



**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES, LP

HERITAGE COURT SHOPPING CENTER

\$2.25 PSF/MO (NNN)

AVAILABLE SPACE

1,758 SF



FOR LEASE

CBCWORLDWIDE.COM

CONTACT

Curtis Barlow
760 899 7700
cbarlow@cbclyle.net
CaIDRE #01380247

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COLDWELL BANKER COMMERCIAL
LYLE & ASSOCIATES, LP
78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211
760.772.6400



HERITAGE COURT SHOPPING CENTER

44-100 Jefferson Street, Indio, CA 92201

LEASE



OFFERING SUMMARY

Available SF:	1,758 SF
Lease Rate:	\$2.25 PSF/month (NNN)
Lot Size:	11.29 Acres
Year Built:	2005
Building Size:	108,319 SF
Renovated:	2018
Zoning:	NC Neighborhood Commercial
Market:	Inland Empire
Submarket:	Coachella Valley

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PROPERTY OVERVIEW

Term: 5 years minimum. Tenant improvement Allowance Negotiable. Options negotiable.

PROPERTY HIGHLIGHTS

- Walmart Neighborhood Market and Walgreens are anchors.
- Competitive rental rates.
- Don't delay - only 1 suite available!



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PROPERTY HIGHLIGHTS - SUITE D403

D403. Located adjacent to Monsoon Indian Cuisine, this 1,758 s.f. suite was formerly occupied by a postal/packing/shipping store. It features an open ceiling, concrete floor, one restroom, a small office, and is sprinklered. It has 200 amp electrical service, water and sewer. A 5-ton HVAC unit serves the suite.



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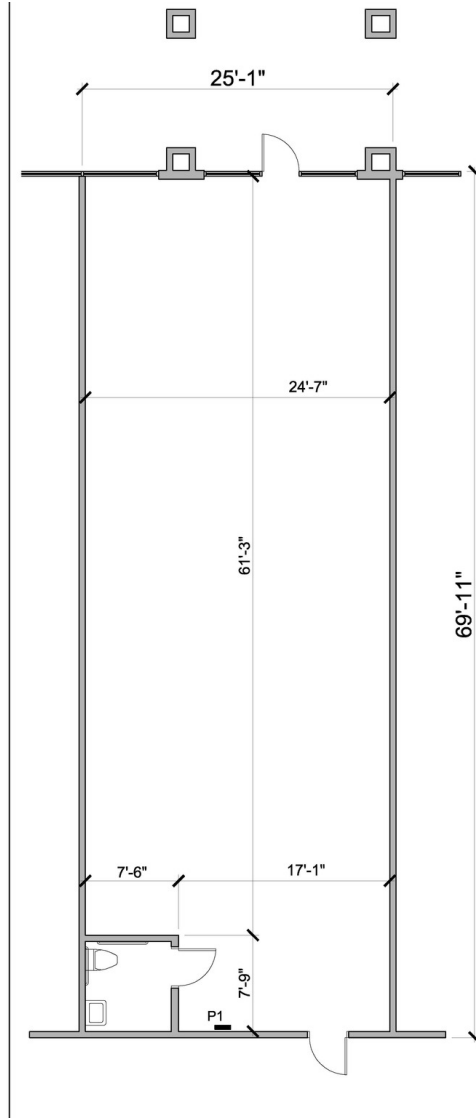
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SUITE INFORMATION

SUITE AREA
1,758 SF

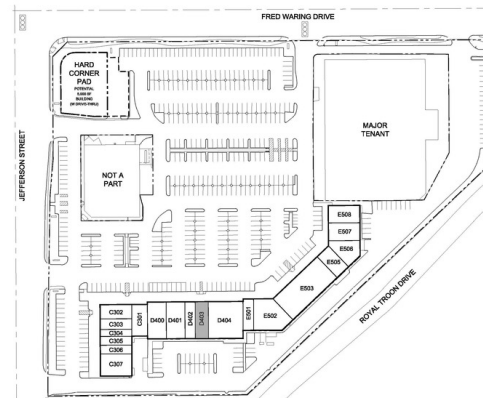
UTILITIES
ELECTRIC: PANEL LOCATED IN UNIT
P1: 200 AMP PANEL

HVAC: UNIT LOCATED ON ROOF
(1) 5-TON UNIT

GAS SERVICE: NO
WATER SERVICE: YES
SEWER SERVICE: YES
SPRINKLERED: YES

RESTROOMS
(1)

CEILING
15'-0" OPEN CEILING.
RESTROOM: 8'-0" HARD LID



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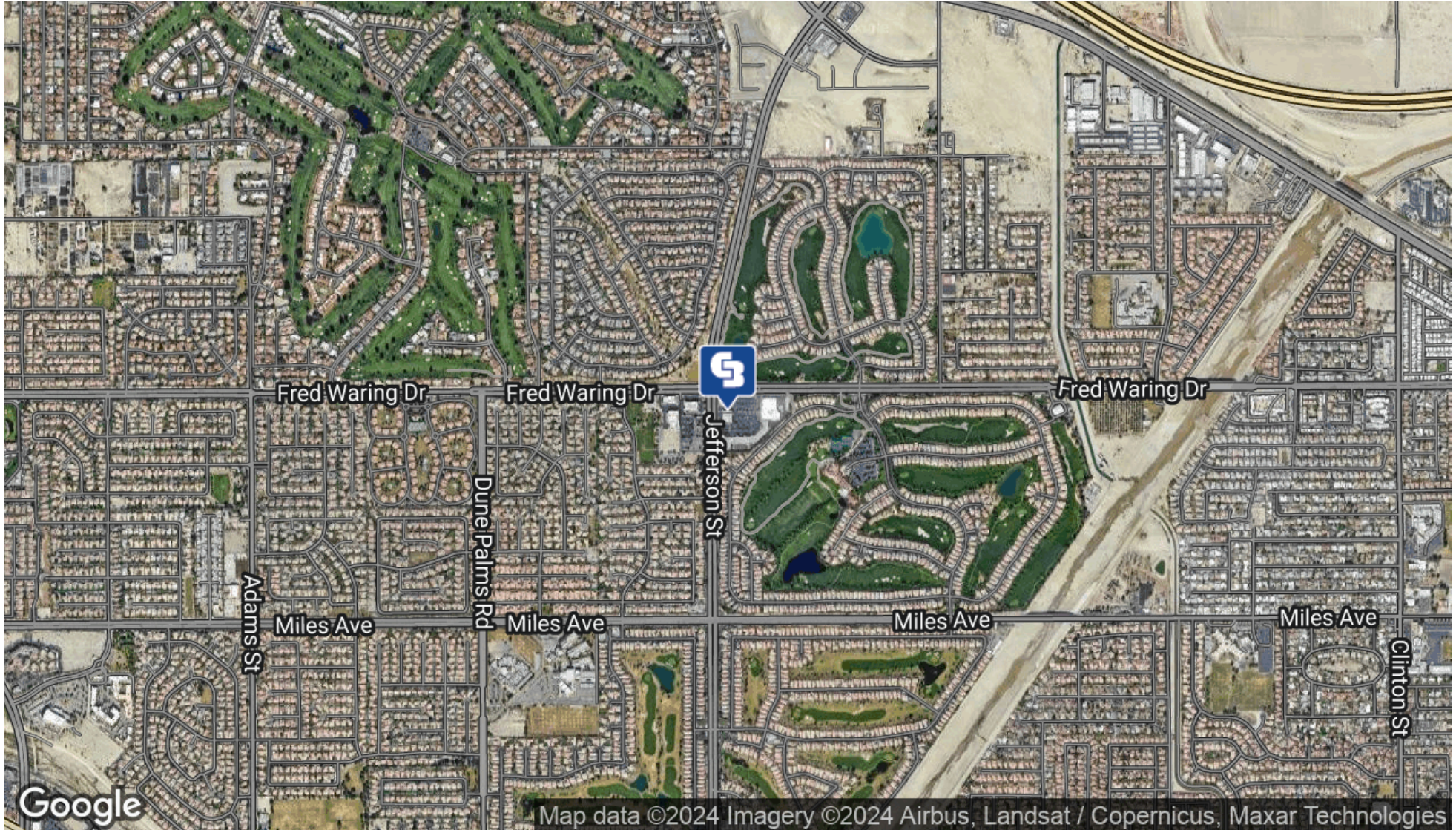
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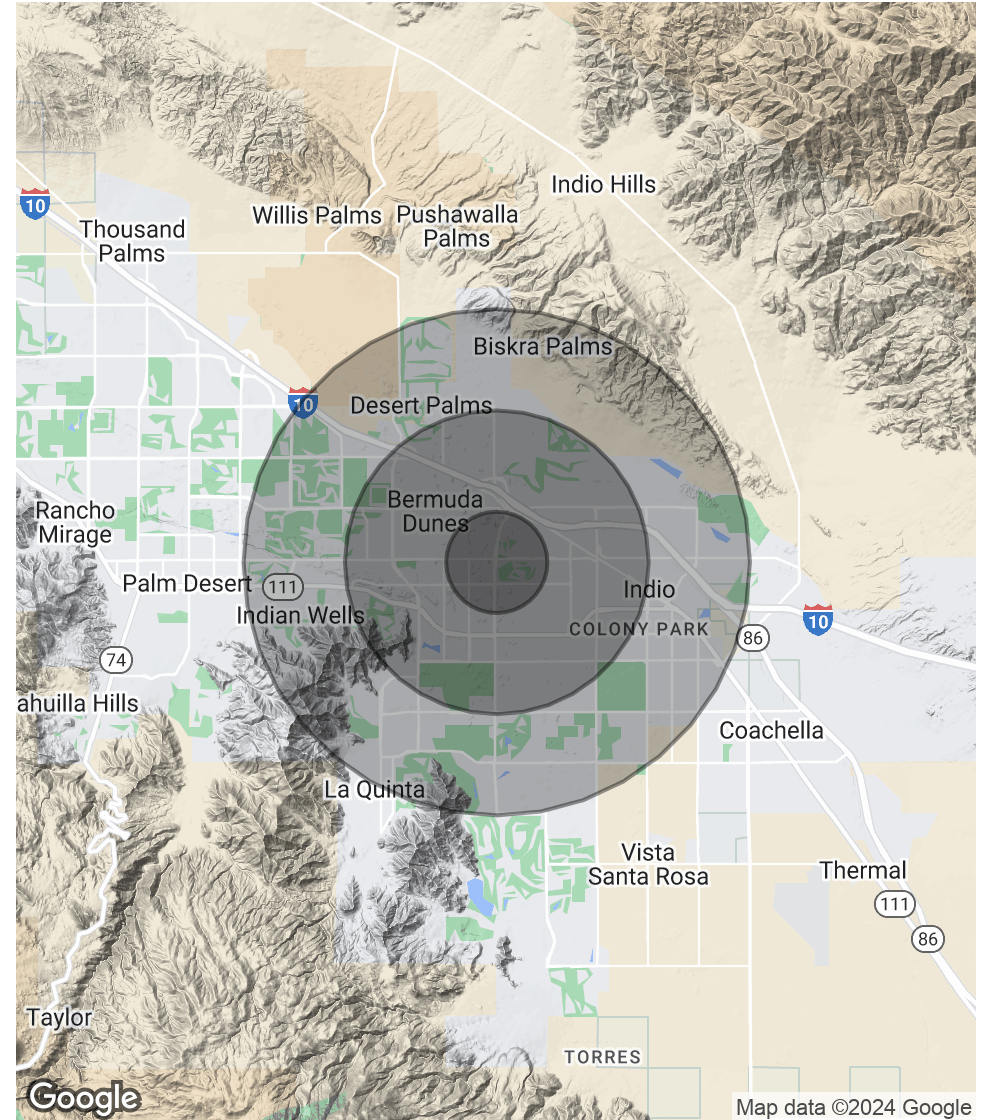
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,182	78,574	147,973
Average age	44.5	36.4	37.8
Average age (Male)	40.8	35.5	37.2
Average age (Female)	45.8	36.9	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,460	27,565	52,749
# of persons per HH	2.7	2.9	2.8
Average HH income	\$96,040	\$78,165	\$80,102
Average house value	\$482,215	\$409,904	\$401,949

* Demographic data derived from 2020 ACS - US Census



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