

# MADISON PLAZA



*dining and retail suites for lease*

MADISON PLAZA 81106 HWY 111, INDIO CA 92201



CBRE



## *Madison Plaza Reimagined.*

Madison Plaza offers unparalleled visibility and access to affluent customers in the growing Indio market.



Madison Plaza is a prime location for emerging retail and dining.



# Highlights

## **Anchored by Stater Bros:**

Benefit from the consistent, daily traffic generated by this well-established and highly-regarded grocery anchor, driving customers directly to your doorstep.

## **High Traffic Intersection:**

Situated at the busy intersection of Madison Street and Hwy 111, ensuring maximum visibility and exposure for your business.

## **Strong Co-Tenancy:**

Join a successful roster of essential businesses including BBVA Compass Bank, Altura Credit Union, Papa John's, and America's Tire Co., creating a synergistic shopping environment.

## **Build-Out Support:**

Attractive Tenant Improvement (TI) allowances available for qualified tenants, making it easier to customize your space and get your business up and running.

## **Thriving Market:**

Located in the most populous city in the Coachella Valley, providing access to a large and growing customer base.

## **Flexible Zoning:**

Current zoning allows for medical use, expanding the potential for your business and catering to a wider range of needs within the community.







**725,000**

Musical Festival visitors annually

**\$105,225**

Average HH Income (3 Miles)

**31,170**

Households (3 Miles)

## *Indio*

Indio, California is a vibrant desert city known as the “City of Festivals.” Famous for hosting two of the largest music festivals in the country, Indio buzzes with energy and attracts visitors from around the globe. Beyond the festivals, the city offers a rich agricultural history, particularly with its date palm groves, and boasts a growing community with diverse restaurants, shopping, and outdoor recreational opportunities, like golf and hiking in the surrounding mountains. Its warm climate and stunning desert scenery make it a popular destination for both tourism and residents.





# *Retail Map*





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