

AVAILABLE

RETAIL CORNER - GROUND LEASE OR BUILD TO SUIT

VARNER ROAD & NEWCASTLE DRIVE | INDIO, CA

RETAIL CORNER

- 1.89 Acres, divisible for 2 retail pads
- Excellent freeway visibility and pylon signage
- Adjacent to fully built out Sun City community with over 9,000 residents
- Close proximity to Acrisure Arena - now open!
- Lighted corner location for easy access
- Located adjacent to Indio Auto Mall, including Kia Dealership now open
- Over 1200 dealership employees within walking distance
- More than 93,000 average cars per day at I-10 & Washington

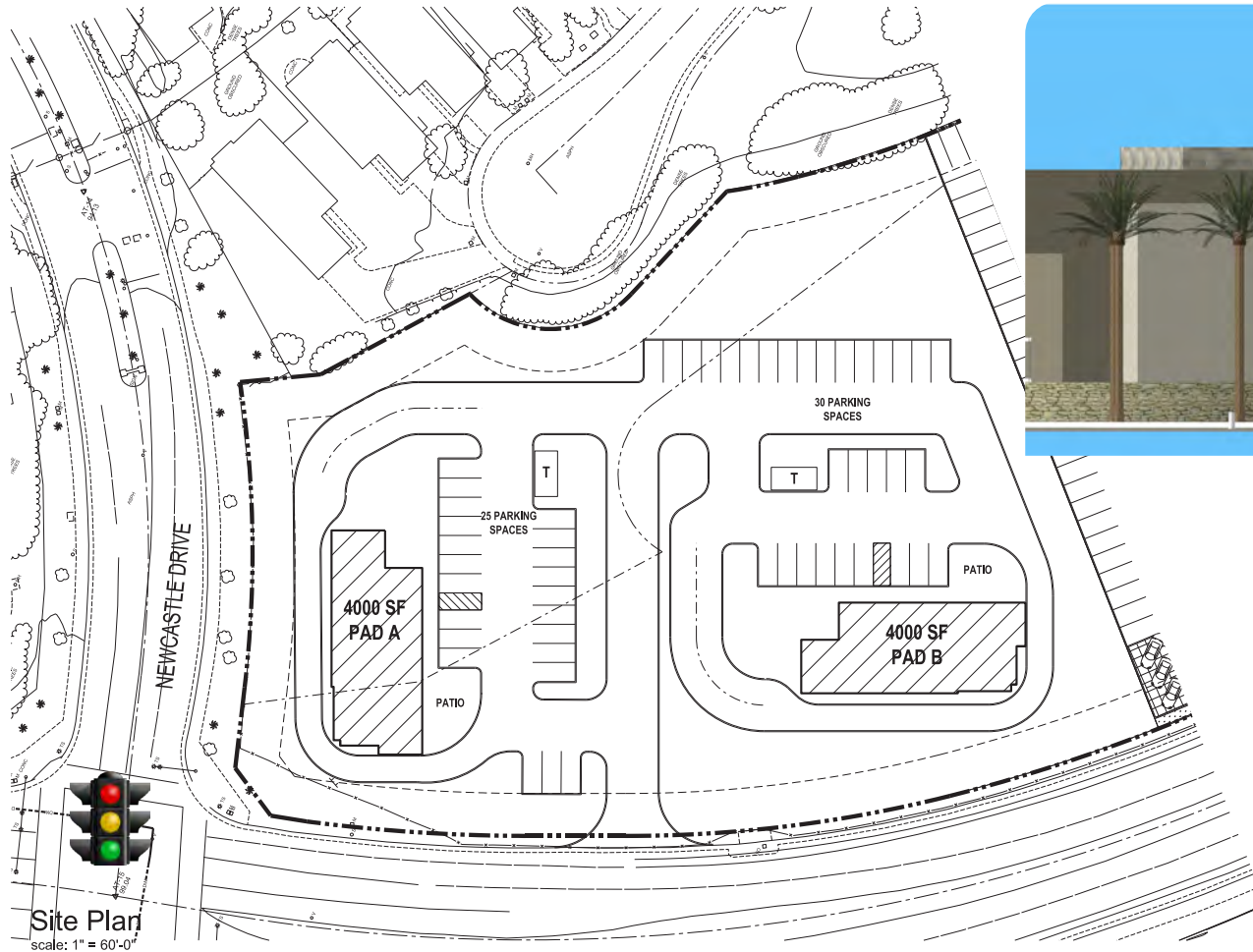


AVAILABLE

RETAIL CORNER - GROUND LEASE OR BUILD TO SUIT

VARNER ROAD & NEWCASTLE DRIVE | INDIO, CA

CONCEPTUAL SITE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Maggie Montez
mmontez@leedesert.com
760.346.2520
LIC #01070683

Shawna Strange
sstrange@leedesert.com
760.346.2533
LIC #01718495

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE

RETAIL CORNER - GROUND LEASE OR BUILD TO SUIT

VARNER ROAD & NEWCASTLE DRIVE | INDIO, CA



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE

RETAIL CORNER - GROUND LEASE OR BUILD TO SUIT

VARNER ROAD & NEWCASTLE DRIVE | INDIO, CA

2023 DEMOGRAPHICS

| | 1 MILES | 3 MILES | 5 MILES |
|-----------------|----------|-----------|-----------|
| Population | 5,738 | 48,164 | 122,854 |
| Avg. Households | 2,915 | 21,839 | 50,125 |
| Avg. HH Income | \$74,423 | \$102,240 | \$105,780 |



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.