

FOR LEASE | SHOP & RESTAURANT SPACE AVAILABLE IN GROCERY ANCHORED CENTER

Madison Plaza

81106 HWY 111, INDIO, CA 92201



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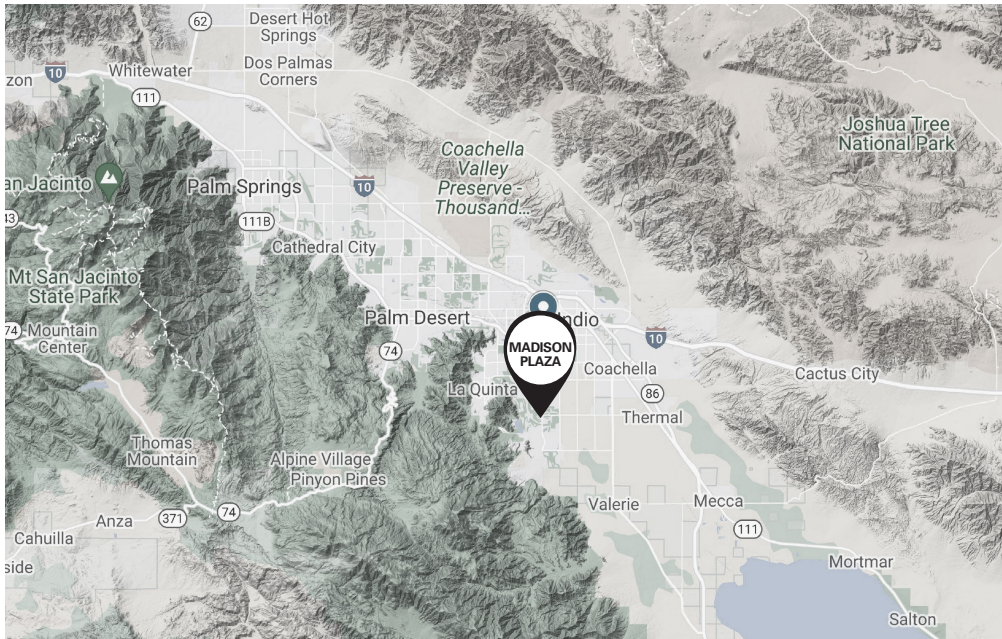
Pablo Rodriguez

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Property Features

- Stater Bros anchored neighborhood center at Madison Street and Hwy 111 in Indio, CA
- Great co-tenancy with daily needs traffic generators including BBVA Compass Bank, Altura Credit Union, Papa John's, and America's Tire Co.
- TI allowance available for qualified tenants
- Located within the most populated city in the entire Coachella Valley
- Current zoning allows medical use



Indio, CA Demographics

Estimated Population

1 mile	18,434
3 miles	100,047
5 miles	188,787

Daytime Population

1 mile	4,034
3 miles	26,860
5 miles	232,629

Average HH Income

1 mile	\$69,097
3 miles	\$85,611
5 miles	\$91,406

Traffic Count

Hwy 111	28,000 CPD
Madison St.	9,053 CPD

FOR MORE INFORMATION:

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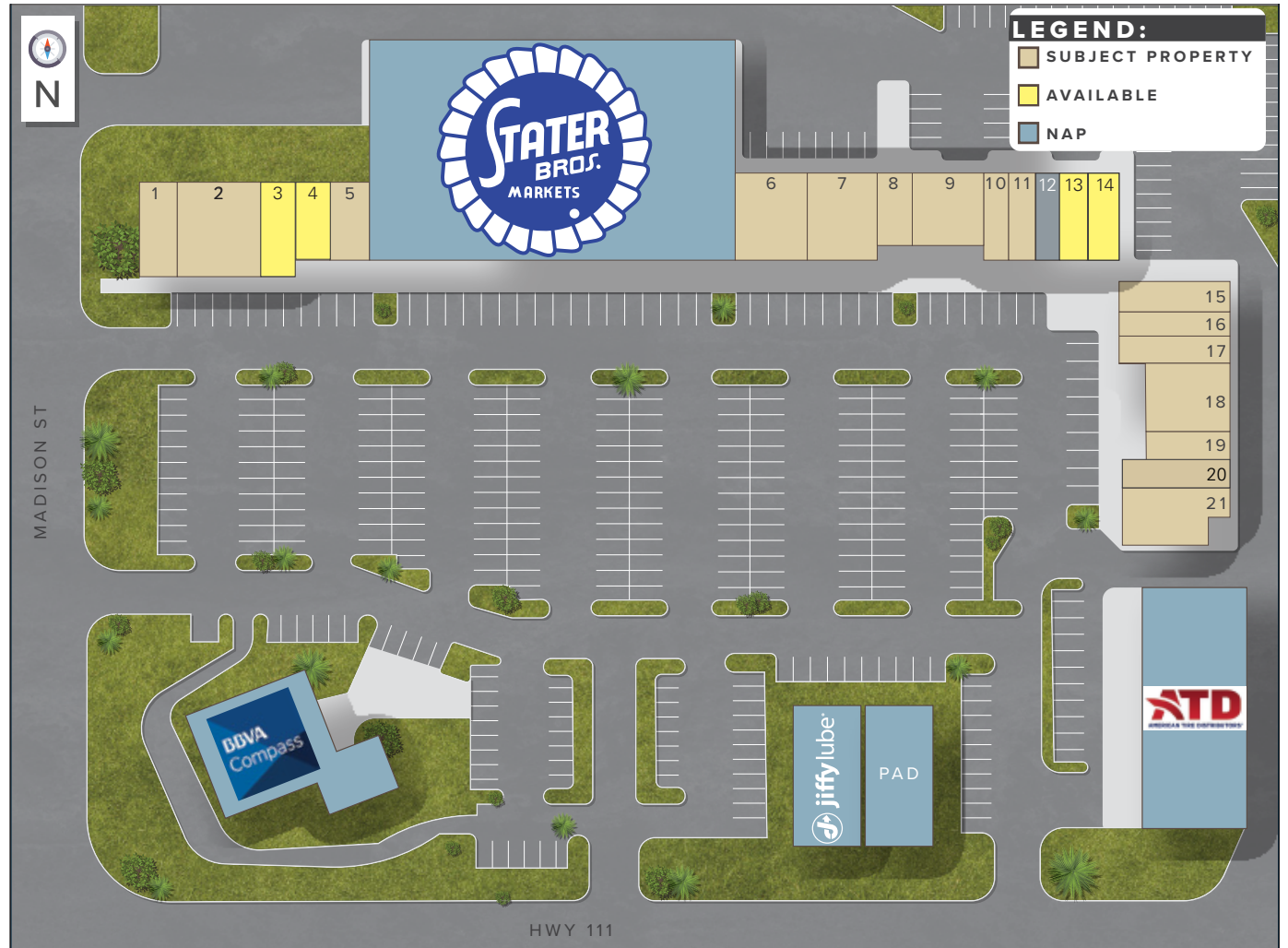


NEWMARK



Site Plan

STE	TENANTS	SF
1	Papa Johns	1,520
2	Pak Inn	2,700
3	AVAILABLE	1,255
4	AVAILABLE	1,100
5	Hectors Cell Phones and Accessories	1,100
6	Madison Cleaners	2,400
7/8	Altura Credit Union	3,460
9	Taco 760	1,789
10	Diamond Nails	1,201
11	Desert Resort Security	910
12	POTENTIALLY AVAILABLE	900
13	AVAILABLE	900
14	AVAILABLE	1,220
15	Barber Shop	840
16	La Perla Tapatia Jewelers	1,171
17	Dr. Lee, DDS	1,509
18/19/20	Sparklean Laundry	3,360
21	Maxcy's Grill	2,019



Retail Aerial



MADISON PLAZA | 81106 HWY 111, INDIO, CA 92201



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