

FOR LEASE | RETAIL SPACE
45073 OASIS STREET, INDIO, CA 92201



CAMERON RAWLINGS

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Come join The Painted Dough in Indio's growing downtown corridor. Suite will be delivered with new HVAC, storefront door and windows, restroom and lighting.

Reach out to Broker for an exclusive tour.

HIGHLIGHTS

Suite 82691

- Located in-line with other retail
- Central Air Conditioning
- Private Restrooms
- High Ceilings
- Exposed Ceiling
- Brand New Buildout

Suite A

- Highly desirable End Cap Space
- Corner Space
- High Ceilings

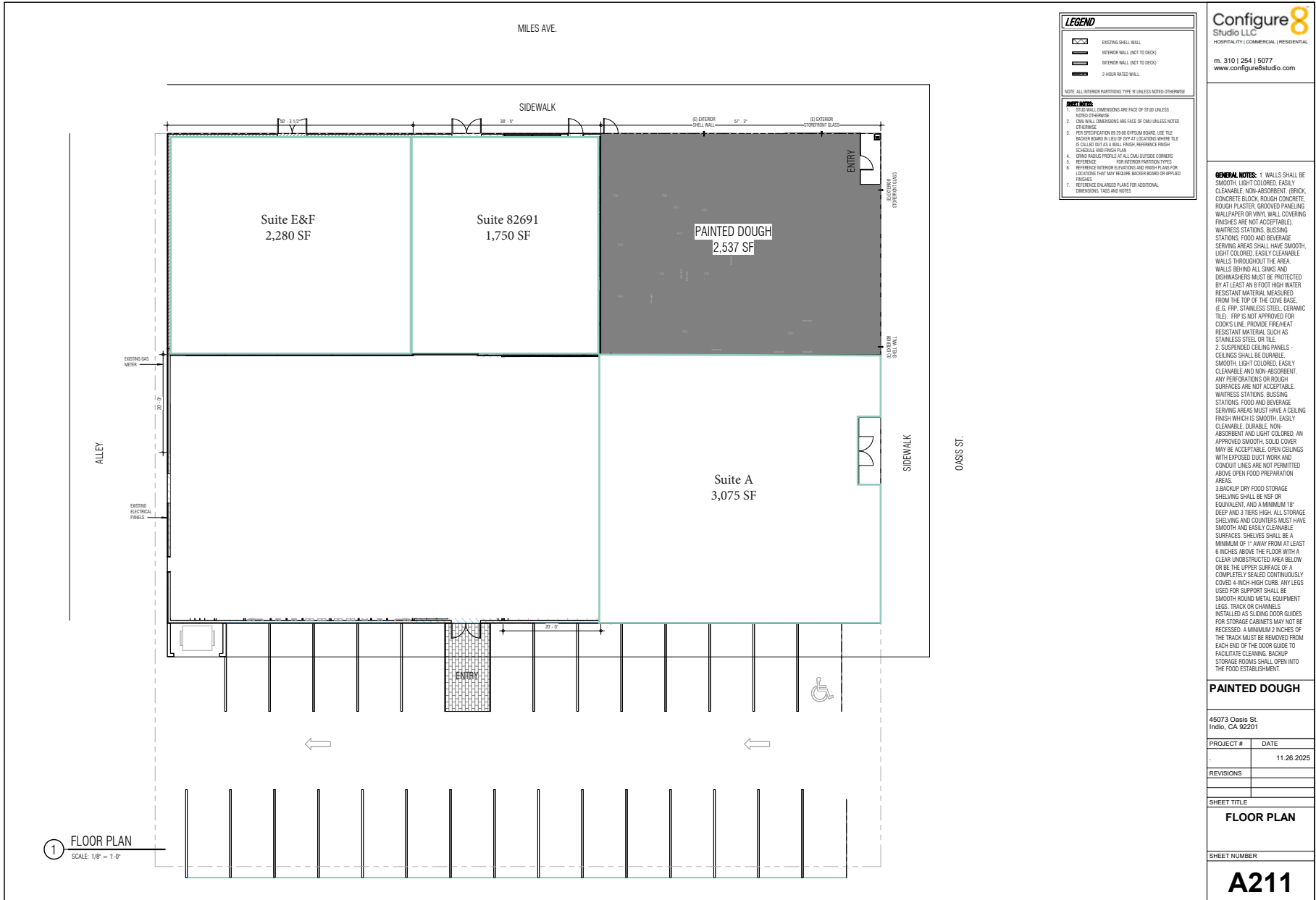
PROPERTY INFORMATION

Total Space Available:	4,828 sq. ft.
Year Built:	1950
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	17,000 SF
Parking Ratio:	2.94/1,000 SF

AVAILABILITY

Suite	Size	Term	Rental Rate	Space Use	Available
82691	1,750 SF	5 years	\$28.20/SF/Yr	Retail	Aug 1, 2026
A	3,075 SF	TBD	Upon Request	Retail	Now
E&F	2,280 SF	TBD	Upon Request	Retail	Now





AERIAL MAP

RETAIL SUITES | FOR LEASE
45073 Oasis Street, Indio, CA 92201



DEMOGRAPHICS	1-mile	5-mile
Population	19,282	176,174
Households	5,310	56,751
Median Age	33.2	38.6
Median HH Income	\$57,361	\$83,552
Daytime Employees	7,297	43,106
Traffic Volume	Ave 46 & Deglet Noor: 37,673	

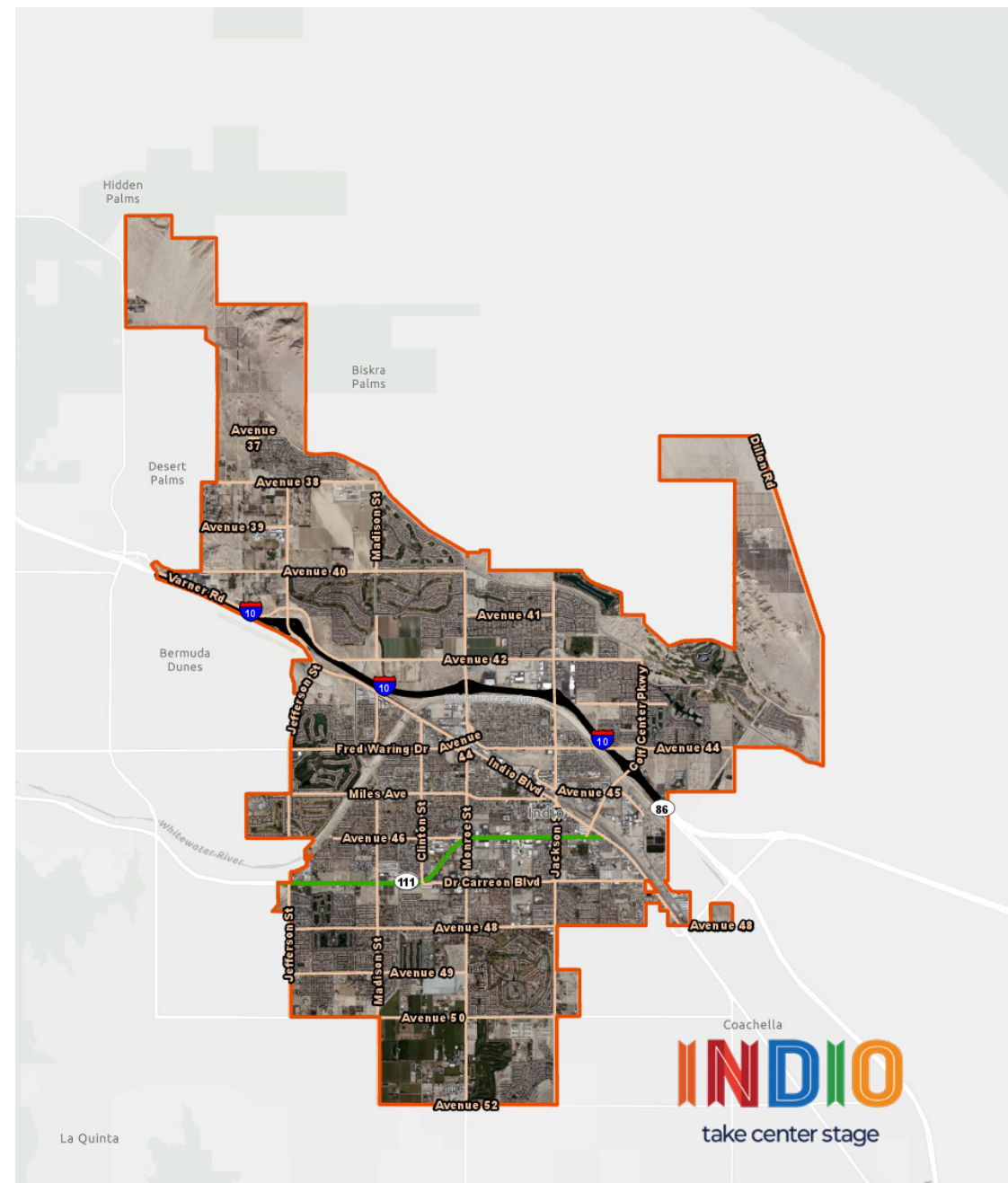
INDIO, CALIFORNIA

The City of Indio is currently the largest and fastest growing city in Riverside County's Coachella Valley with over 93,000 residents. Nearly 1.4 million people visit the "City of Festivals" every year to attend its world famous arts, food, and music festivals such as the Coachella Valley Music & Arts Festival and Stagecoach Country Music Festival.

The city of Indio has over 34 projects in planning ranging from retail, housing; both affordable and market rate, theater, numerous fast food, service stations, hotel/motels, education, and carwashes to name a few.

Indio is a full-service city with 220 full-time staff. The City operates three enterprise operations: Indio Water Authority, Indio Municipal Golf, and Solid Waste. Fire services are provided under contract by Cal Fire. While virtually all cities had to make significant cuts during the Great Recession, public safety was made, and continues to be, a priority for the City of Indio.

With nationally recognized public safety services, exceptional schools, great parks and senior and teen centers, no wonder it is ranked as one of the best places to live for young families with over 3,000 new housing units in construction or being planned throughout the city in addition to new hotels, restaurants and retailers. People who visit tend to stay here once they experience Indio's temperate winter climate, high quality of life, art and cultural offerings, unique restaurants and shops, diversity, and outstanding municipal services.



YOUR ADVISOR



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DISCLAIMER

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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