

# INDIO SQUARE

44105 Jackson Street, Indio, CA 92201  
MIXED USE FOR LEASE | FROM 5,710-13,191 SQ. FT.



**WILSON MEADE**  
COMMERCIAL REAL ESTATE



**CORNER PAD  
(Build to Suit)**

**JACKSON STREET**

## **NOEL F. RAMOS**

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# PROPERTY DESCRIPTION



Indio Square is located at the SWC of Avenue 44 and Jackson Street. Recently undergoing close to \$1,500,000 in improvements, it has been the neighborhood center for over 4,000 homes and close to 80,000 residents for over 30 years.

Located near the largest DMV in the Coachella Valley and close to College of the Desert, City Hall and Larson Justice Center. Indio Square has a substantial daytime population.

Indio Square is ideal for a business wanting to serve a growing population and neighboring visitors that frequent the area daily.



## PROPERTY HIGHLIGHTS

- Easy ingress and egress
- Highly visible storefront locations available
- Perfect for sit-down restaurants and services such as a florist shop, formal gowns, party supply stores, etc.
- Corner pad can be a build to suit for a fast-food restaurant or gas station
- Pylon signage available at an extra charge
- Executive Suite spaces are situated around an interior courtyard that will feature outdoor seating with covered shade
- Free Wifi throughout

# SITE PLAN



 AVAILABLE

 UNAVAILABLE

**LEASE TYPE** MG; Full Service;  
Ground

**TOTAL SPACE** 4,237 - 12,124 SF

**LEASE TERM** Negotiable

JACKSON STREET



AVENUE 44

# AVAILABLE SPACES



SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
100	Available	13,191 SF	Modified Gross	\$1.10/SF	
101/102	Key Essentials (Counseling)				
103	Majestic Barbershop				
104	MJ Alterations				
105	Herbalife				
106	Pelayos Hair Salon				
107	Desert Medical				
108	Eva's Cleaning Service				
111	Gospel of Peace				
112	Gospel of Peace				
113	Wine Expedias				
114	Iglesia Pentecostes				
115	Available	5,710 SF	Modified Gross	\$1.10/SF	
203	Esmeralda Shayne Salon				
204	Desert Medical				
205	Tattoo Paradise				
301	Private Force Patrol				
302	Lopez Income Tax				
303	Kargenda Builder				
304	Kargenda Builder				
305	Barbershop				
306	Paco's Shoe Repair				
307	Kazey Beauty Eyelash				
308	All Valley Pro Handyman				
309	Kargenda Builder				
310	Crockett Law Group				
311	Han Motor Gear				
Hard Corner Pad - Gas or Drive Thru		12,214 SF	Ground Lease	\$40,000 per year	Square feet TBD

\*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

# ADDITIONAL PHOTOS



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# RETAIL LOCATOR MAP



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## POPULATION

		1 MILE	3 MILES	5 MILES
	Total Population	13,858	82,394	141,008
	Average Age	26.9	29.2	31.5
	Average age (male)	27.4	28.6	30.7
	Average age (female)	26.9	29.3	31.9

## HOUSEHOLDS & INCOME

		1 MILE	3 MILES	5 MILES
	Total households	3,634	23,839	42,290
	# persons per HH	3.8	3.5	3.3
	Average HH income	\$50,464	\$59,275	\$68,566
	Average house value	\$258,526	\$287,555	\$349,673

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# YOUR ADVISOR



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