

FOR SALE OR LEASE

# Drive Thru Opportunity - Ground Lease/BTS or Sale

NEC MONROE ST. & AVENUE 44  
INDIO, CA

AVENUE 44 - 11,000 CPD

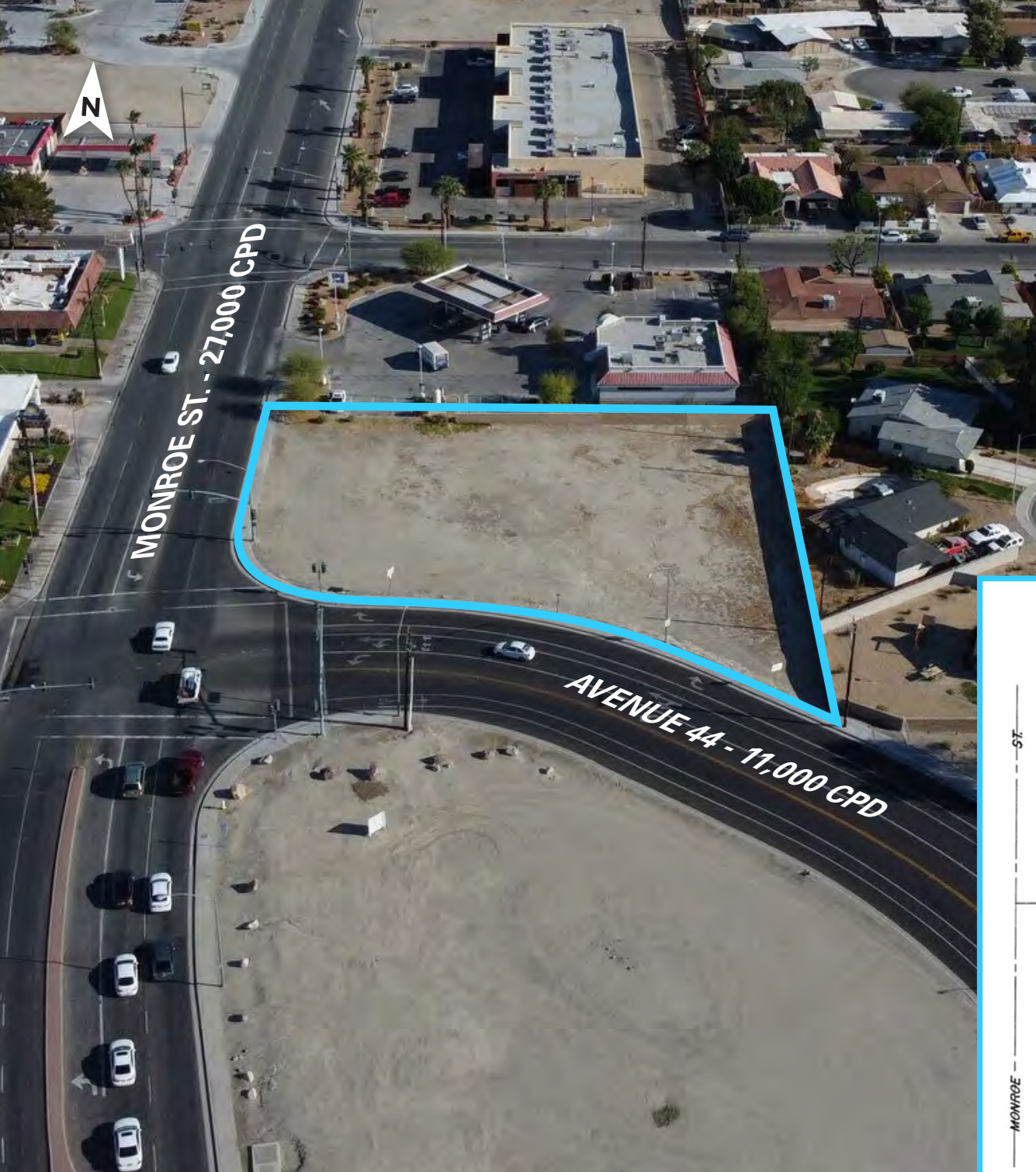
MONROE ST. - 27,000 CPD

NEWMARK | PACIFIC

**STEVE BERNIER**

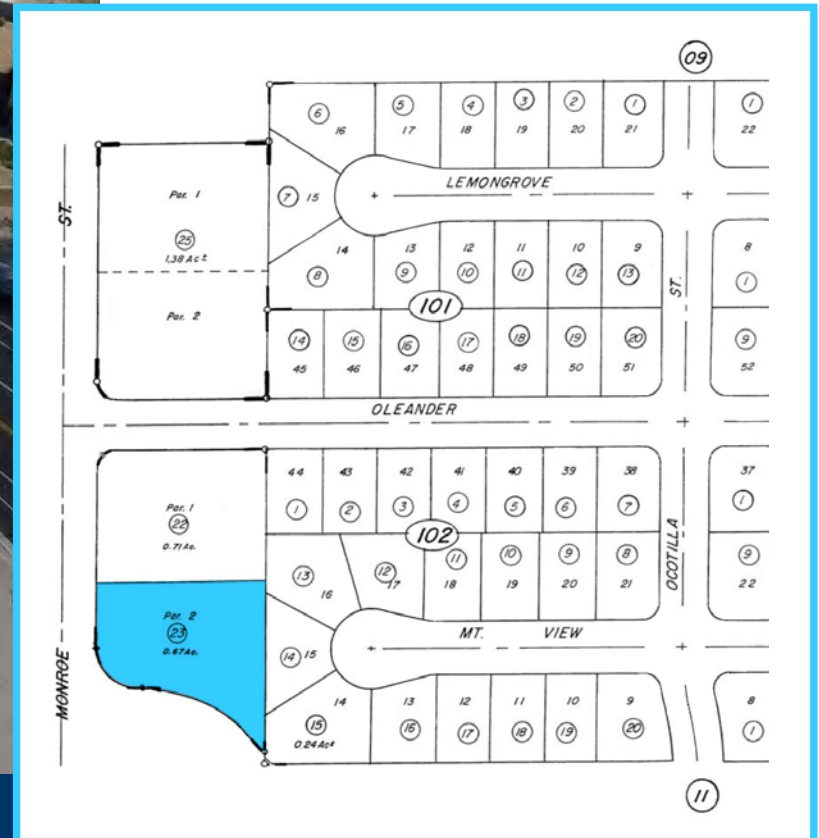
*Director*

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# Property Features

- High exposure drive thru opportunity
- AM side of the road
- Access available on Monroe & 44 Ave
- Lot Size: 0.67 acres (29,185 SF)
- Parcel ID: 610-102-023
- Zoning: Neighborhood Commercial
- Signalized Corner



# Demographics

## POPULATION

**13,316**

1 Mile

**92,356**

3 Miles

**156,469**

5 Miles

## EMPLOYEES

**2,799**

1 Mile

**23,752**

3 Miles

**47,671**

5 Miles

## AVERAGE HH INCOME

**\$96,464**

1 Mile

**\$107,196**

3 Miles

**\$114,340**

5 Miles





NEC MONROE ST. &  
AVENUE 44  
INDIO | CA

DOLLAR GENERAL

Carbon Health  
Arby's K Starbucks

Quick Quack  
CAR WASH

Walmart

ROSS DRESS FOR LESS  
DOLLAR TREE  
BIG LOTS!  
CHIPOTLE MEXICAN GRILL  
verizon  
DUNKIN' DONUTS

AVALLARIA  
SUPERMARKETS

THE HOME DEPOT  
IHOP

TSC TRACTOR  
SUPPLY CO

WinCo FOODS  
Party City  
Curlington  
petco  
USbank  
Starbucks  
McDonald's  
KFC  
five BELOW

K DQ

FAMILY DOLLAR

STATE OF CALIFORNIA  
DMV  
Department of Motor Vehicles

FRED WARING DR

MONROE ST

AVE 44  
INDIO BLVD



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**CORP. LIC. #01796698**

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