

# FOR SALE

The Castle | ±20,259 SF  
82530 Highway 111, Indio, CA 92201



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## PROPERTY OVERVIEW

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This is the property known as The Castle. It has featured numerous restaurants and nightclubs in the past. Among restaurants that have operated here are La Casita, a regional Mexican restaurant chain, and Shakey's Pizza, a national tenant. El Castillo Sinaloense is a former nightclub that generated great crowds as well. The property now becomes available for its next round of uses for restaurant, entertainment, and other permitted uses.

Although the first floor is currently subdivided into three sections and the majority of the second floor consists of a large open area, both levels offer highly adaptable layouts well-suited for a wide range of commercial uses.

The first-floor features generously sized open floor plans with minimal structural obstructions, allowing for efficient reconfiguration to accommodate a tenant's or owner-user's operational needs. Potential uses include showroom, fitness, creative office, restaurant, and retail applications.

The second-floor benefits from high ceilings and expansive interior dimensions, providing flexibility for uses such as restaurant, entertainment, nightclubs, event space, or other specialty commercial concepts.

The overall open design supports both single-user occupancy and potential subdivision. This property presents a compelling opportunity for adaptive reuse, leveraging prior improvements while offering a largely blank canvas for future commercial applications.

Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leaseable Area:	±20,259 SF
Year Built:	1996
Walk Score:	82 (Very Walkable)
Parking:	200 Spaces
Price:	\$3,050,000 / (\$150/SF)



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FIRST FLOOR SUITE A

Space Available: 5,000 SF

Space Use: Restaurant

Retail Store

Office

Place of Worship

FIRST FLOOR SUITE B

Space Available: 4,200 SF

Space Use: Restaurant

Retail Store

Office

Place of Worship

SECOND FLOOR

Space Available: 10,130 SF

Space Use: Restaurant

Special Events

Nightclub

Place of Worship



# PROPERTY PHOTOS

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DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Population	20,635	105,617	180,062
2024 Households	5,912	32,236	58,472
Median Household Income	\$37,855	\$61,708	\$66,111
Traffic Volume	Arabia Street : 24,572		

## YOUR ADVISOR



**NOEL F. RAMOS**

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