

INDIO PLAZA SHOPPING CENTER

82490 Highway 111, Indio, CA 92201

Commercial Suites for Lease

\$1.65/SF/Month + NNN



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EXECUTIVE SUMMARY

Indio Plaza Shopping Center
82490 Highway 111, Indio, CA 92201

OFFERING SUMMARY

Lease Rate:	\$1.65/SF/month
Building Size:	53,334 SF
Available SF:	1,631-26,535 SF
Lot Size:	8.70 Acres
Parking:	40 Spaces
Zoning:	C-2



PROPERTY OVERVIEW

Multi-tenant retail and office property with fully updated facade. Landlord will deliver a grey shell unit suited to the needs of the tenant within 120 days of execution of lease. Each space will be able to advertise to the over 30,000 cars per day that drive by with monument signage as well as building signage.

The surrounding area is growing with the expansion of the College of the Desert - Indio campus (growing from 4,200 to 8,500 students by 2024), the Larson Justice Center with over 2,250 employees, and the Indio Law Library - all within walking distance! The area produces a tremendous amount of car and foot traffic, and businesses in the immediate vicinity have thrived. At the same time, the area is under-served in most retail sectors, perfect for businesses to enter the market and succeed.

- Signalized Intersection
- Highway 111 is the main corridor for the Coachella Valley
- Highway 111 features many national and regional tenants
- APN: 611-110-023
- Suites from 1,631 SF to 9,213 SF

FLOOR PLAN | AVAILABLE SPACES

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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	NOTES
106	1,631 SF	NNN	\$1.65/SF/Month	Unit will be delivered in gray shell condition
108	1,642 SF	NNN	\$1.65/SF/Month	Unit will be delivered in gray shell condition
110	5,758 SF	NNN	\$1.65/SF/Month	Unit will be delivered in gray shell condition
112 A	9,213 SF	NNN	\$1.65/SF/Month	Unit will be delivered in gray shell condition
112 B	8,291 SF	NNN	\$1.65/SF/Month	Unit will be delivered in gray shell condition

Located along Highway 111—the Coachella Valley’s primary commercial corridor—Indio Plaza offers exceptional visibility and access in one of the region’s most dynamic submarkets.

KEY HIGHLIGHTS:

- **Highway 111 Frontage:** Excellent exposure along the valley’s busiest arterial.
- **Proximity to Government Offices:** Just a 5-minute walk to over 2,000 County of Riverside employees working at nearby offices, courthouses (serving family law, criminal, and traffic cases), and other essential county services.
- **Courthouse Traffic:** The main courthouse for the entire Coachella Valley draws regular foot and vehicle traffic from surrounding cities for jury duty and court appearances.
- **High-Profile Neighboring Tenants:** Adjacent to In-N-Out Burger, one of California’s most successful and high-traffic fast-food chains.
- **Regional Event Draws:** Across the street from the Riverside County Fairgrounds—home of the annual National Date Festival, which draws thousands of visitors every February.
- **Population & Growth:** Indio is the most populated city in the Coachella Valley, with 91,980 residents and continued residential growth underway.
- **Available Space:** 30,264 square feet of retail space currently available.
- **Future Parking Expansion:** Vacant land to the north of the property is designated for up to 260 additional parking spaces.
- **New Residential Development Nearby:** The upcoming Palmera community—featuring over 346 multi-family and townhome units for rent and sale—is scheduled for delivery in 2024–2025.
- **Student Demand Drivers:** College of the Desert’s Indio campus—located within a five-minute drive—is expanding to 8,500 students by Fall 2024, generating steady demand for food, retail, and service offerings.

For more information or to arrange a site visit, please contact me directly at 760-799-1384. Thank you for your interest.



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2024 Population	19,868	105,591	180,792

	1-Mile	3-Mile	5-Mile
2024 Households	5,721	32,345	58,839

	1-Mile	3-Mile	5-Mile
Average Household Income	\$54,708	\$83,409	\$92,843

	1-Mile	3-Mile	5-Mile
Consumer Spending Per Household	\$24,998	\$32,852	\$34,105

Average Daily Traffic	<p>Ave. 46 & Deglet Noor St. 38,188</p> <p>Monroe St 26,892</p>



AERIAL MAP

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YOUR ADVISOR



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