

FOR LEASE

Mecca Shopping Center

NE 66th Ave & Hwy 86 | Indio, CA 92254



Build to Suit or Ground Lease Opportunity

±10K - 16K SF
Junior Anchor

±1,500 SF - ±4,000 SF
Shop Building

±1,500 SF - ±2,400 SF
Drive-Thru Pad

DESCRIPTION

- Ground up construction with modern design and flexible space planning
- Junior anchor, retail shop, and drive-thru opportunities available for lease
- High visibility location with prominent frontage along 66th Avenue
- Ideal for national, regional, and local retailers seeking a foothold in a growing trade area
- Excellent signage opportunities to maximize brand exposure

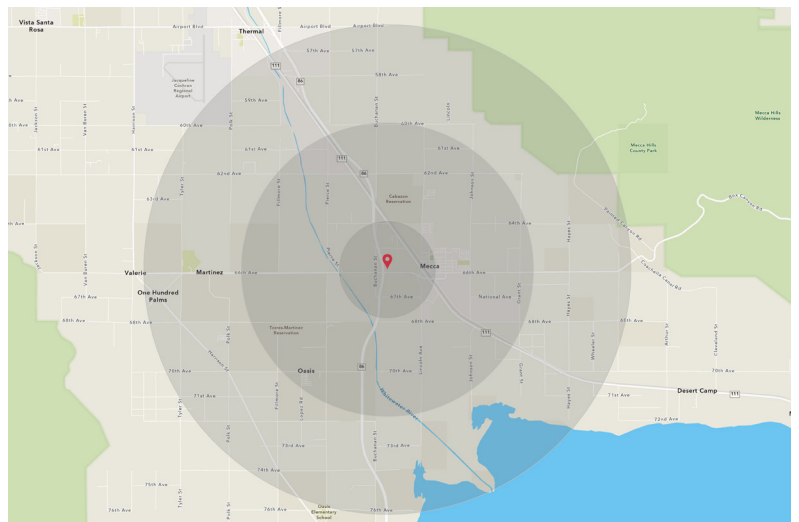
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The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.



DEMOGRAPHICS 2025

| | 1 mile | 3 miles | 5 miles |
|------------------------------------------------------|----------|----------|----------|
| Population | | | |
| 2025 Population | 1,200 | 11,021 | 14,289 |
| 2000 Population | 1,106 | 10,358 | 13,375 |
| 2010 Population | 1,351 | 13,486 | 16,376 |
| 2030 Population | 1,178 | 10,845 | 14,181 |
| 2000-2020 Population: Annual Growth Rate | 0.60% | 0.42% | 0.37% |
| 2010-2020 Population: Annual Growth Rate | -0.81% | -1.78% | -1.29% |
| 2024-2029 Population: Annual Growth Rate | -0.37% | -0.32% | -0.15% |
| 2025 Median Age | 25.6 | 27.8 | 27.8 |
| Households | | | |
| 2000 Households | 226 | 2,050 | 2,707 |
| 2010 Households | 307 | 2,893 | 3,581 |
| 2025 Total Households | 302 | 2,602 | 3,408 |
| 2030 Total Households | 301 | 2,591 | 3,421 |
| 2000-2020 Households: Annual Growth Rate | 1.46% | 1.22% | 1.12% |
| 2010-2020 Households: Annual Growth Rate | -0.16% | -1.02% | -0.56% |
| 2024-2029 Households: Annual Growth Rate | -0.07% | -0.08% | 0.08% |
| 2025 Average Household Size | 3.97 | 4.21 | 4.17 |
| Housing Units | | | |
| 2025 Total Housing Units | 334 | 2,742 | 3,632 |
| 2025 Owner Occupied Housing Units | 75 | 1,184 | 1,588 |
| 2025 Renter Occupied Housing Units | 227 | 1,418 | 1,820 |
| 2025 Vacant Housing Units | 32 | 140 | 224 |
| Race and Ethnicity | | | |
| 2025 White Alone | 11.1% | 18.8% | 18.1% |
| 2025 Black Alone | 0.5% | 0.4% | 0.4% |
| 2025 American Indian/Alaska Native Alone | 2.0% | 4.8% | 4.8% |
| 2025 Asian Alone | 1.2% | 0.5% | 0.5% |
| 2025 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2025 Hispanic Origin (Any Race) | 97.8% | 97.7% | 97.4% |
| Income | | | |
| 2025 Median Household Income | \$29,234 | \$34,647 | \$34,254 |
| 2025 Average Household Income | \$56,535 | \$48,100 | \$47,591 |
| 2025 Per Capita Income | \$14,354 | \$11,374 | \$11,302 |
| 2025 Population 25+ by Educational Attainment | | | |
| Total | 611 | 6,002 | 7,785 |
| High School Graduate | 5.1% | 18.2% | 18.0% |
| GED/Alternative Credential | 0.0% | 0.2% | 0.4% |
| Some College, No Degree | 3.3% | 6.6% | 6.6% |
| Associate Degree | 16.9% | 5.6% | 4.9% |
| Bachelor's Degree | 1.0% | 2.7% | 2.8% |
| Graduate/Professional Degree | 0.0% | 0.1% | 0.1% |
| Data for all businesses in area | | | |
| Total Businesses: | 23 | 83 | 134 |
| Total Employees: | 270 | 703 | 1,781 |
| Total Residential Population: | 1,200 | 11,021 | 14,289 |
| Employee/Residential Population Ratio: | 0:1 | 0:1 | 0:1 |
| 2025 Total Daytime Population | 981 | 7,236 | 10,720 |
| Workers | 326 | 924 | 2,465 |
| Residents | 655 | 6,312 | 8,255 |

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