

THE VILLAGE AT INDIAN WELLS

INDIAN WELLS, CA



SIZE

105,177 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	7,693	39,871	95,655
Households	3,638	19,261	44,436
Median HH Income (\$)	97,756	86,622	90,571

MAJOR TENANT(S)

Sprouts Farmers Market
CVS
BMO Bank
ARA Pilates

LEASING CONTACT

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MORE INFO

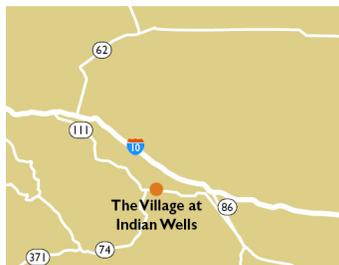
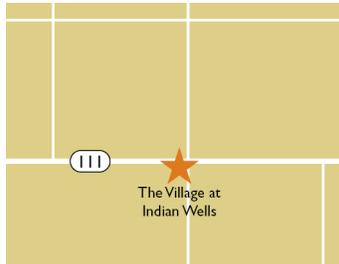
www.phillipsedison.com

LOCATION

74895 CA-111 | Indian Wells, CA 92210

PROPERTY HIGHLIGHTS

- Anchored by Sprouts Farmers Market with CVS
- National tenants include BMO Harris Bank, REXmax and Edward Jones
- Population exceeds 39,800 in a three-mile radius with an average household income greater than \$144,000
- Located at the corner of HWY 111 and Cook Street - Over 46K VPD



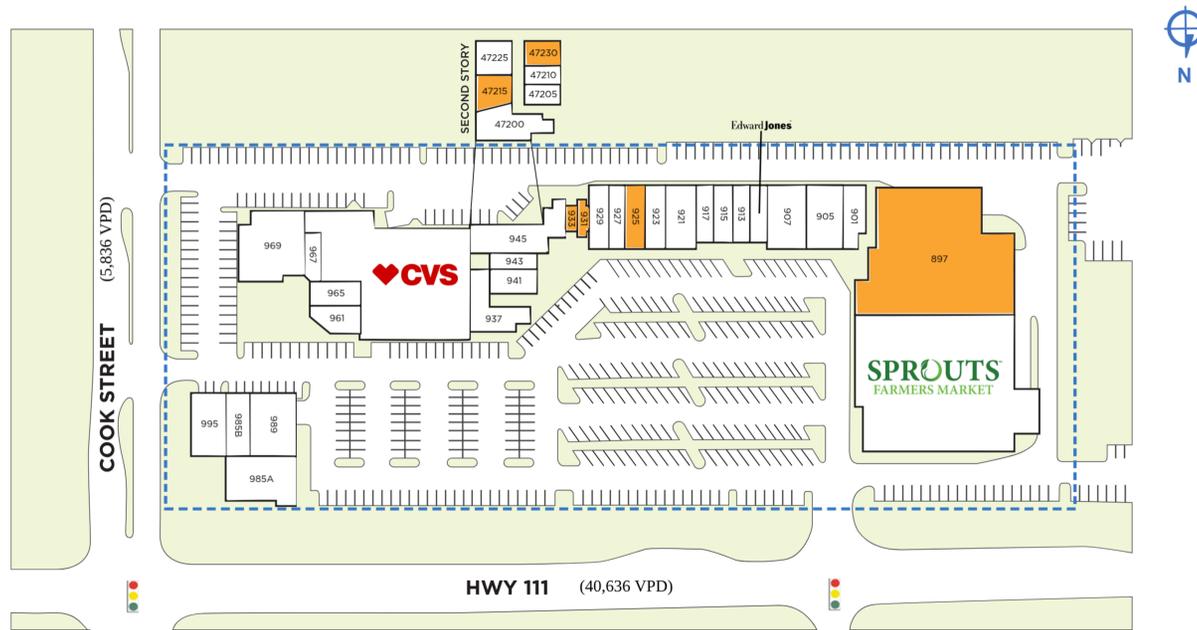
PHILLIPS EDISON & COMPANY®

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Space	Tenant	SQ. FT															
895	Sprouts Farmers Market	22,331	913	Eco and Active	1,100	927	Dr. Richard Packard, OD	975	943	Lifestyles Nutrition Center	1,428	969	Don Diego's Restaurant	3,803	47205	Reinforce New York	678
897	AVAILABLE	19,005	915	Lily Nails and Spa	1,100	929	The Blushing Peony	975	945	Kitchen Kitchen	2,684	985A	Eureka!	2,974	47210	Hedberg Construction	687
901	Indian Kitchen	1,793	917	Ara Pilates	1,650	931	AVAILABLE	563	955	CVS	16,012	985B	DBK Group	1,206	47215	AVAILABLE	988
905	Value Cleaners	2,426	921	Daisy Blue	1,950	933	AVAILABLE	606	961	Serena's Golf and Resort Wear	1,200	989	BMO Bank	2,400	47225	Patrick Baldwin	900
907	RE/MAX Desert Properties	2,601	923	Postal Connection	1,300	937	Karen Harlow For the Home	2,195	965	Indian Wells Dental	1,228	995	Indian Well Coffee Company	1,157	47230	AVAILABLE	840
911	Edward Jones	825	925	AVAILABLE	1,309	941	Better Hearing Systems	1,000	967	Hairmoza Studio	1,050	47200	Landmark Golf	2,238			

Total SQ. FT. 105,177



Available
 Occupied
 Coming Available
 Non-Owned
 Site Boundary

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Dec 18, 2025



Latitude: 33.720359

Longitude: -116.359204

The Village at Indian Wells Indian Wells, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2024 Estimated Population	7,693	39,871	95,655
	2029 Projected Population	7,805	40,685	99,725
	2010 Census Population	7,779	40,990	91,844
	2000 Census Population	7,832	37,728	78,753
	1990 Census Population	6,461	28,749	51,903
	Historical Annual Growth 1990 to 2000	1.94%	2.76%	4.26%
	Historical Annual Growth 2000 to 2010	-0.07%	0.83%	1.55%
	Estimated Annual Growth 2010 to 2024	-0.07%	-0.19%	0.28%
	Projected Annual Growth 2024 to 2029	0.29%	0.40%	0.84%
	Median Age	54.6	59.1	56.8
Households	Q4 2024 Estimated Households	3,638	19,261	44,436
	2029 Projected Households	3,694	19,695	46,331
	2010 Census Households	3,572	19,549	41,862
	2000 Census Households	3,557	17,671	35,467
	1990 Census Households	2,809	13,089	23,195
	Historical Annual Growth 1990 to 2000	2.39%	3.05%	4.34%
	Historical Annual Growth 2000 to 2010	0.04%	1.02%	1.67%
	Estimated Annual Growth 2010 to 2024	0.12%	-0.10%	0.41%
	Projected Annual Growth 2024 to 2029	0.31%	0.45%	0.84%
	Population per Household	2.11	2.04	2.13
Population by Race	White	64.2%	65.4%	62.4%
	Black or African American	2.6%	1.7%	1.8%
	Asian & Pacific Islander	3.5%	3.5%	4.3%
	Other Races	3.8%	3.4%	3.8%
	Hispanic Population	25.9%	25.9%	27.9%
Income	Average Household Income	\$157,203	\$144,076	\$138,480
	Median Household Income	\$97,756	\$86,622	\$90,571
	Per Capita Income	\$74,411	\$70,282	\$64,941
Education (Age 25+)	Elementary	2.8%	2.9%	3.0%
	Some High School	7.0%	4.1%	4.8%
	High School Graduate	18.2%	17.2%	18.4%
	Some College	22.2%	24.4%	24.5%
	Associates Degree Only	15.2%	10.3%	9.1%
	Bachelors Degree Only	20.6%	25.0%	24.3%
	Graduate Degree	13.9%	16.0%	15.9%
Business	Number of Businesses	847	3,509	7,501
	Total Number of Employees	6,962	29,551	65,782
	Employees per Business	8.22	8.42	8.77
	Residential Population per Business	9.08	11.36	12.75

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.