



**COLDWELL  
BANKER  
COMMERCIAL**

LYLE & ASSOCIATES, LP

## HERITAGE COURT SHOPPING CENTER

\$2.25-\$2.85 PSF/MO (NNN)

AVAILABLE SPACES

1,576 - 1758 SF



FOR LEASE

CBCWORLDWIDE.COM

### CONTACT

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**COLDWELL BANKER COMMERCIAL**  
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## HERITAGE COURT SHOPPING CENTER

44-100 Jefferson Street, Indio, CA 92201

LEASE



SUITE D403



SUITE C302

### OFFERING SUMMARY

Available SF:	1,576 - 1,758 SF
Lease Rate:	\$2.25 - \$2.85 PSF/month (NNN)
Lot Size:	11.29 Acres
Year Built:	2005
Building Size:	108,319 SF
Renovated:	2018
Zoning:	NC Neighborhood Commercial
Market:	Inland Empire
Submarket:	Coachella Valley

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### PROPERTY OVERVIEW

Walmart Neighborhood Market and Walgreens are anchors.  
Competitive rental rates. Term: 5 years minimum. Tenant improvement allowance is negotiable. Options negotiable.

### PROPERTY HIGHLIGHTS

- Walmart Neighborhood Market is the anchor tenant.
- Competitive rental rates.
- Two prime spaces available, both with covered outdoor seating.
- Suite C302 would make an excellent coffee shop, ice cream shop, or yogurt shop.



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### PROPERTY HIGHLIGHTS - SUITE C302

C302. Located on an endcap by the Jefferson Street entrance to the shopping center, this 1,575 sq. ft. space features outstanding signage exposure with an elevated architectural feature above the sidewalk that shelters outdoor seating. It features two restrooms, a hood, a grease interceptor, a 7.5-ton HVAC unit, 200 amps of electric power, gas service, sprinklers, water, and sewer.

\$2.85 PSF + NNN



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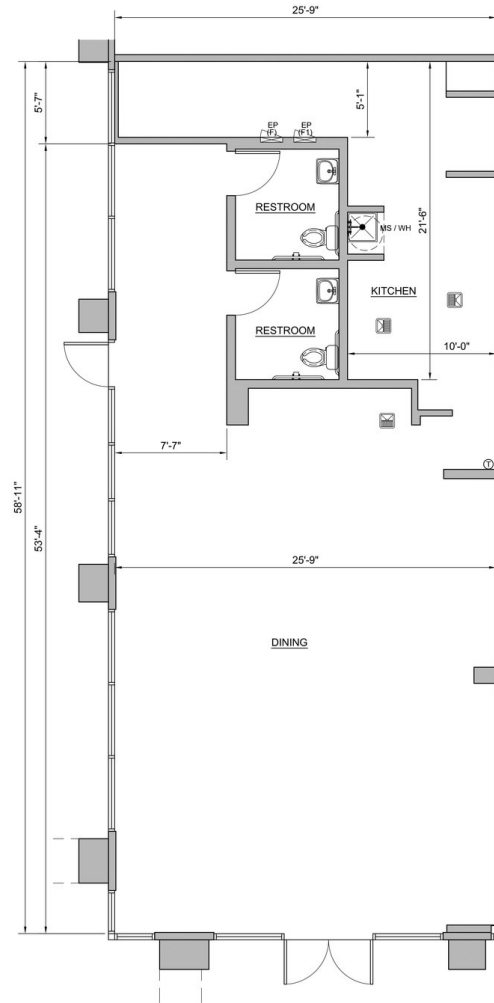




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### FLOORPLAN SUITE C302



#### SUITE #C302 INFORMATION

##### SUITE AREA

1,576 sf

##### UTILITIES

ELECTRIC: PANELS LOCATED IN SUITE

(F) EP: 200A - 120/208V, 3PH

(F1) EP: 200A - 120/208V, 3PH

HVAC: PACKAGED HEAT PUMP

1 - 7.5TON UNIT ON ROOF

CARRIER 50HJ008-521

GAS SERVICE: YES

WATER SERVICE: YES

SEWER SERVICE: YES

SPRINKLERED: YES

##### RESTROOMS

TWO (2)

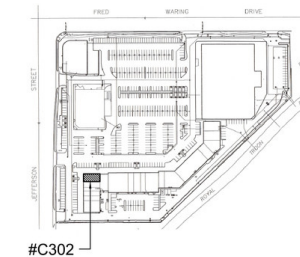
##### CEILING

DINING: 11'-4" 2x2 GRID

KITCHEN: 9'-0" 2x4 GRID

RESTROOMS: 8'-0" GWB

ROOF JOISTS: 14'-7" AF



#C302

SITE PLAN



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### PROPERTY HIGHLIGHTS - SUITE D403

D403. Located adjacent to Monsoon Indian Cuisine, this 1,758 s.f. suite was formerly occupied by a postal/packing/shipping store. It features an open ceiling, concrete floor, one restroom, a small office, and is sprinklered. It has 200 amp electrical service, water and sewer. A 5-ton HVAC unit serves the suite.

\$2.25 PSF + NNN



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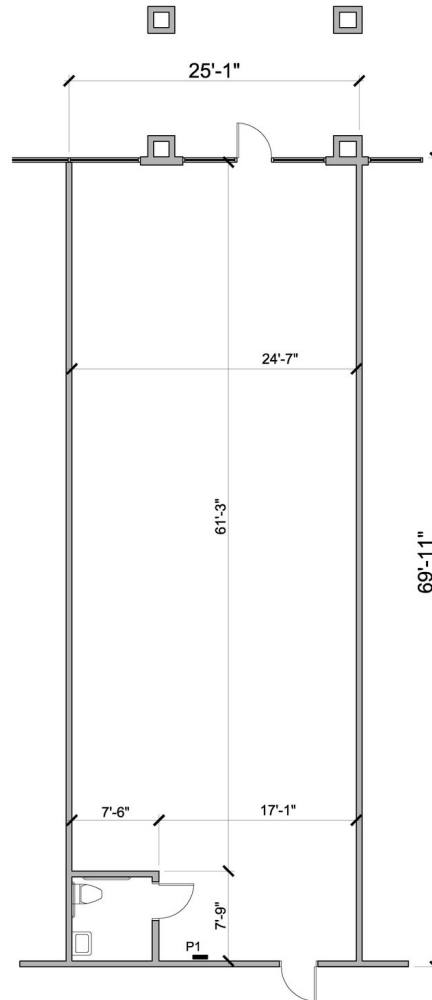


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### FLOORPLAN SUITE D403



#### SUITE INFORMATION

SUITE AREA  
1,758 SF

#### UTILITIES

ELECTRIC: PANEL LOCATED IN UNIT  
P1: 200 AMP PANEL

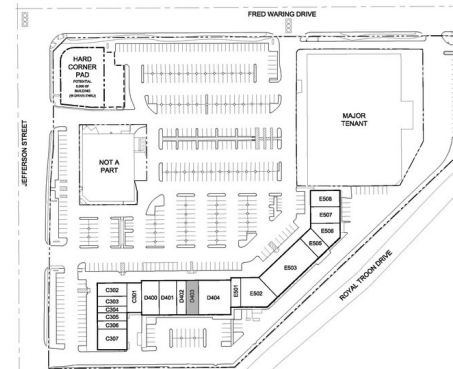
HVAC: UNIT LOCATED ON ROOF  
(1) 5-TON UNIT

GAS SERVICE: NO  
WATER SERVICE: YES  
SEWER SERVICE: YES  
SPRINKLERED: YES

RESTROOMS  
(1)

#### CEILING

15'-0" OPEN CEILING.  
RESTROOM: 8'-0" HARD LID



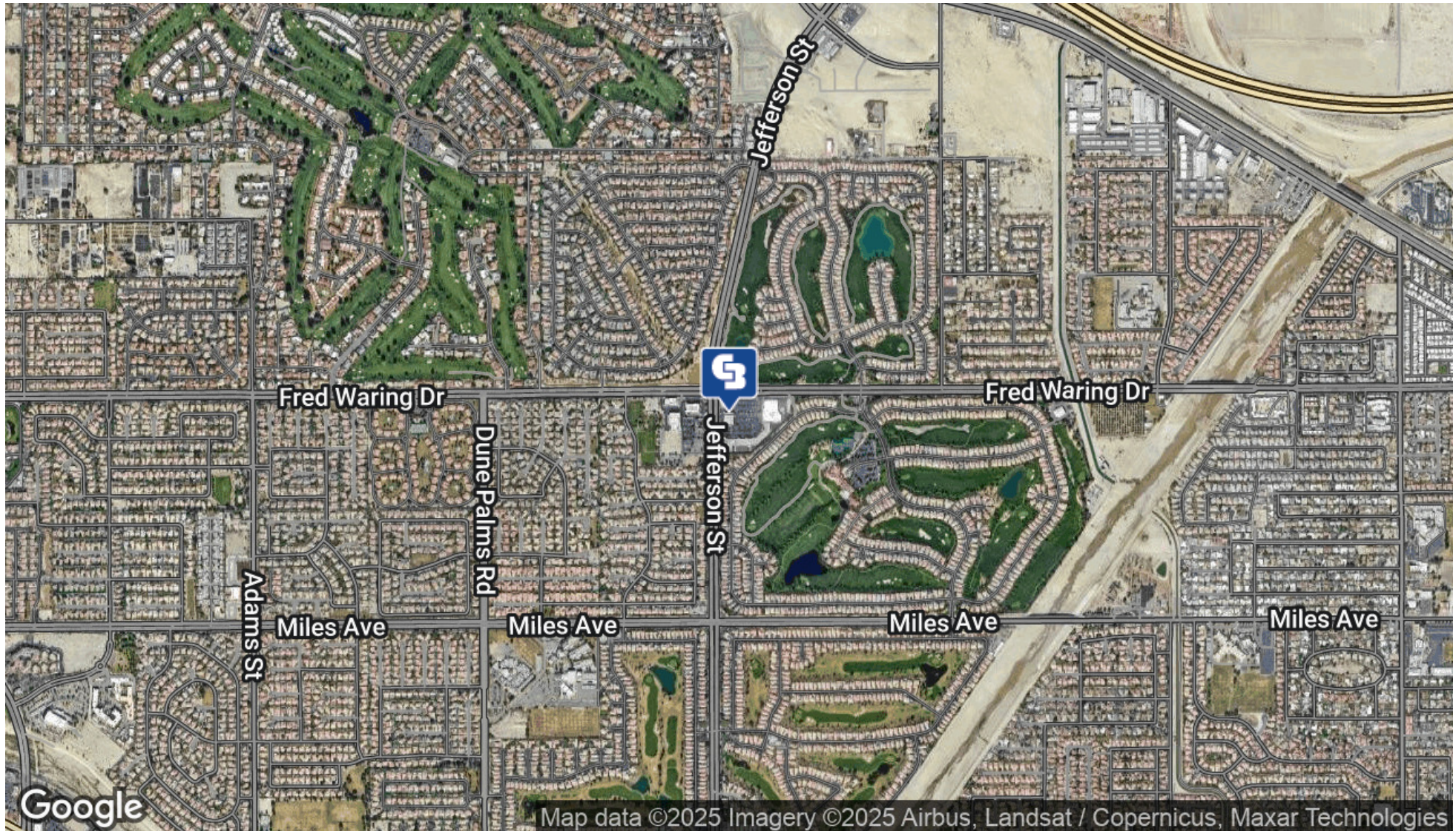




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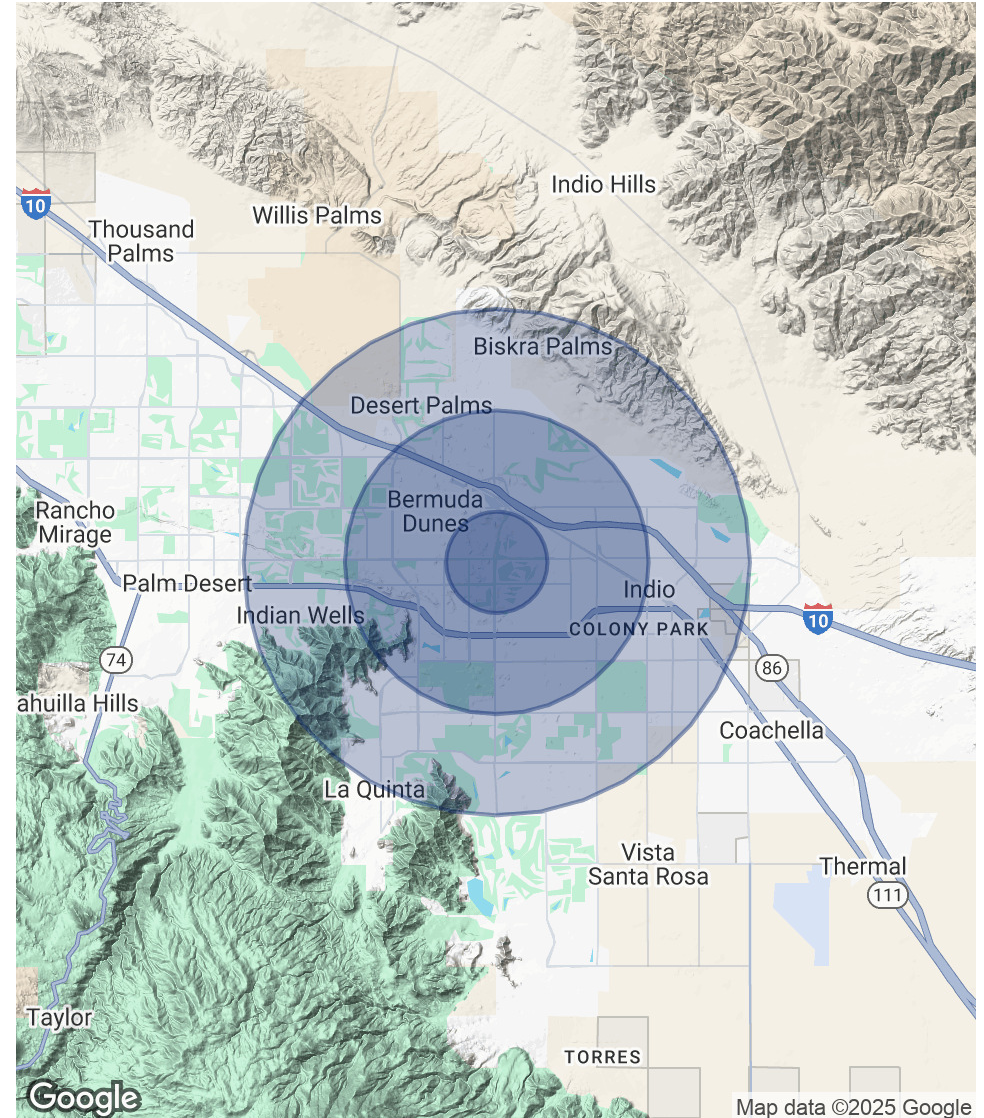
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,182	78,574	147,973
Average age	44.5	36.4	37.8
Average age (Male)	40.8	35.5	37.2
Average age (Female)	45.8	36.9	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,460	27,565	52,749
# of persons per HH	2.7	2.9	2.8
Average HH income	\$96,040	\$78,165	\$80,102
Average house value	\$482,215	\$409,904	\$401,949

\* Demographic data derived from 2020 ACS - US Census



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### CURTIS BARLOW

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