

# FOR LEASE

17,272 SF Freestanding Building Available (Former Rite Aid)  
82451-C HIGHWAY 111, INDIO, CA



**SITE**

ARABIA STREET ± 12,841 CPD

± 20,283 CPD



HIGHWAY 111

**CBRE**

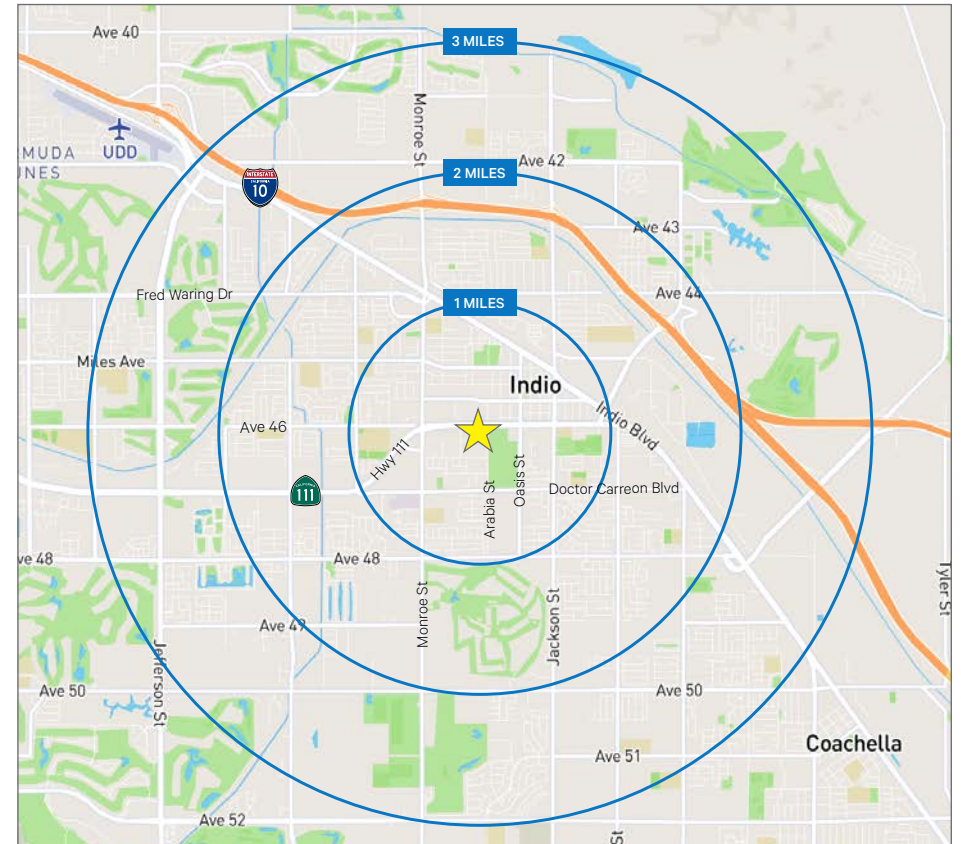


# DEMOGRAPHICS

RADIUS	1 MILE	2 MILES	3 MILES
Population	18,872	64,022	101,553
Daytime Population	20,723	57,142	90,774
Average Household	5,773	18,817	31,016
Average Household Income	\$69,181	\$78,331	\$97,204
Average Age	33.2	34.2	36.4

Nestled in the heart of the Coachella Valley, Indio has established itself as the largest and most rapidly expanding city in the in Riverside County's Coachella Valley. With \$200 million in private and public investments going into the Downtown Indio area including the Indio Grand Marketplace development; a 40 acre high-end living, shopping, and family entertainment experience, and 10,000 additional housing units. Indio is also the largest concentration of manufacturing, fabricating and supply companies in the Valley.

Known as the "City of Festivals", Indio has become renowned for hosting an array of vibrant cultural events throughout the year, drawing nearly 1.4 million visitors. Which include the world-famous Coachella Valley Music and Arts Festival, the equally renowned Stagecoach Music Festival, Indian Wells Tennis Garden as well as the Cabazon Indio Pow Wow and a multitude of additional festivities held at the expansive Empire Polo Club.





CARDENAS

AutoZone



Little Caesars

CHASE



DELTRCO

Applebee's  
GRILL + BAR

HIGHWAY 111 ± 20,283 CPD

Firestone  
COMPLETE AUTO CARE



SITE

ARABIA STREET ± 12,841 CPD

Fullenwider Auditorium

John J. Benoit Detention Center

Riverside County Fair Grounds

JACKSON STREET ± 14,575 CPD

Superior Court of CA  
County of Riverside





Indio Blvd

DOLLAR GENERAL

INDIO PLAZA



FAMILY DOLLAR

FIESTA MALL

HARBOR FREIGHT



INDIO



BANK OF AMERICA

CHASE



SITE



FarmerBoys  
BREAKFAST, BURGERS & MORE

STATER BROS.  
markets



EL CENTRO





**THE SHOWCASE AT INDIO**















**INDIO TOWNE CENTER**




















**INDIO PLAZA**













**FIESTA MALL**


















**JACKSON SQUARE**


















**GATEWAY CENTER**


























Crown Aero  
(Bermuda Dunes Airport)

42nd Ave

Fred Waring Dr

Avenue 50

LA QUINTA

Jefferson St

Madison St

Monroe St

Jackson St

52nd Ave

Harrison St

COACHELLA

INDIO Blvd

INDIO

Dillon Rd

Avenue 48

Jefferson St

Madison St

Monroe St

Jackson St

Harrison St

Dillon Rd

INTERSTATE CALIFORNIA 10

CALIFORNIA 111







CALIFORNIA 111

INTERSTATE CALIFORNIA 10

**SITE**



# PROPERTY HIGHLIGHTS

-  Situated at Indio's main retail corridor with excellent Visibility on Highway 111 ( $\pm$  20,283 CPD)
-  Signalized, hard corner with 33,124 CPD at intersection
-  Within a multi-tenant strip center and surrounded by national tenants
-  Abundant parking and easy access.
-  Close vicinity the to soon to be redeveloped 40 acre Lifestyle Center - "Indio Grand Marketplace".
-  Situated in close proximity to popular tourist destinations like Palm Springs, Joshua Tree National Park, and the Coachella Valley Music and Arts Festival.







Davis Sports Center

John J. Benoit Detention Center

Riverside County Fair Grounds

DEL TACO

Wendy's

Fullenwider Auditorium

SITE

ARABIA ST ± 12,841 CPD

CHASE

HIGHWAY 111

± 20,283 CPD

cricket wireless

Little Caesars

firestone COMPLETE AUTO CARE

am/pm

ARCO

RUBIDOUX ST





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**CBRE**

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