

RETAIL SUITE | FOR LEASE
81-765 HIGHWAY 111, SUITE 4, INDIO, CA 92201

WILSON MEADE
COMMERCIAL REAL ESTATE



±900 SF
\$1.65/SF +
NNN

CAMERON RAWLINGS
Executive Vice President
DRE# 02102158
crawlings@wilson-meade.com
760-534-2584

DANYELL MEADE
Senior Associate
DRE# 02056792
dmeade@wilson-meade.com
760-899-8980

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
wilson-meade.com | DRE#02051182

PROPERTY OVERVIEW

PROPERTY DETAILS

Wilson Meade Commercial Real Estate is proud to offer a prime retail/office suite for lease located at 81-765 Highway 111 in the City of Indio.

The suite is approximately 900 square feet and is located on the endcap of the building fronting Highway 111 with maximum visibility. The property is zoned Mixed Use Commercial (MUC) and is open to many retail and office uses, please confirm use with City. The space has two entrances, restroom and open area.

Great opportunity for a prime location in the middle of Indio.

LOCATION HIGHLIGHTS

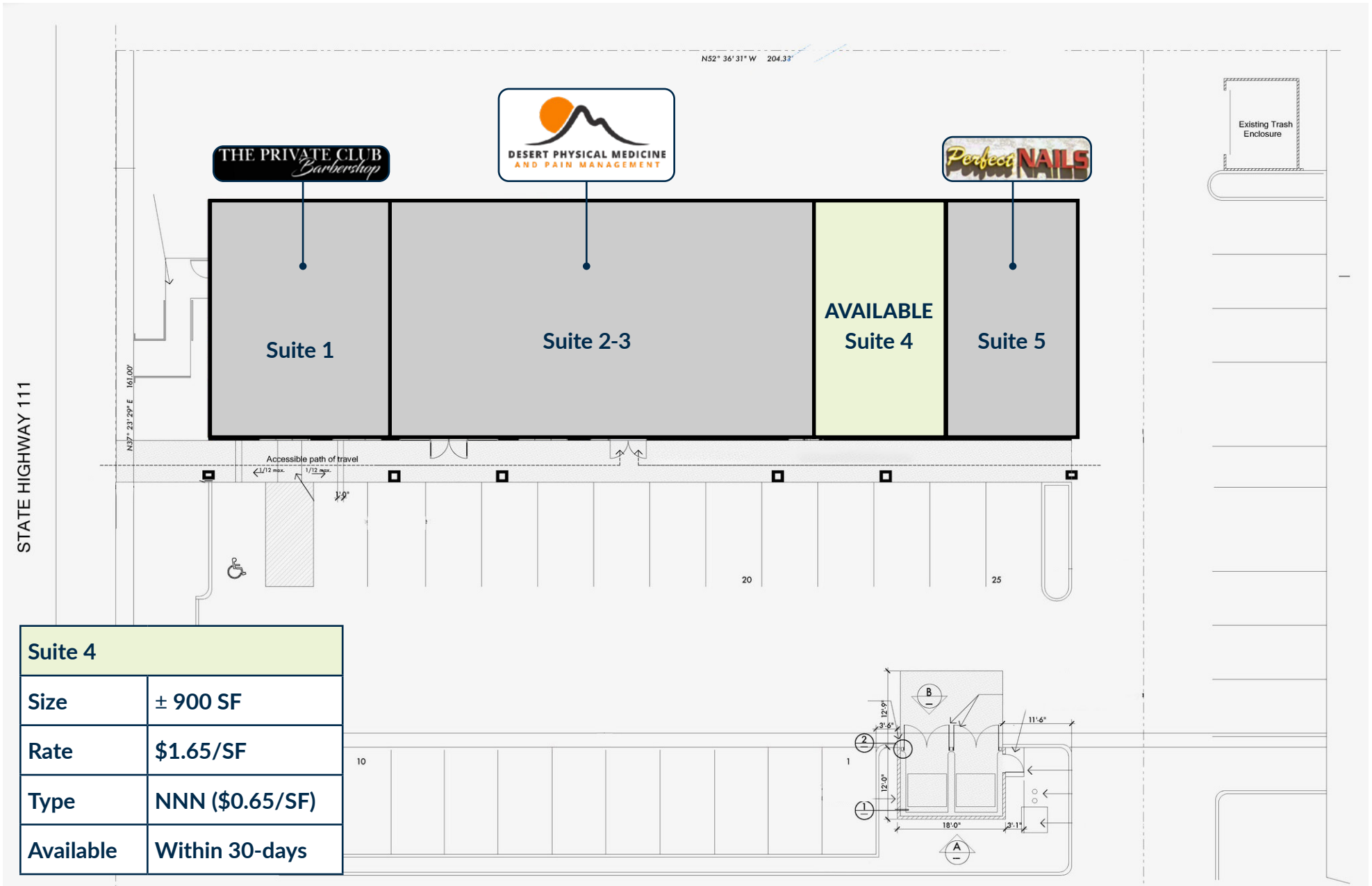
- Business-Friendly City of Indio.
- Fastest Growing City in the Coachella Valley.
- Surrounded by Established Businesses.
- High Traffic Count.

SPACE DETAILS

SIZE:	± 900 SF
RATE:	\$1.65/SF
TYPE:	NNN (\$0.65/SF)
ZONE:	MCU - Mixed Use Commercial



FLOOR PLAN



Suite 4	
Size	± 900 SF
Rate	\$1.65/SF
Type	NNN (\$0.65/SF)
Available	Within 30-days

AERIAL MAP | DEMOGRAPHICS



2024	1-mile	3-mile	5-mile
Population	24,029	106,707	193,915
Households	7,544	34,006	65,619
Median Household Income	\$45,146	\$63,410	\$67,110
Average Daily Traffic	Highway 111 24,889 ADT Ave 46 & Monroe 28,589 ADT		

YOUR AGENTS



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

Phone Number: 760.837.1880 | wilson-meade.com