

FOR LEASE

Golf Center Plaza

SEC Avenue 44 and Golf Center Pkwy | Indio, CA 92203



Build to Suit or Ground Lease Opportunities

±3,800 SF

Pad C: QSR Pad Drive-Thru

±7,000 SF

Pad D1: Restaurant/Retail/Shops

DESCRIPTION

- Opportunity for high visibility exposure to signalized Intersection of Golf Center Pkwy & Ave 44
- Drive-Thru/pad inline retail options available to suit a variety of retail, food, and service users
- Multiple established retailers along 10 freeway including Home Depot, WinCo Food, Burlington, Petco, Ulta, and others
- Immediate proximity to Fantasy Springs Resort and Casino
- Growing residential population with above average household incomes



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***CONCEPTUAL RENDERING / BIRD'S EYE NE VIEW**

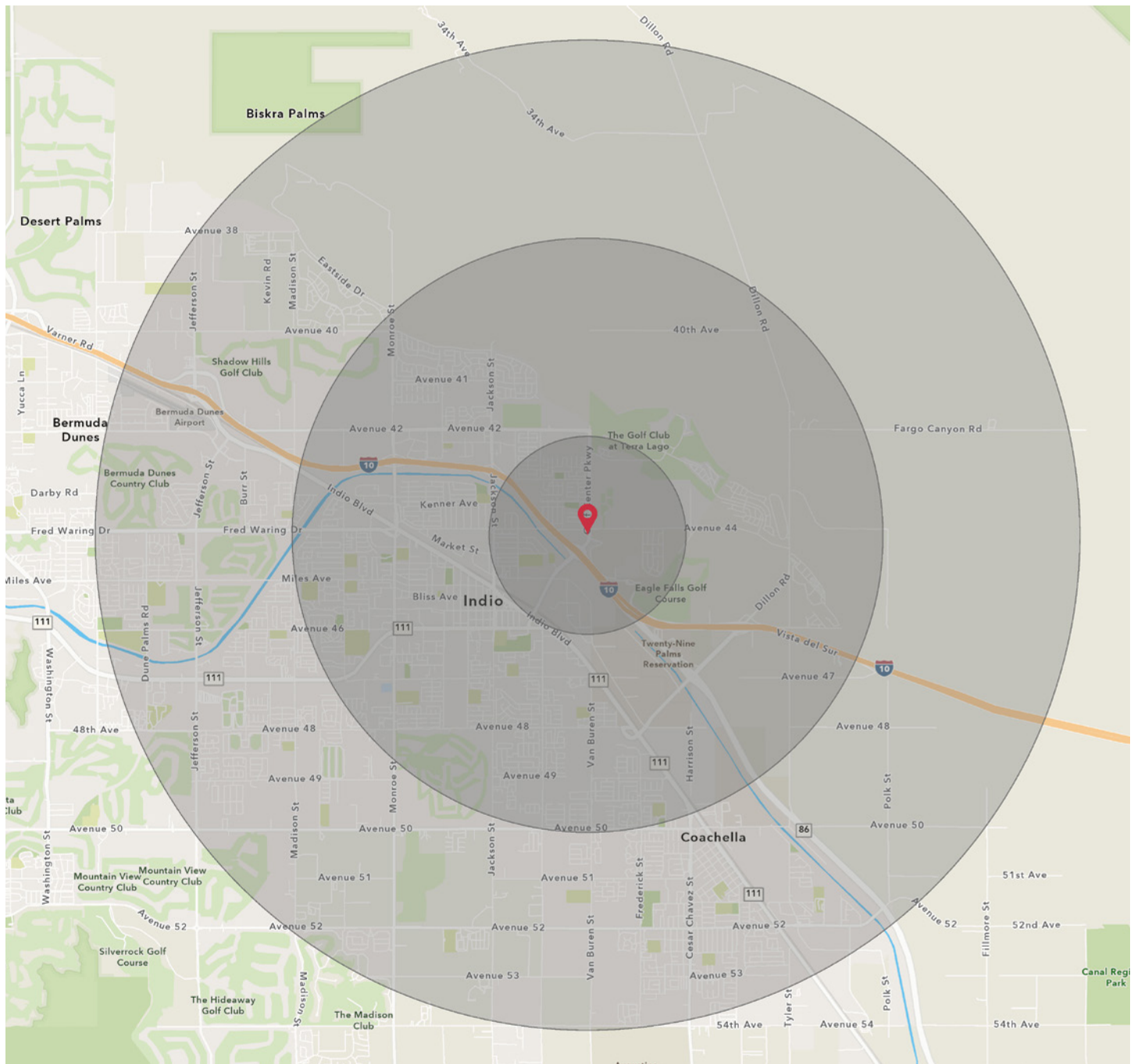


***CONCEPTUAL RENDERING**



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DEMOGRAPHICS 2025

	1 mile	3 miles	5 miles
Population			
2025 Population	8,934	73,953	143,811
2000 Population	4,345	45,062	82,002
2010 Population	6,598	67,005	128,547
2030 Population	9,302	74,757	146,815
2000-2020 Population: Annual Growth Rate	3.33%	2.47%	2.73%
2010-2020 Population: Annual Growth Rate	2.40%	0.91%	0.89%
2024-2029 Population: Annual Growth Rate	0.81%	0.22%	0.41%
2025 Median Age	35.0	33.8	36.0

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DEMOGRAPHICS 2025

Households			
2000 Households	1,208	11,785	21,869
2010 Households	1,882	17,913	36,842
2025 Total Households	2,623	21,495	44,333
2030 Total Households	2,780	22,091	45,859
2000-2020 Households: Annual Growth Rate	3.41%	2.85%	3.34%
2010-2020 Households: Annual Growth Rate	2.29%	1.44%	1.37%
2024-2029 Households: Annual Growth Rate	1.17%	0.55%	0.68%
2025 Average Household Size	3.38	3.37	3.21
Housing Units			
2025 Total Housing Units	4,109	24,481	52,141
2025 Owner Occupied Housing Units	1,853	13,089	28,997
2025 Renter Occupied Housing Units	770	8,406	15,336
2025 Vacant Housing Units	1,486	2,986	7,808
Race and Ethnicity			
2025 White Alone	31.4%	24.4%	29.6%
2025 Black Alone	2.1%	2.0%	1.8%
2025 American Indian/Alaska Native Alone	1.7%	1.7%	1.6%
2025 Asian Alone	4.2%	2.2%	2.4%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Hispanic Origin (Any Race)	72.9%	82.1%	76.3%
Income			
2025 Median Household Income	\$84,749	\$72,400	\$75,419
2025 Average Household Income	\$111,421	\$100,704	\$103,771
2025 Per Capita Income	\$32,613	\$29,131	\$31,990
2025 Population 25+ by Educational Attainment			
Total	5,723	46,700	93,530
High School Graduate	27.5%	27.7%	28.0%
GED/Alternative Credential	3.4%	3.6%	3.3%
Some College, No Degree	15.3%	16.2%	16.4%
Associate Degree	8.5%	6.3%	6.2%
Bachelor's Degree	12.9%	9.9%	12.3%
Graduate/Professional Degree	7.4%	6.4%	7.6%
Data for all businesses in area			
Total Businesses:	298	2,055	3,482
Total Employees:	2,478	22,244	35,780
Total Residential Population:	8,934	73,953	143,811
Employee/Residential Population Ratio:	0:1	0:1	0:1
2025 Total Daytime Population	10,650	68,312	127,324
Workers	5,424	26,682	44,306
Residents	5,226	41,630	83,018

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