

**FOR LEASE RETAIL/OFFICE/FLEX OFF HWY 111****\$1.35 PSF/MO**

81-576-81-668 HIGHWAY 111, INDIO, CA 92201

**DESERT VILLA PLAZA****Property & Location Description**

Desert Villa Plaza is a highly visible, multi-tenant center comprised of four buildings on the Highway 111 corridor in Indio. With a strong mix of national and local tenants—including, Guerrero's Taqueria & Market, H&R Block and Freeway Insurance—the property draws consistent daily traffic of and serves as a retail hub for the surrounding residential and commercial community.

The center offers flexible suite sizes, upgraded interiors, and generous tenant improvement packages. Pylon signage on Hwy 111 and additional incentives are available.

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PALM DESERT, CA 92211

760-772-6400

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## DESERT VILLA PLAZA



### OFFERING SUMMARY

#### AVAILABLE SF:

2,289 - 2,699 SF

#### LEASE RATE:

\$1.35 SF/month  
(NNN \$0.53 PSF/MO)

### PROPERTY OVERVIEW

The plaza offers flexible suite sizes, upgraded interiors, pylon signage on Hwy 111, and prominent building signage. Tenant improvement packages are available, making it an excellent opportunity for a variety of retail, medical, or service-oriented uses in the heart of Indio.

### PROPERTY HIGHLIGHTS

- Adjacent to Indio High School which has over 2,500 students.
- The City of Festivals – Indio, CA, has the highest population of any city in the Coachella Valley.
- Across the street from brand new El Super Grocery Store and minutes from soon to be redeveloped Indio Grand Marketplace at Hwy 111 and Monroe Street.
- Desert Villa Plaza is located across from the Town and Country Center and is adjacent to O'Reilly Auto Parts, McDonalds, Del Taco and 7-Eleven.
- Nearby tenants include Herbalife Nutrition, Taqueria Guerrero, and Nail Salon.

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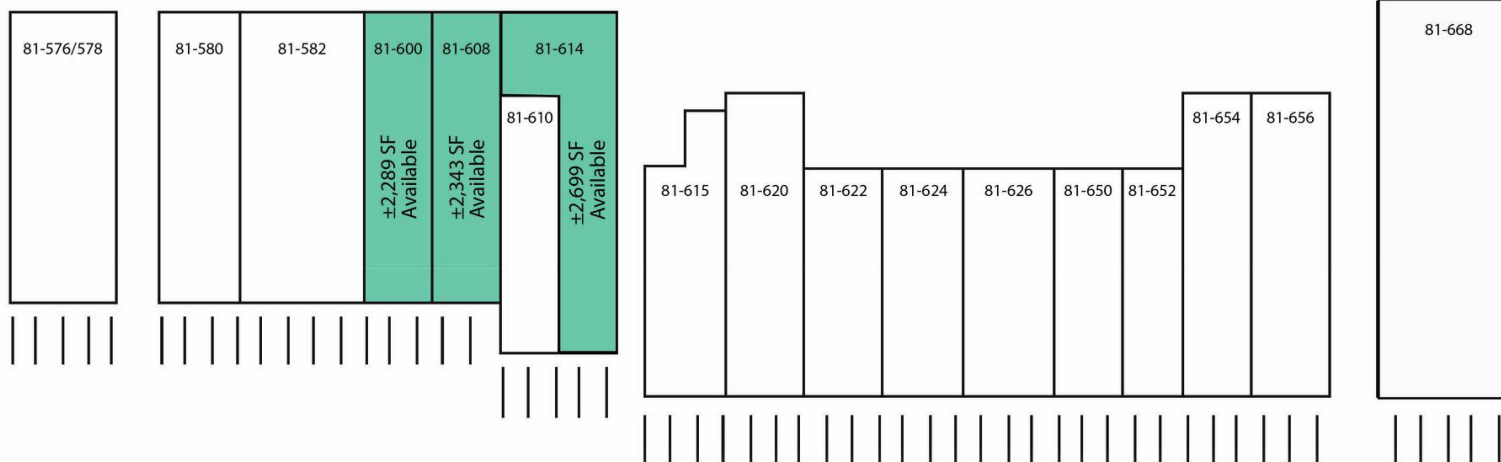
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## DESERT VILLA PLAZA

# For Lease

In-Line Retail, Free Standing Retail,  
Medical or Drive-Thru Tenants

### Site Plan and Availabilities



Unit	Tenant	SF
81-576/578	Taqueria Guerrero	
81-580	Church	
81-582	Guerrero Bakery & Meat Market	
81-600	Available	2,289
81-608	Available	2,343
81-610	Herbalife Nutrition	
81-614	Available	2,699
81-615	Freeway Insurance	

Unit	Tenant	SF
81-620	Tattoo Shop	
81-622	El Sol Smoke Shop	
81-624	Nail Salon	
81-626	Kim's Mobile Phone & Speaker Store	
81-650	H & R Block	
81-652	Todo Cakes Bakery Shop	
81-654	J. Leon & Assoc.	
81-656	Midway Vacuum Repair	
81-668	Golf Carts & Batteries	

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### LEASE INFORMATION

Lease Type:	NNN \$0.53 PSF/MO	Lease Term:	Negotiable
Total Space:	2,289 - 2,699 SF	Lease Rate:	\$1.35 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
81-600	Available	2,289 SF	NNN \$0.53 PSF/MO	\$1.35 SF/month	This open floorplan has been recently upgraded with waterproof LVT flooring, flat-panel LED lighting, new drywall, insulation, fresh paint, and a brand-new restroom. Rear double door entry.
81-608	Available	2,343 SF	NNN \$0.53 PSF/MO	\$1.35 SF/month	This open floorplan has been recently upgraded with waterproof LVT flooring, flat-panel LED lighting, new drywall, insulation, fresh paint, and a brand-new accessible restroom. Rear roll up door entry.
81-614	Available	2,699 SF	NNN \$0.53 PSF/MO	\$1.35 SF/month	Open floor plan with rollup door and new improvements including waterproof LVT flooring, flat-panel LED lighting, new drywall, insulation, fresh paint, and a brand-new accessible restroom.

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