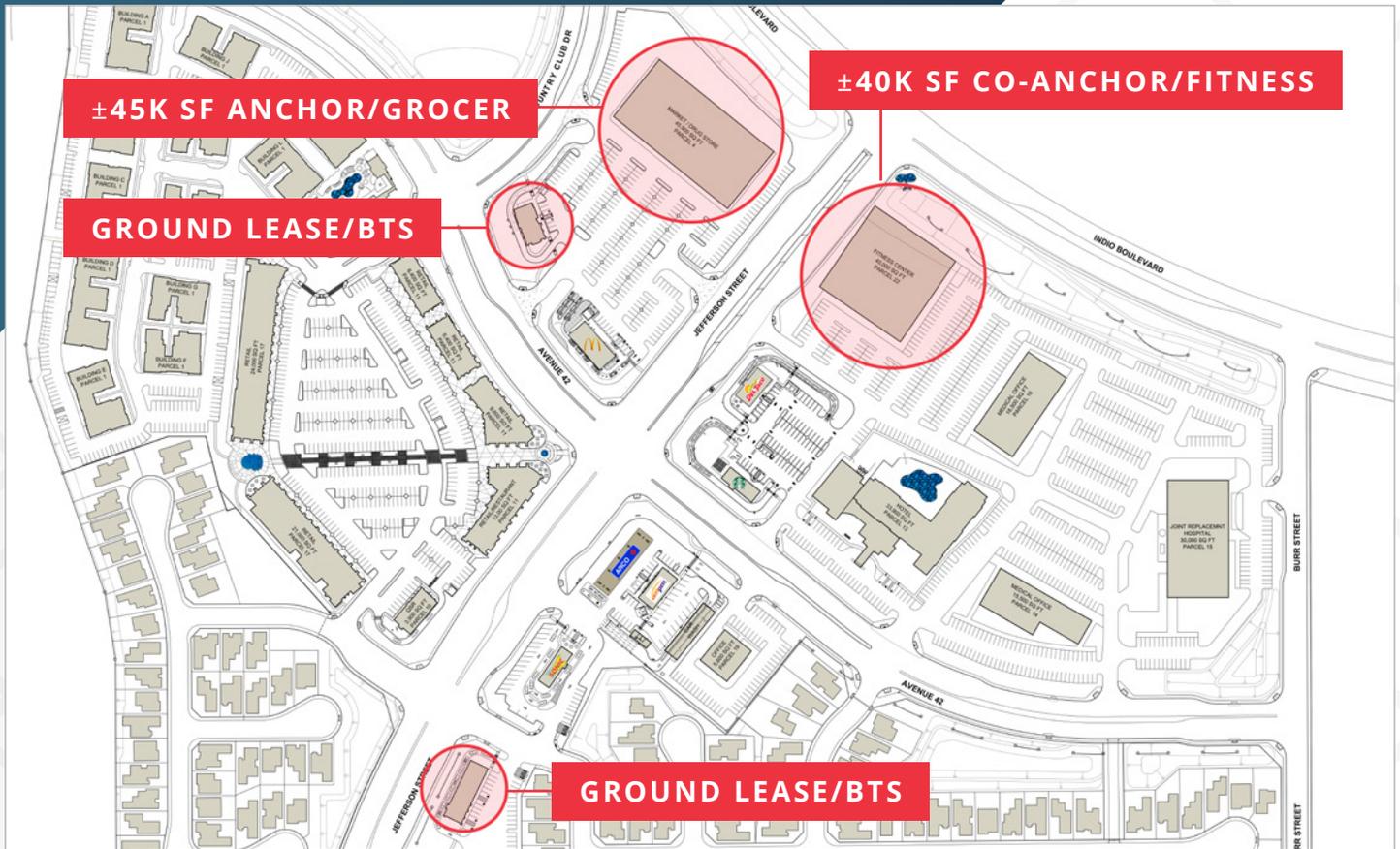


Northgate Crossing

Jefferson St & Country Club Dr | Indio, CA 92203



Junior Anchor, Inline Retail, and Drive-Thru Opportunities

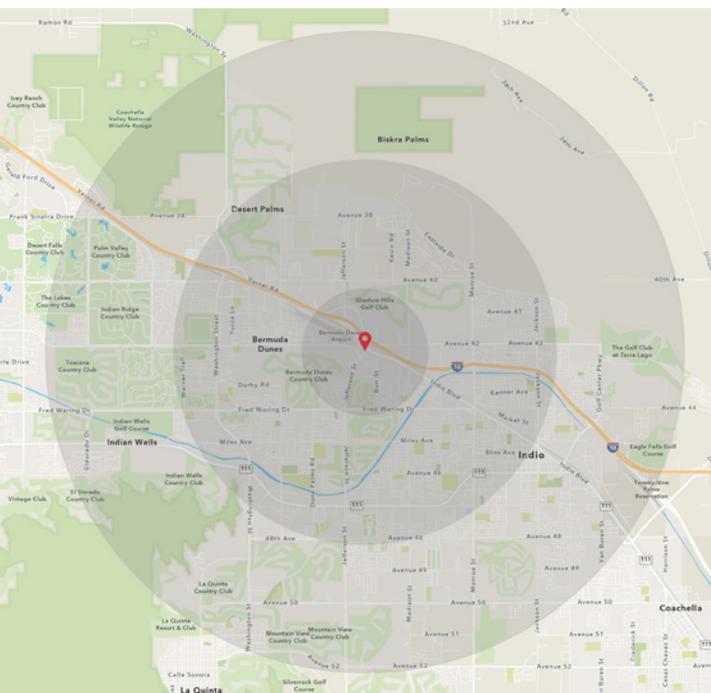
DESCRIPTION

- Fronting signalized intersection with ~52,000 VPD on Jefferson St; adjacent to I-10 off ramp (~94,000 VPD)
- Existing QSR and fast food users with history of strong performance
- Strong demographics in Coachella Valley with purchasing power and growing population and multiple high profile housing developments in immediate proximity
- Part of the larger Northgate Crossing / mixed use development in the area
- Strong retail and residential traffic generators within nearby retail corridor
- Ample parking and multiple convenient points of ingress/ egress

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DEMOGRAPHICS 2025

	1 mile	3 miles	5 miles
Population			
2025 Population	6,212	83,197	148,806
2000 Population	2,086	53,576	89,263
2010 Population	6,027	75,360	134,910
2030 Population	6,217	84,201	150,971
2000-2020 Population: Annual Growth Rate	5.66%	2.19%	2.49%
2010-2020 Population: Annual Growth Rate	0.40%	0.93%	0.78%
2024-2029 Population: Annual Growth Rate	0.02%	0.24%	0.29%
2025 Median Age	56.2	41.2	43.4
Households			
2000 Households	697	18,043	31,095
2010 Households	2,426	26,321	48,592
2025 Total Households	2,528	30,384	55,710
2030 Total Households	2,555	31,196	57,317
2000-2020 Households: Annual Growth Rate	6.64%	2.52%	2.76%
2010-2020 Households: Annual Growth Rate	0.39%	1.20%	0.98%
2024-2029 Households: Annual Growth Rate	0.21%	0.53%	0.57%
2025 Average Household Size	2.46	2.72	2.64
Housing Units			
2025 Total Housing Units	3,036	35,511	73,377
2025 Owner Occupied Housing Units	1,990	19,732	38,036
2025 Renter Occupied Housing Units	538	10,652	17,674
2025 Vacant Housing Units	508	5,127	17,667
Race and Ethnicity			
2025 White Alone	59.2%	40.8%	43.8%
2025 Black Alone	2.9%	2.2%	2.1%
2025 American Indian/Alaska Native Alone	0.7%	1.3%	1.3%
2025 Asian Alone	4.4%	3.9%	3.5%
2025 Pacific Islander Alone	0.0%	0.1%	0.1%
2025 Hispanic Origin (Any Race)	35.8%	59.7%	57.0%
Income			
2025 Median Household Income	\$90,046	\$79,948	\$83,192
2025 Average Household Income	\$128,187	\$112,670	\$123,521
2025 Per Capita Income	\$54,619	\$41,082	\$46,165
2025 Population 25+ by Educational Attainment			
Total	4,858	58,024	106,268
High School Graduate	18.5%	22.7%	22.4%
GED/Alternative Credential	1.0%	2.8%	2.5%
Some College, No Degree	22.1%	19.0%	18.9%
Associate Degree	7.0%	7.7%	7.7%
Bachelor's Degree	25.8%	18.4%	19.3%
Graduate/Professional Degree	17.4%	11.1%	12.3%
Data for all businesses in area			
Total Businesses:	74	3,089	4,944
Total Employees:	356	27,588	49,045
Total Residential Population:	6,212	83,197	148,806
Employee/Residential Population Ratio:	0:1	0:1	0:1
2025 Total Daytime Population	4,484	81,142	150,435
Workers	536	33,718	62,387
Residents	3,948	47,424	88,048

Source: Esri, Esri-Data Axle, U.S. Census