



**INDIO PLAZA SHOPPING CENTER | \$1.65-\$2.25 SF/MONTH + NNN**



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## INDIO PLAZA SHOPPING CENTER

82490 HIGHWAY 111, INDIO, CA 92201



### OFFERING SUMMARY

Lease Rate:	\$1.65-\$2.25 SF/month
Building Size:	53,334 SF
Available SF:	1,527-30,264 SF
Lot Size:	8.70 Acres
Parking:	40 Spaces
Zoning:	C-2

### PROPERTY OVERVIEW

Multi-tenant retail and office property with fully updated facade. Landlord will deliver a grey shell unit suited to the needs of the tenant within 120 days of execution of lease. Each space will be able to advertise to the over 30,000 cars per day that drive by with monument signage as well as building signage.

The surrounding area is growing with the expansion of the College of the Desert - Indio campus (growing from 4,200 to 8,500 students by 2024), the Larson Justice Center with over 2,250 employees, and the Indio Law Library - all within walking distance! The area produces a tremendous amount of car and foot traffic, and businesses in the immediate vicinity have thrived. At the same time, the area is under-served in most retail sectors, perfect for businesses to enter the market and succeed.

# FLOOR PLAN AND AVAILABLE SPACES



Lease Type:	NNN
Total Space:	1,527-30,264 SF
Lease Term:	5 Years
Lease Rate:	\$1.65-\$2.25 SF/Month

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	NOTES
100	3,623 SF	NNN*	\$2.25 SF/Month	Finished Suite
106	1,527 SF	NNN*	\$1.65 SF/Month	Unit will be delivered in gray shell condition
108	1,570 SF	NNN*	\$1.65 SF/Month	Unit will be delivered in gray shell condition
110	6,040 SF	NNN*	\$1.65 SF/Month	Unit will be delivered in gray shell condition
112A	9,213 SF	NNN*	\$1.65 SF/Month	Unit will be delivered in gray shell condition
112 B	8,291 SF	NNN*	\$1.65 SF/Month	Unit will be delivered in gray shell condition

\*NNN Fee is \$0.35 psf.

## INDIO PLAZA SHOPPING CENTER

- Signalized Intersection
- Highway 111 is the main corridor for the Coachella Valley
- Highway 111 features many national and regional tenants
- APN: 611-110-023
- Suites from 1,257 SF to 9,213 SF



### POPULATION



2023

<b>1 MILE RADIUS</b>	<b>19,900</b>
<b>3 MILE RADIUS</b>	<b>100,479</b>
<b>5 MILE RADIUS</b>	<b>168,046</b>

### AVG HOUSEHOLD INCOME



2023

<b>1 MILE RADIUS</b>	<b>\$48,234</b>
<b>3 MILE RADIUS</b>	<b>\$77,331</b>
<b>5 MILE RADIUS</b>	<b>\$84,670</b>

### CONSUMER SPENDING PER HOUSEHOLD



2023

<b>1 MILE RADIUS</b>	<b>\$25,420</b>
<b>3 MILE RADIUS</b>	<b>\$32,372</b>
<b>5 MILE RADIUS</b>	<b>\$33,328</b>

### AVERAGE DAILY TRAFFIC



2023

<b>HIGHWAY 111</b>	<b>36,994</b>
<b>MONROE STREET</b>	<b>19,967</b>

# WHY INDIO PLAZA?



Indio Plaza, a retail center located on Highway 111, the main corridor for the Coachella Valley, boasts the following attributes:

- Frontage to Highway 111, the main corridor for the Coachella Valley.
- Within a five minute walk are over 2,000 County of Riverside employees at facilities that provide county services, a courthouse for family law, both major and minor criminal cases, and traffic court.
- The entire Coachella Valley serves jury duty at this courthouse and brings numerous valley residents by Indio Plaza.
- Also, within a five-minute walk is In N Out Burger, one of the most successful regional chains in California, which draws many people that drive by Indio Plaza.
- Across the street is the County of Riverside fairgrounds that host visitors countywide during the annual National Date Festival each February.
- Indio boasts the highest population in the Coachella Valley with 91,980 residents. The total space available is 30,264 square feet.
- Vacant land that lies on the north side of the property will be used for future parking. Up to 260 more parking spaces.
- Near the property, a new development named Palmira is in queue for the development of over 346 multi-family and townhomes that will be constructed and available for rent and sale in 2024-2025.
- Within a five-minute drive is the College of the Desert Indio satellite campus which is expanding to 8,500 students by Fall 2024. These students seek food, clothing, and entertainment services.

Please call me to discuss a site visit. I can be reached at 760-799-1384. Thank you.



# AERIAL MAP



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

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## YOUR ADVISOR



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