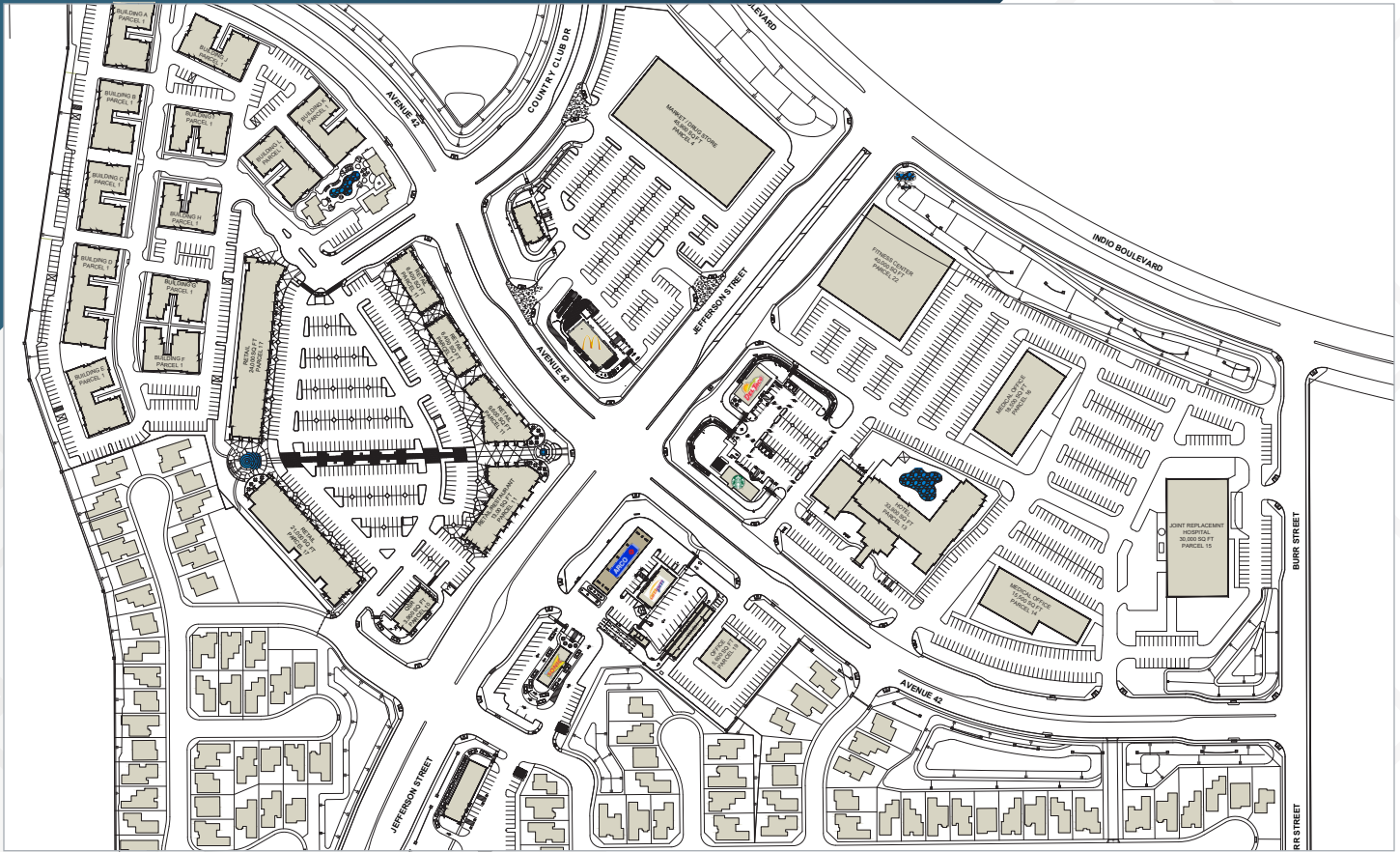


# Northgate Crossing

Jefferson St & Country Club Dr | Indio, CA 92203



## Junior Anchor, Inline Retail, and Drive-Thru Opportunities

## DESCRIPTION

- Fronting signalized intersection with ~52,000 VPD on Jefferson St; adjacent to I-10 off ramp (~94,000 VPD)
- Existing QSR and fast food users with history of strong performance
- Strong demographics in Coachella Valley with purchasing power and growing population and multiple high profile housing developments in immediate proximity
- Part of the larger Northgate Crossing / mixed use development in the area
- Strong retail and residential traffic generators within nearby retail corridor
- Ample parking and multiple convenient points of ingress/egress

## CONTACT

**Adam Handfield**

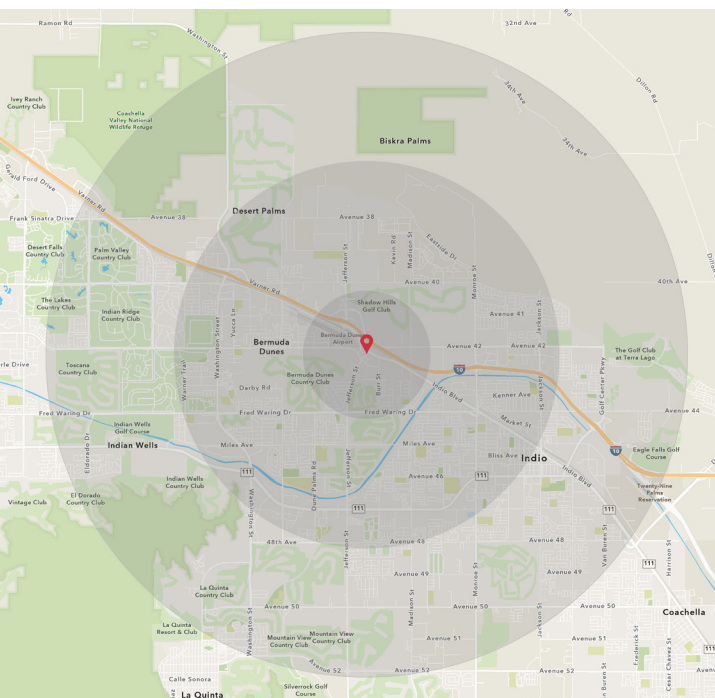
949.698.1109 | [adam.handfield@srsre.com](mailto:adam.handfield@srsre.com)

CA License No. 01959419

**Chris Beauchamp**

951.669.1005 | [chris.beauchamp@srsre.com](mailto:chris.beauchamp@srsre.com)

CA License No. 01982753



## DEMOGRAPHICS 2025

	1 mile	3 miles	5 miles
<b>Population</b>			
2025 Population	6,212	83,197	148,806
2000 Population	2,086	53,576	89,263
2010 Population	6,027	75,360	134,910
2030 Population	6,217	84,201	150,971
2000-2020 Population: Annual Growth Rate	5.66%	2.19%	2.49%
2010-2020 Population: Annual Growth Rate	0.40%	0.93%	0.78%
2024-2029 Population: Annual Growth Rate	0.02%	0.24%	0.29%
2025 Median Age	56.2	41.2	43.4
<b>Households</b>			
2000 Households	697	18,043	31,095
2010 Households	2,426	26,321	48,592
2025 Total Households	2,528	30,384	55,710
2030 Total Households	2,555	31,196	57,317
2000-2020 Households: Annual Growth Rate	6.64%	2.52%	2.76%
2010-2020 Households: Annual Growth Rate	0.39%	1.20%	0.98%
2024-2029 Households: Annual Growth Rate	0.21%	0.53%	0.57%
2025 Average Household Size	2.46	2.72	2.64
<b>Housing Units</b>			
2025 Total Housing Units	3,036	35,511	73,377
2025 Owner Occupied Housing Units	1,990	19,732	38,036
2025 Renter Occupied Housing Units	538	10,652	17,674
2025 Vacant Housing Units	508	5,127	17,667
<b>Race and Ethnicity</b>			
2025 White Alone	59.2%	40.8%	43.8%
2025 Black Alone	2.9%	2.2%	2.1%
2025 American Indian/Alaska Native Alone	0.7%	1.3%	1.3%
2025 Asian Alone	4.4%	3.9%	3.5%
2025 Pacific Islander Alone	0.0%	0.1%	0.1%
2025 Hispanic Origin (Any Race)	35.8%	59.7%	57.0%
<b>Income</b>			
2025 Median Household Income	\$90,046	\$79,948	\$83,192
2025 Average Household Income	\$128,187	\$112,670	\$123,521
2025 Per Capita Income	\$54,619	\$41,082	\$46,165
<b>2025 Population 25+ by Educational Attainment</b>			
Total	4,858	58,024	106,268
High School Graduate	18.5%	22.7%	22.4%
GED/Alternative Credential	1.0%	2.8%	2.5%
Some College, No Degree	22.1%	19.0%	18.9%
Associate Degree	7.0%	7.7%	7.7%
Bachelor's Degree	25.8%	18.4%	19.3%
Graduate/Professional Degree	17.4%	11.1%	12.3%
<b>Data for all businesses in area</b>			
Total Businesses:	74	3,089	4,944
Total Employees:	356	27,588	49,045
Total Residential Population:	6,212	83,197	148,806
Employee/Residential Population Ratio:	0:1	0:1	0:1
2025 Total Daytime Population	4,484	81,142	150,435
Workers	536	33,718	62,387
Residents	3,948	47,424	88,048

Source: Esri, Esri-Data Axle, U.S. Census