



PROPERTY MANAGEMENT  
COMMERCIAL / RESIDENTIAL



THE NEW CITY REALTY

45-691 Monroe St , Indio , CA 92201

# TNCR

PROPERTY MANAGEMENT  
COMMERCIAL / RESIDENTIAL



TNCRproperties.com





**FOR LEASE** | OFFICES

# OFFICE BUILDING



45-691 Monroe St , Indio , CA 92201

## LEASE OVERVIEW

### AVAILABLE UNITS :

SUITE #	SQFT	RATE
9	1,341	negotiable
10	969	
11	959	
12	968	
13	968	
14	983	
15	968	
16	1,212	



## HIGHLIGHTS

- 17 Unit Office , Two Story Building
- 17,366 Sqft Multi Tenant Professional Office Building
- Located down the street from JFK Memorial Hospital & Kaiser Medical Centre.
- Traffic Count 21,316 cars per day
- Secured paved parking lot with 52 spaces
- Hwy 111 & Monroe St. two of the most travelled corridors in the valley
- Large monument sign available

**TNCR** PROPERTY MANAGEMENT

**Samuel Mikhail**  
**562-805-9063**

14201 Lambert Rd , Whittier , CA 906056

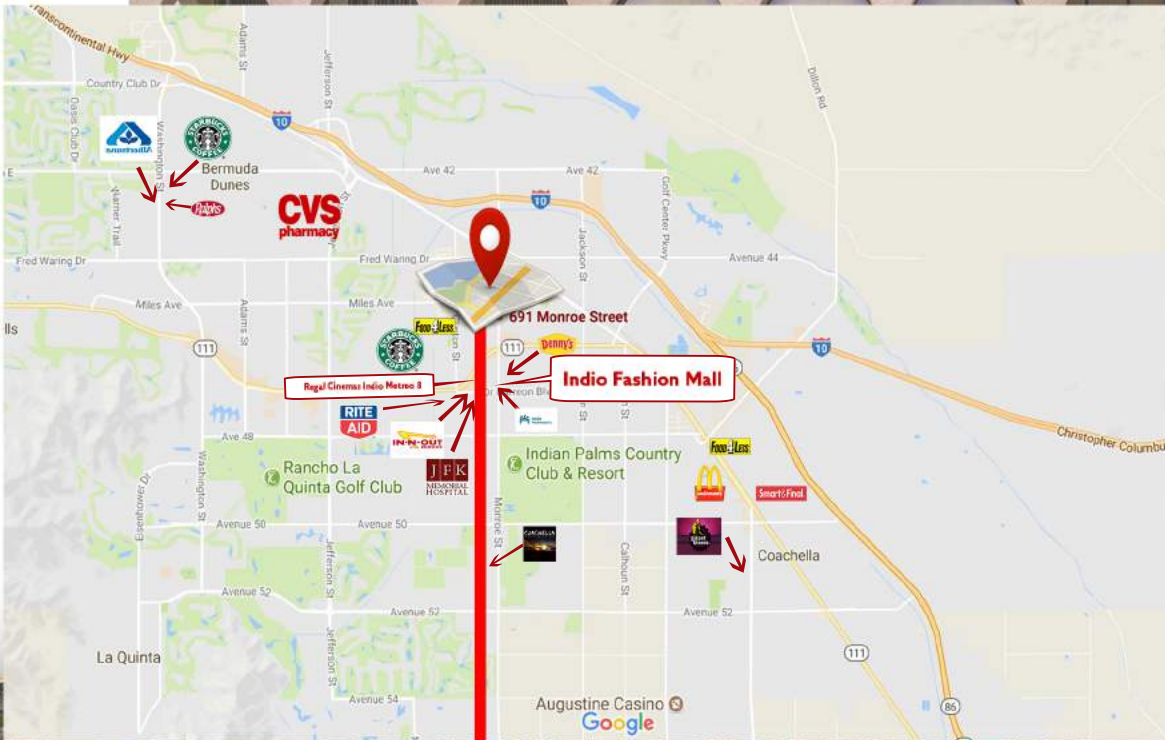
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# AREA RETAILERS



**HWY 111 & MONROE ST , TWO OF THE MOST TRAVELLED CORRIDORS IN THE VALLEY**



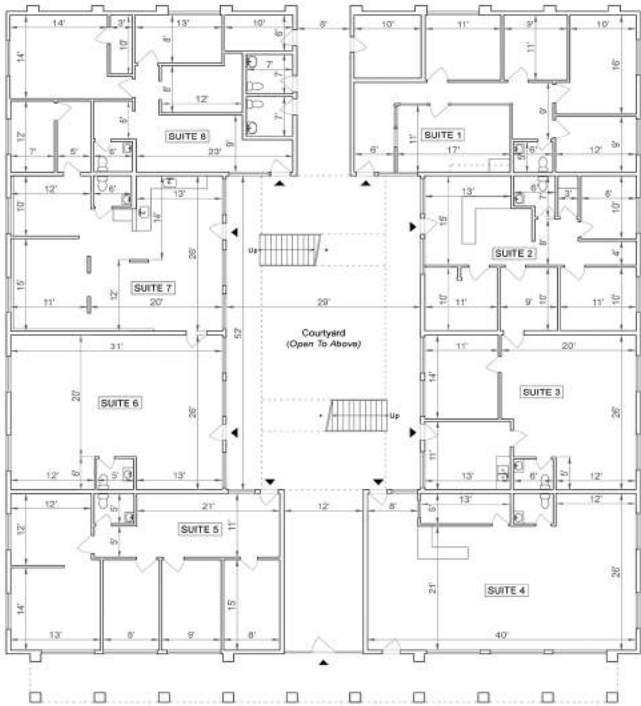


# SITE PLAN



## AVAILABLE UNITS

**45691 MONROE STREET**  
INDIO, CA 92201



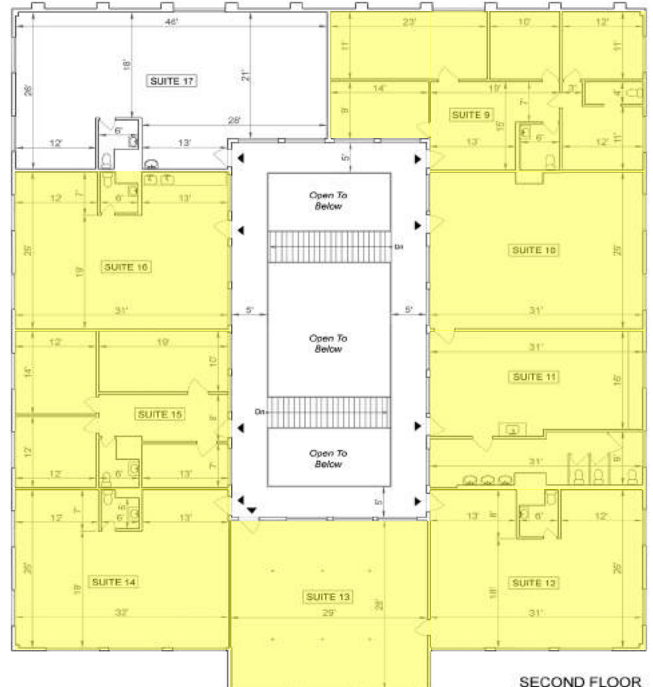
FIRST FLOOR



Rendering by Floor Plan Visuals.  
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

Presented by Samuel Hishari, The New City Realty  
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**45691 MONROE STREET**  
INDIO, CA 92201



SECOND FLOOR



Rendering by Floor Plan Visuals.  
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# DEMOGRAPHICS



## POPULATION



Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	51,880	128,454	195,514	72,026	173,875	259,002
Total Census 2010 Population	23,547	57,800	98,246	23,547	57,800	98,246
Population Change %	126.5%	124.1%	100.2%	212.6%	206%	168.5%
Population Density (People/SQ Mile)	16,581	10,907	8,800	22,927	15,063	12,027
Median Age	32	34	36	32	34	36
Total Males	26,390	64,828	97,737	36,346	87,514	129,271
Total Females	25,490	63,626	97,777	35,480	86,361	129,731

## ETHNICITY



Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	48,236	119,869	183,900	67,355	162,963	244,426
Black	1,602	3,234	3,975	2,063	4,204	5,136
Native American	553	1,260	1,699	638	1,481	1,980
Asian	1,209	3,217	4,541	1,691	4,420	6,224
Pacific Islander	78	114	153	75	105	140
2 or More Races	202	760	1,246	204	702	1,096
Hispanic	44,459	100,972	145,646	63,503	144,179	207,560
White Non-Hispanic	5,131	21,071	40,377	5,239	20,864	38,722

## Income

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Median Household Income	\$32,267	\$35,612	\$37,220	\$31,891	\$35,228	\$36,944
Aggregate Household Income	\$590,808,997	\$1,919,898,766	\$3,151,379,114	\$819,618,632	\$2,549,362,828	\$3,963,921,893
Average Household Income	\$41,087	\$49,355	\$50,577	\$41,016	\$49,847	\$51,040
Per Capita Household Income	\$11,641	\$14,644	\$15,893	\$11,653	\$14,768	\$16,007

## INCOME

