

**THE CASTLE | 20,259 SF FOR LEASE**  
82530 Highway 111, Indio, CA 92201

**WILSON MEADE**  
COMMERCIAL REAL ESTATE



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# PROPERTY OVERVIEW

**THE CASTLE | FOR LEASE**  
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This is the property known as The Castle. It has featured numerous restaurants and nightclubs in the past. Among restaurants that have operated here in the past are La Casita, a regional Mexican restaurant chain, and Shakey's Pizza, a national tenant. El Castillo Sinaloense is a former nightclub that generated great crowds as well. The property now becomes available for its next round of uses for restaurant, and entertainment.

Suite A is a large open area for dining, and an area for a bar, infrastructure for a commercial kitchen, and two walk-ins. Suite B is a smaller area best suited for an office, bar, or nightclub as it has an open area with two restrooms. This is a warm shell so the tenant simply has to construct their required floor plan including any infrastructure changes required by their use.

The upstairs area is best suited for an events center. Weddings, anniversary, private parties, Quinceaneras, birthday celebrations are all possible with this area. It features a reception area with a bar, an open area for dining and dancing, infrastructure for a commercial kitchen, and private restrooms. The second floor has both elevator service and stairwell access.



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**RENTAL RATE:** \$18.00/ SF /YR

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**PROPERTY TYPE:** Retail

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**PROPERTY SUBTYPE:** Storefront Retail/Office

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**GROSS LEASABLE AREA:** 20,259 SF

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**YEAR BUILT:** 1996

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**WALK SCORE:** 82 (Very Walkable)

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**RENTAL RATE MO:** \$1.50 USD/SF/Mo

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# AVAILABLE SUITES

**THE CASTLE | FOR LEASE**  
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## FIRST FLOOR SUITE A

SPACE AVAILABLE:	5,000 SF
RENTAL RATE:	\$18.00/SF/YR
DATE AVAILABLE:	Now
SERVICE TYPE:	Modified Gross
SPACE TYPE:	Relet
SPACE USE:	Retail
LEASE TERM	5 Years



## FIRST FLOOR SUITE B

SPACE AVAILABLE:	4,200 SF
RENTAL RATE:	\$18.00/SF/YR
DATE AVAILABLE:	Now
SERVICE TYPE:	Modified Gross
SPACE TYPE:	Relet
SPACE USE:	Retail
LEASE TERM	5 Years



## SECOND FLOOR

SPACE AVAILABLE:	10,130 SF
RENTAL RATE:	\$18.00/SF/YR
DATE AVAILABLE:	Now
SERVICE TYPE:	Modified Gross
SPACE TYPE:	Relet
SPACE USE:	Retail
LEASE TERM	5 Years



# PROPERTY PHOTOS

THE CASTLE | FOR LEASE  
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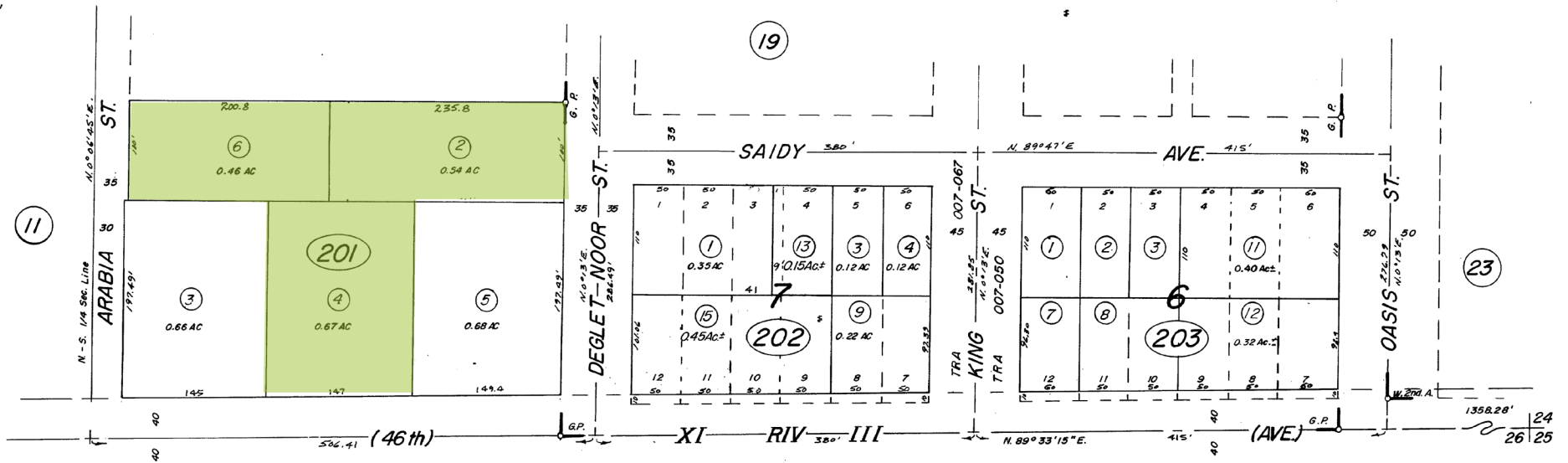
# PLAT MAP

THE CASTLE | FOR LEASE  
82530 Hwy 111, Indio, CA 92201

611-20

T. C. A. 007 - 067  
007 - 050

POR. S<sup>2</sup>, SW<sup>4</sup>, SE<sup>4</sup>, SEC. 23, T. 5 S., R. 7 E.



BK.  
614

GILLETTE PARK - M.B. 14/59

DATE	OLD No.	NEW No.
10/78	202-38	202-10
11/78	202-38	202-11
11/78	202-38	202-12
10/78	202-12	13, 14
"	14, 15	15
8/91	203-9, 10	12

DATA: City of Indio Street Map, State Hwy. Maps XI-RIV-64-IND, R.S. 22/83  
R.S. 10/92  
L.L.A. 16-14

SEPTEMBER 1967

ASSESSOR'S MAP BK. 611 PG. 20  
RIVERSIDE COUNTY, CALIF. 1967

# AERIAL MAP

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## YOUR ADVISOR



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Partner

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