

# PREMIER OFFICE SPACE FOR LEASE

74785 Highway 111, Indian Wells, CA 92210



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**PROGRESSIVE**  
REAL ESTATE PARTNERS

## Presented By



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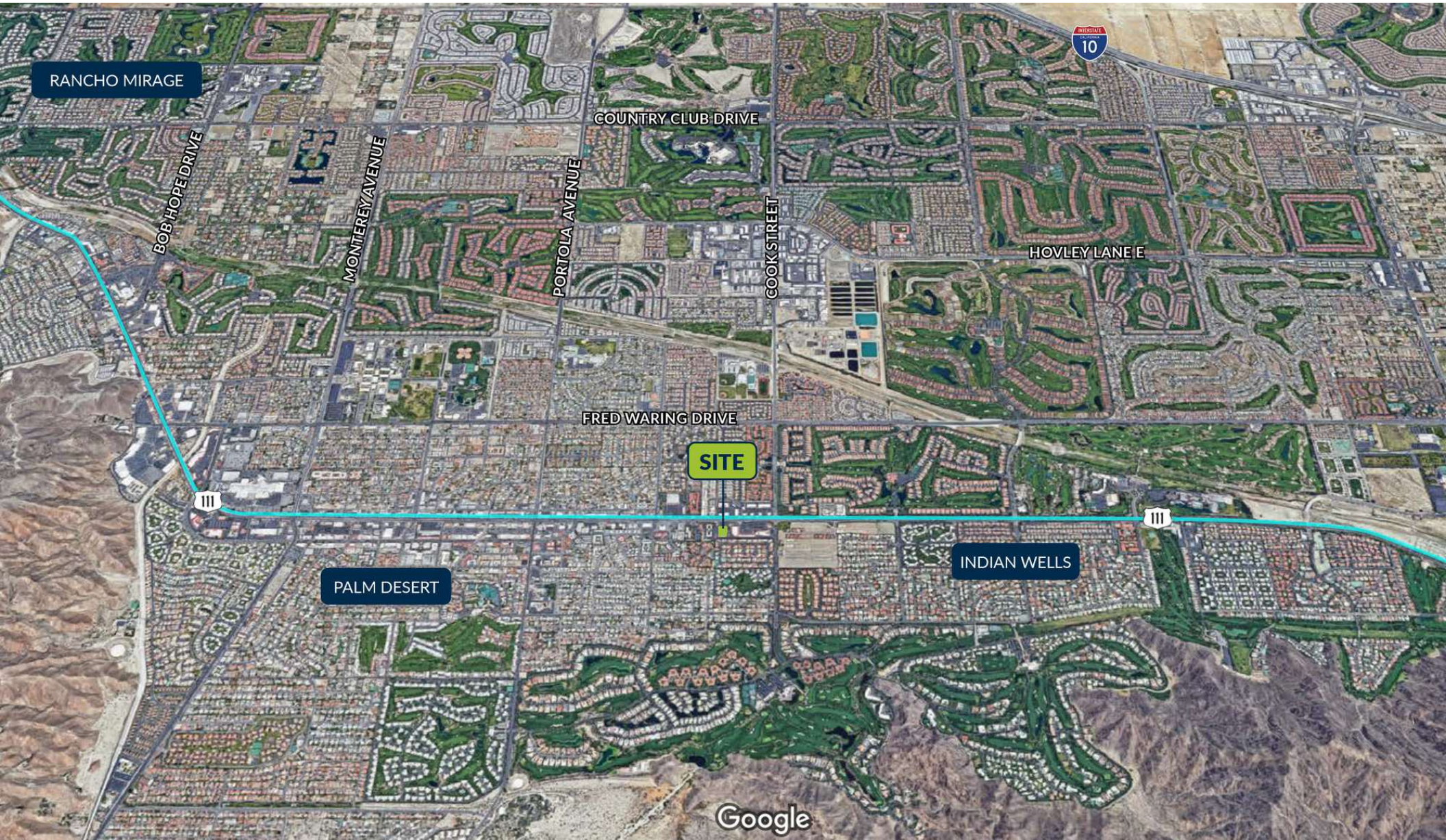
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# LOCATION MAP



# PROPERTY OVERVIEW



## HIGHLIGHTS

- This property is one of a very few high quality office buildings with the prestigious Indian Wells address and was recently remodeled.
- This landmark property with a Highway 111 address recently underwent a complete transformation throughout. The property now has a striking desert landscape, a modern exterior color scheme, and shimmering water features throughout. The property also offers its occupants covered parking and the opportunity for monument signage.
- All available suites have been remodeled with new, high end modern colors, flooring and finishes. The available spaces offer private restrooms, kitchens and private outdoor patios.
- The property is immediately adjacent, shares signal and ingress and egress, to the Village at Indian Wells shopping center. The only retail center in Indian Wells, the Village is currently renovating and building out a new Sprouts Farmers Market. The Village also provides tenants at 74785 Highway 111 speedy access to morning coffee, several lunch or happy hour options, a full size renovated CVS, and fitness and beauty services. All within walking distance from the property.
- Professional neighbors within the office complex include Charles Schwab, Executive Urgent Care, SBEMP Law, and HALO Diagnostics.

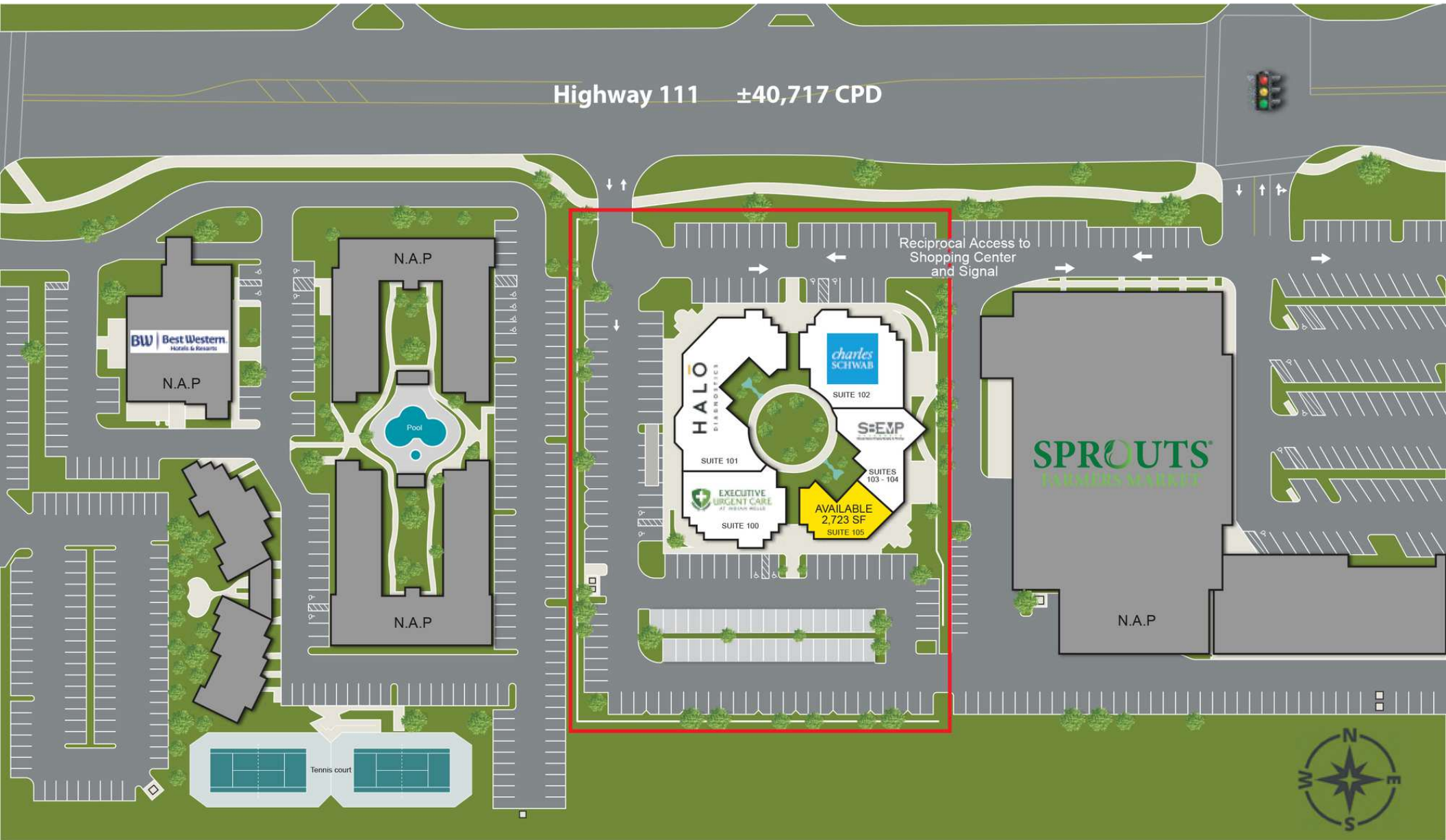
# BEAUTIFUL INTERIOR COURTYARD & AMPLE COVERED PARKING



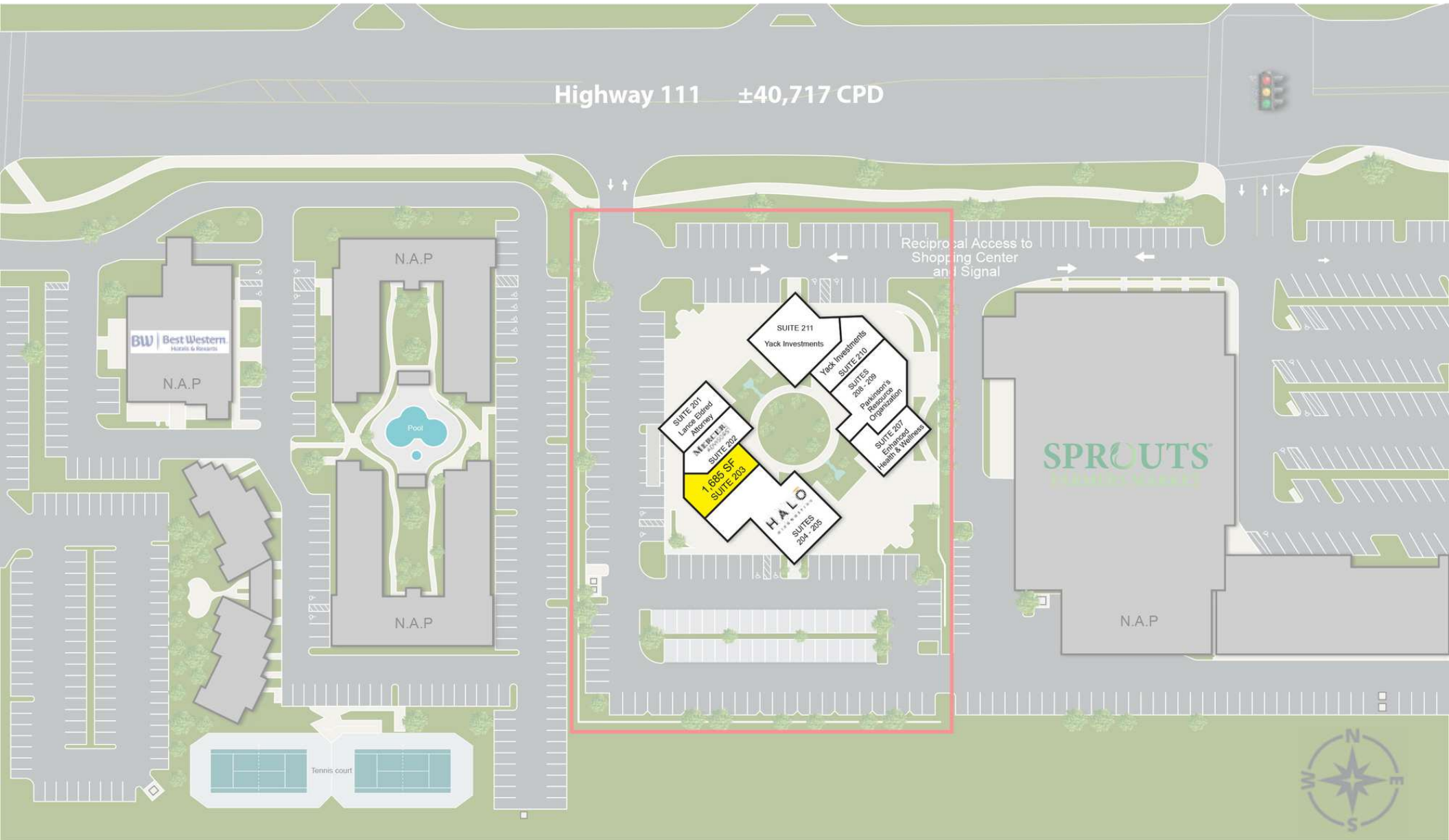
# AERIAL



# SITE PLAN - 1ST FLOOR

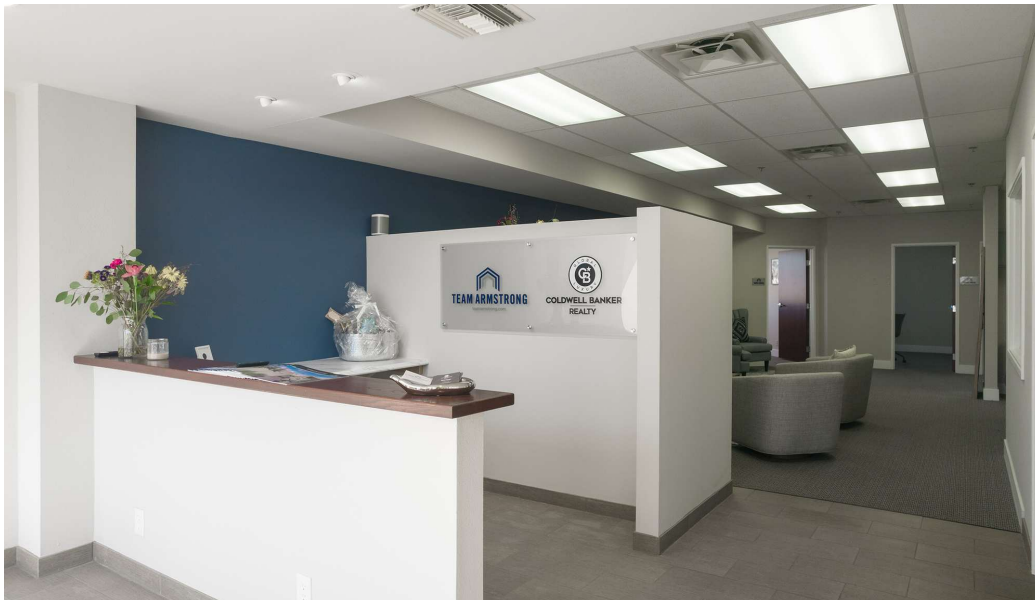


# SITE PLAN - 2ND FLOOR





# PROJECT INTERIOR PHOTOS



# DEMOGRAPHICS

	3 mi	5 mi	7 mi
<b>POPULATION</b>			
2023 Total Population	50,671	115,484	190,594
2023 Median Age	53.3	51.8	50.4
2023 Total Households	25,018	54,792	86,091
2023 Average Household Size	2.0	2.1	2.2
<b>INCOME</b>			
2023 Average Household Income	\$156,619	\$147,458	\$143,319
2023 Median Household Income	\$100,521	\$100,136	\$98,017
2023 Per Capita Income	\$77,395	\$70,035	\$64,796
<b>BUSINESS SUMMARY</b>			
2023 Total Businesses	3,352	6,456	8,316
2023 Total Employees	25,347	50,955	66,011