

the GREENS

I N D I O



TRADE AREA

The City of Indio has experienced significant growth and development in its commercial real estate sector. Located in the Coachella Valley, Indio is known for its vibrant culture, favorable climate, and booming tourism industry. The city's commercial real estate market has flourished, offering a range of opportunities for businesses of various sizes and industries. With a diverse mix of retail spaces, modern office complexes, upscale hotels, and industrial facilities, the city offers ample opportunities for businesses to thrive and contribute to its ongoing growth.



DEVELOPMENT + INVESTMENT



SURROUNDING TENANT MIX

ALMQUIST

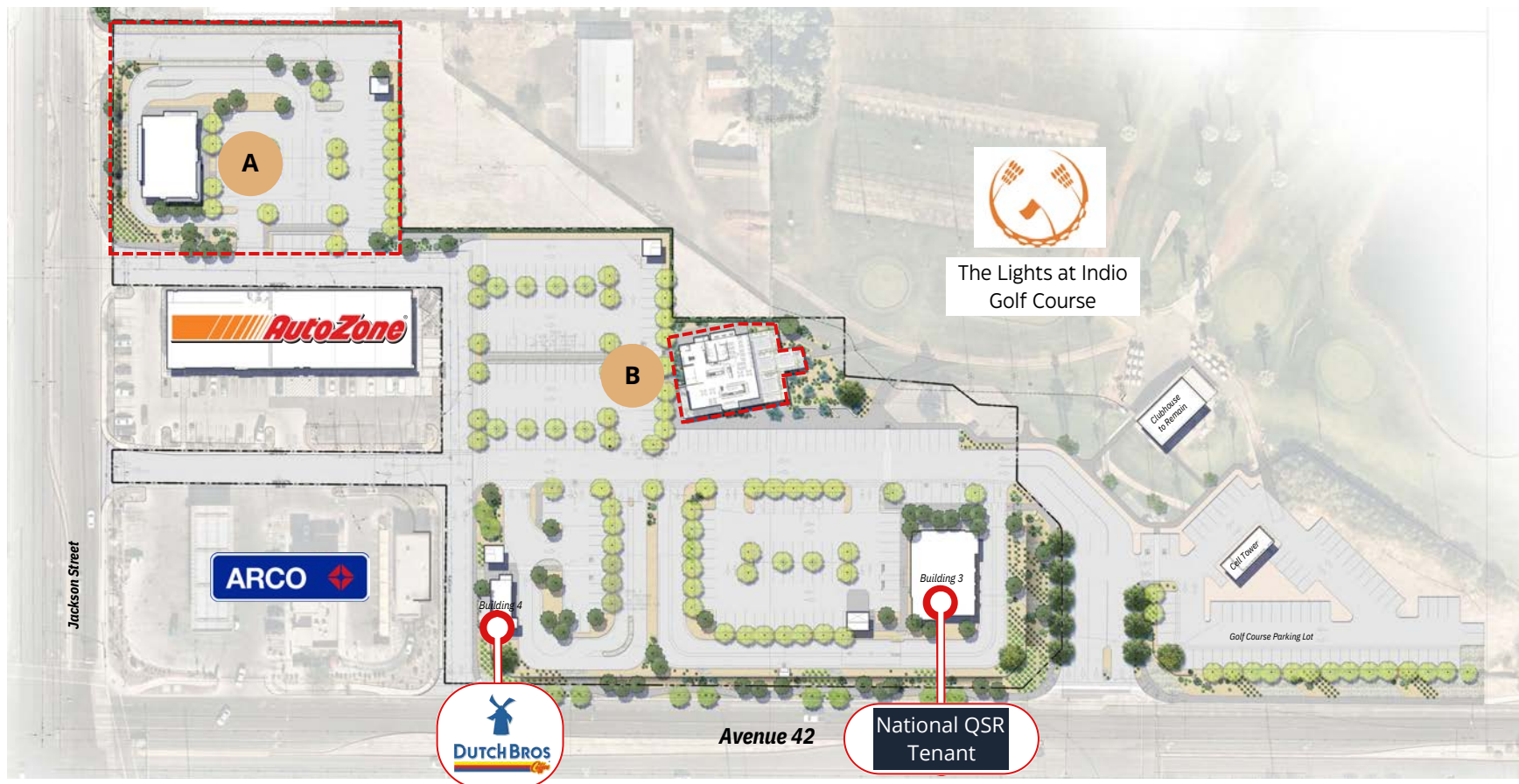
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AVAILABILITY

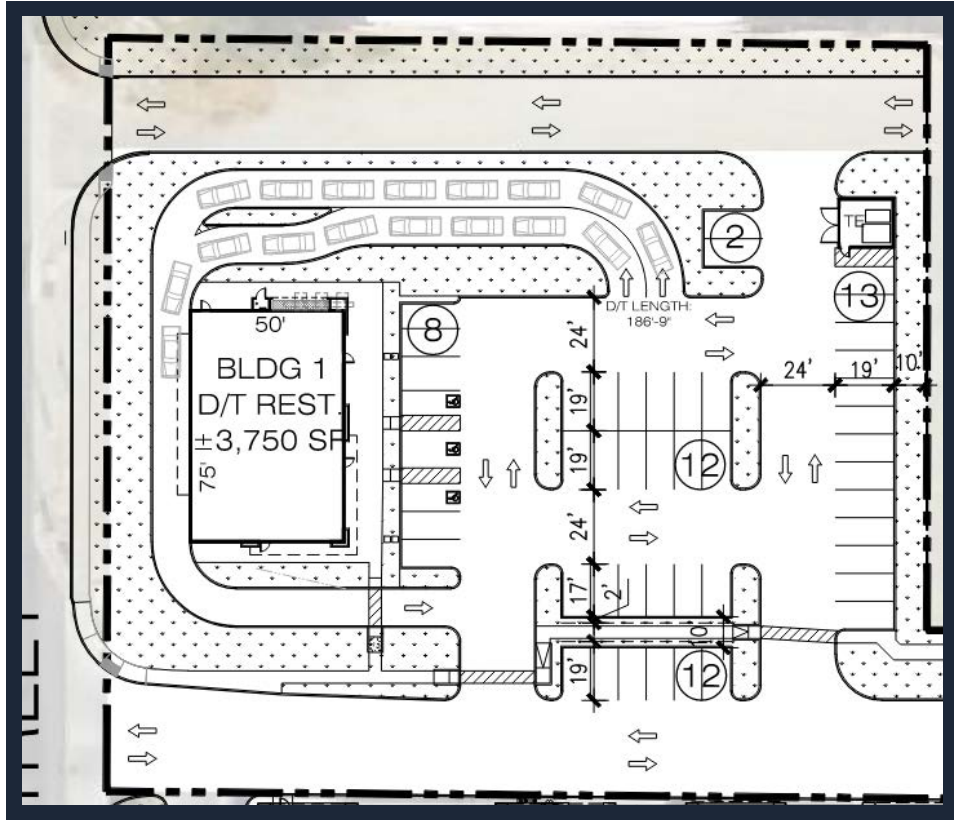
- A** Drive Through Pad for Ground Lease: $\pm 55,708$ SF (± 1.28 AC)
- B** Restaurant Building: $\pm 3,996$ SF w/ Patio ($\pm 2,270$ SF)



THE GREENS INDIO proposed site plan

ALMQUIST

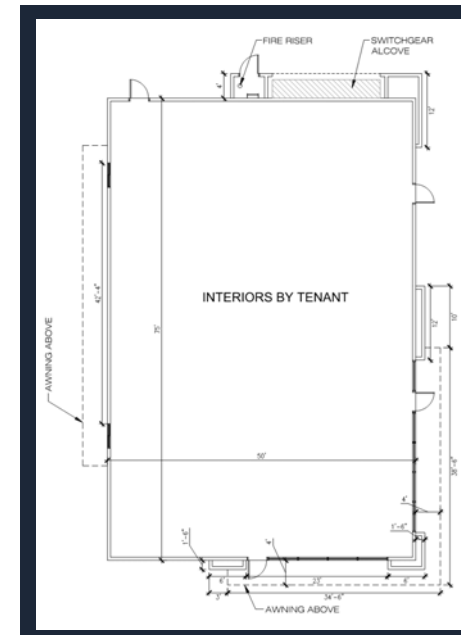
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Drive Through Pad for Ground Lease

- Parcel Size: ± 55,708 SF (±1.28 AC)
- ±3,750 SF building
- Double Drive Through with approximately 17 car stack
- 47 parking stalls
- Reciprocal access to the rest of the center
- Monument signage available on Avenue 42 and Jackson Street
- Landlord obtaining entitlements

Proposed Floor Plan



Proposed Elevation

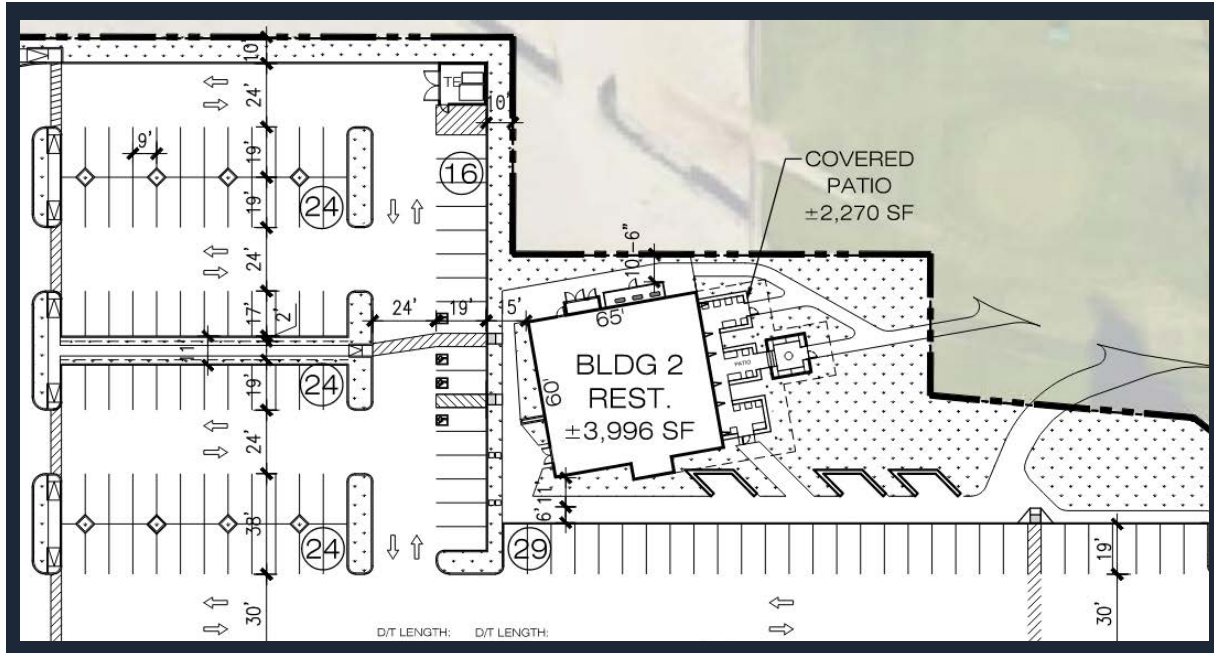


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THE GREENS INDIO restaurant site plan

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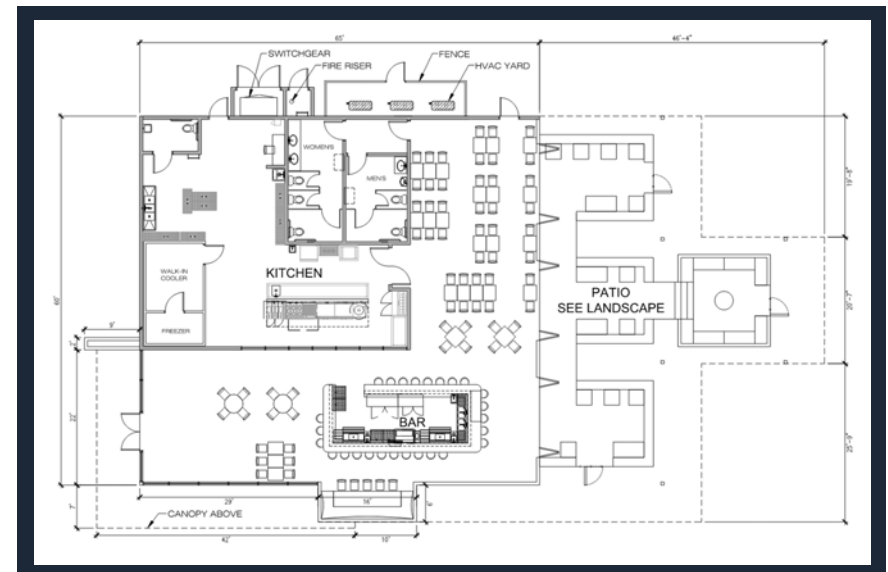
Restaurant Building for Lease

- \pm 3,996 SF Building
- \pm 2,270 SF Covered Outdoor Patio Space
- Direct Access to adjacent Golf Course
- Opportunity to provide Food and Beverage to Golf Course
- 117 parking stalls
- Reciprocal access to the rest of the center
- Monument signage available on Avenue 42 and Jackson Street
- Landlord obtaining entitlements

Proposed Elevation



Proposed Floor Plan



THE GREENS INDIO restaurant renderings

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Thank You



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