, supporting both tenant exposure and future leasing demand.

Surrounded by established retail, dining, and residential communities, this prime location continues to attract high-quality professional users. Strong historical tenancy, stable occupancy, and proximity to major arterials further position Wall Street West as a premier office/medical destination within the Coachella Valley.

Address	74785 Highway 111, Indian Wells, CA 92210	Site Area	2.7 Acres (117,612 square feet)
SF RBA	40,750 square feet	Type	Office / Warehouse
Stories	2	Available	Suite 103-104, ±3,465 SF
Year Built/ Renovated	1996/2019		Suite 105, ±2,723 SF

# Tenants



## Charles Schwab

Tenant for 20+ years | Financial services branch that offers investment guidance, wealth management, and brokerage services to local clients.



## HALO Diagnostics

Tenant for 25+ years | Largest medical imaging facility in the Coachella Valley.



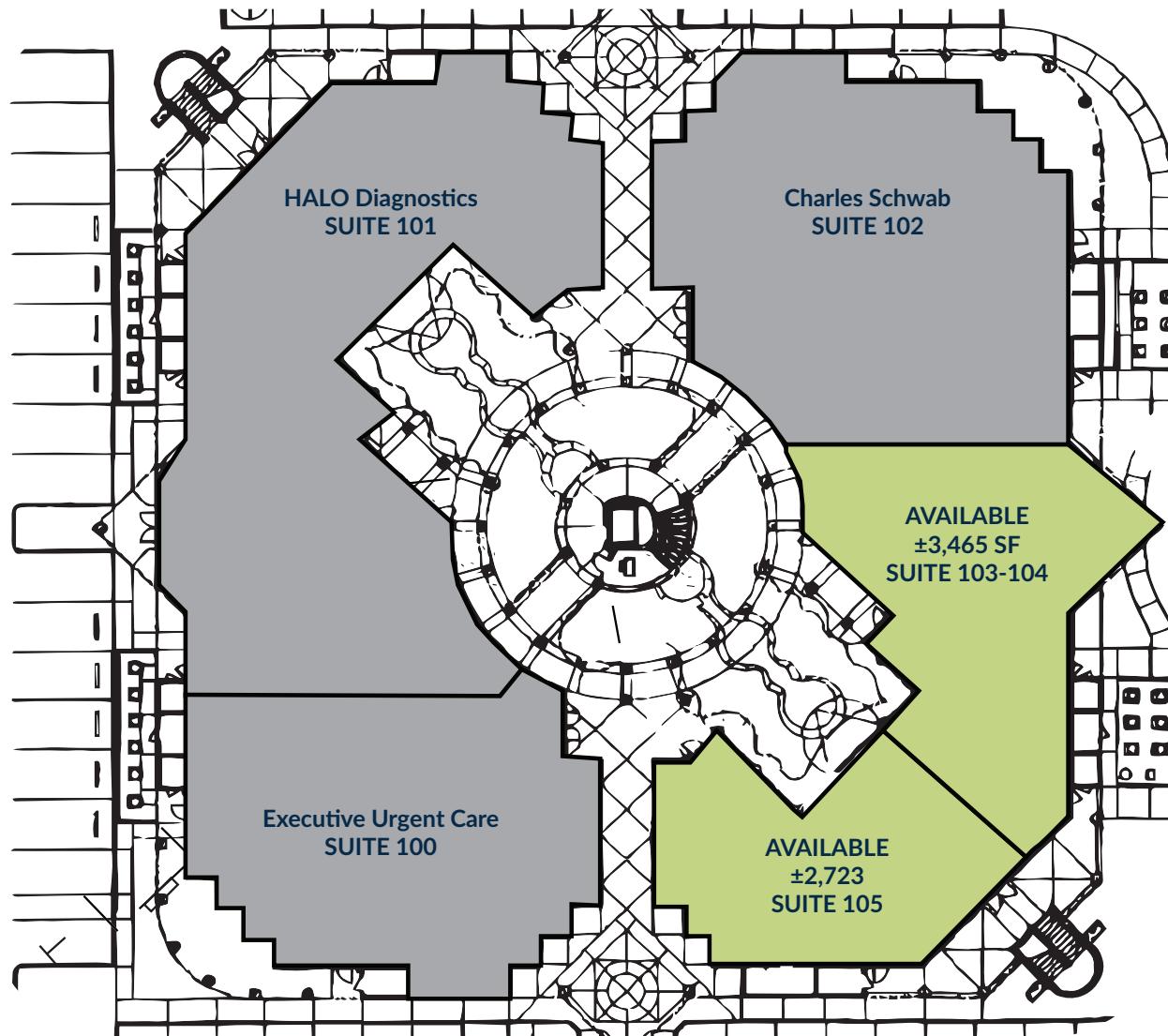
## Executive Urgent Care

Tenant for 10 year | Long-term successful urgent care.

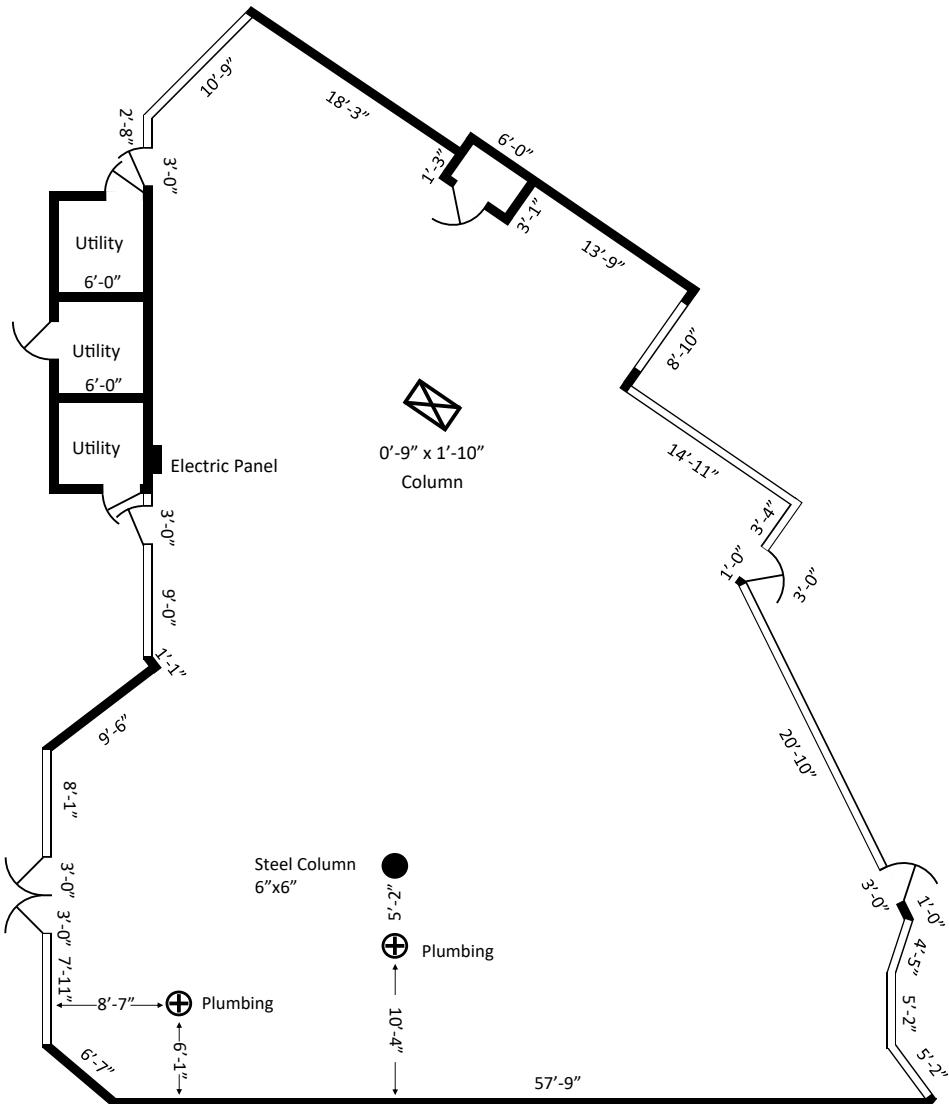


# Floor Plan

## FIRST FLOOR

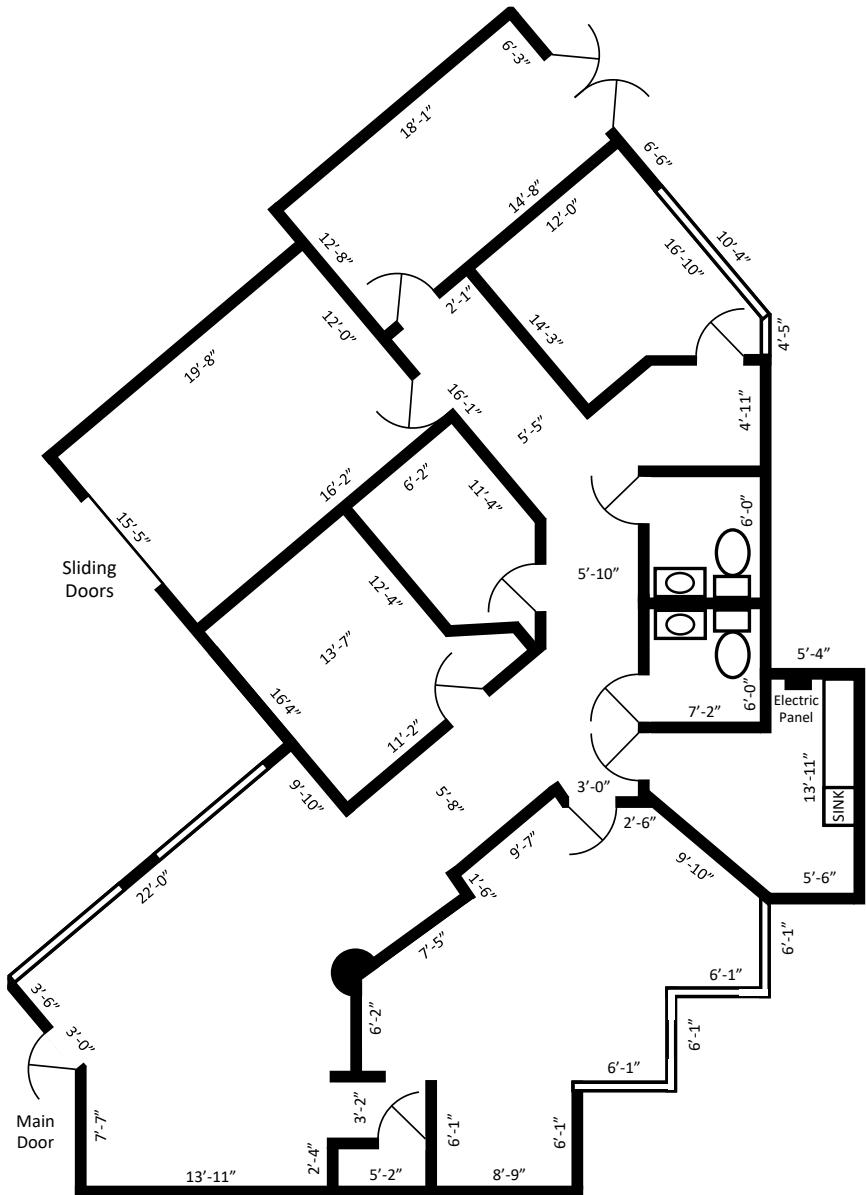


# Floor Plan | Suite 103-104



<b>SUITE:</b>	103-104
<b>SIZE:</b>	±3,465 SF
<b>RATE:</b>	\$1.50/SF
<b>TYPE:</b>	NNN

## Floor Plan | Suite 105



<b>SUITE:</b>	105
<b>SIZE:</b>	±2,723 SF
<b>RATE:</b>	\$1.50/SF
<b>TYPE:</b>	NNN

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# Suite 105



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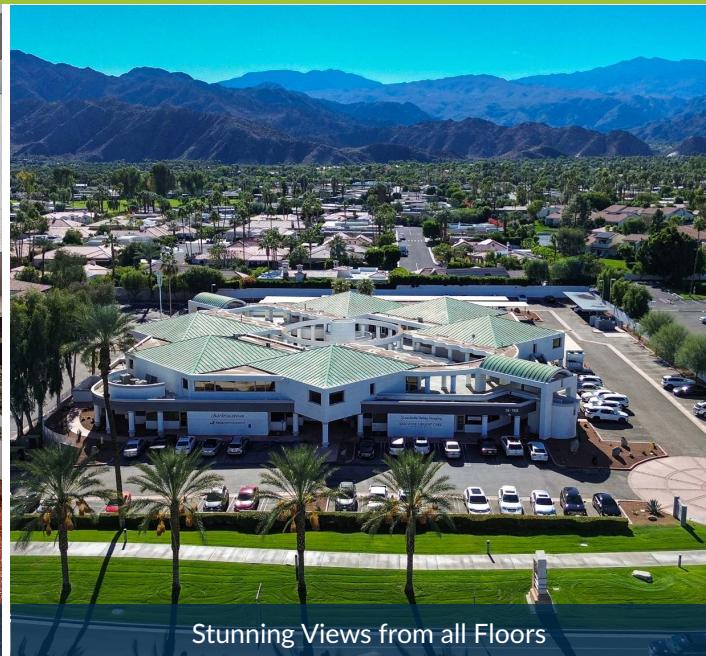
# Exterior Photos



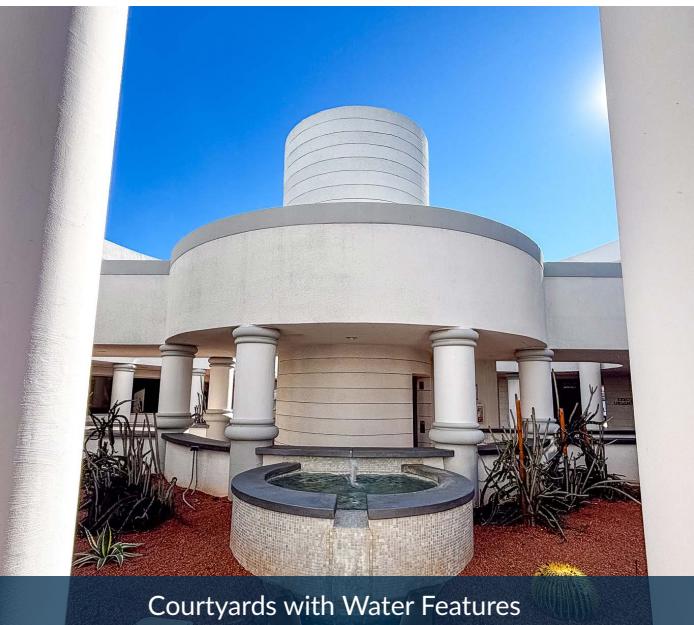
Grand Scale Street Presence



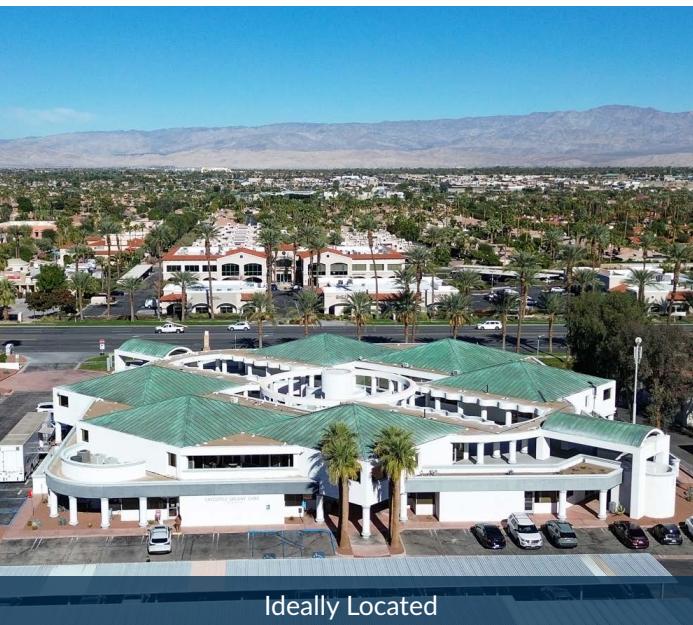
Award Winning Architecture



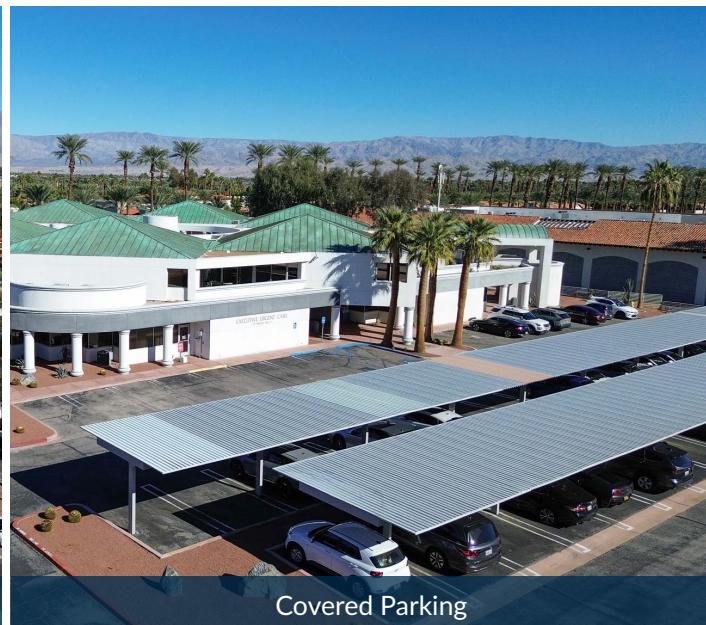
Stunning Views from all Floors



Courtyards with Water Features



Ideally Located



Covered Parking

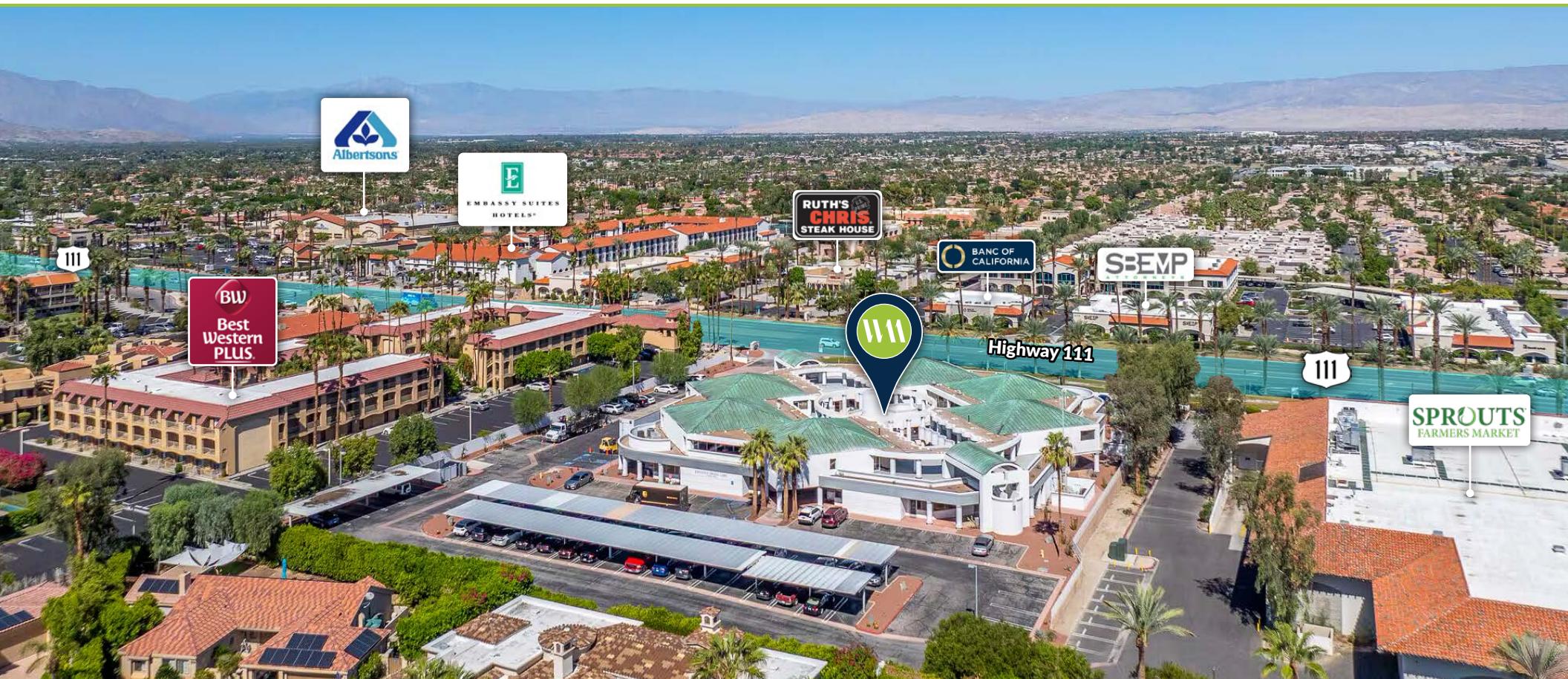
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# Demographics



	1-Mile	5-Mile	10-Mile
2024 Population	10,408	128,715	345,201
2024 Households	4,765	59,670	139,943
Average Household Income	\$116,015	\$113,285	\$103,142
Median Household Income	\$80,893	\$82,510	\$72,711
Traffic Volume	Highway 111 and Village Ct E: 41,302		

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# Indian Wells, California

## OVERVIEW

Indian Wells is one of the most affluent and desirable communities in the Coachella Valley, consistently ranking among the top places to live in both the Palm Springs region and Riverside County.

Indian Wells is known for its exceptionally high income levels. According to U.S. Census Bureau data, the city has one of the highest per-capita incomes in the United States, reflecting the area's strong purchasing power, luxury residential base, and high-net-worth population. (Note: *Per-capita income is an average per person and is not calculated by multiplying for a household size.*)

**#1 Best Place to Live in the Palm Springs Area**

**#3 Best Suburb to Live in Riverside County**

*These rankings highlight the city's exceptional quality of life, low crime, master-planned neighborhoods, world-class amenities, and meticulously maintained environment.*

Indian Wells is internationally recognized as the host city of the BNP Paribas Open, the second-largest professional tennis tournament in the United States and one of the most prestigious events on the global tennis calendar. The tournament is held at the Indian Wells Tennis Garden, home to the largest tennis-specific stadium in the world, drawing nearly half a million visitors each spring.

Indian Wells offers unparalleled proximity to luxury resorts, championship golf courses, fine dining, and premier retail.

It is also the only city in the Coachella Valley where an office property is located on the residential side of Highway 111, positioned directly adjacent to the area's dominant retail and lifestyle destinations—an exceptional advantage for visibility, accessibility, and walkability.

# YOUR ADVISORS



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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Wilson Meade Commercial, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Wilson Meade Commercial, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Wilson Meade Commercial, Inc.

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