

81703 CA 9111



High Visibility Pad with Approved Drive-Thru For Lease | Indio, CA



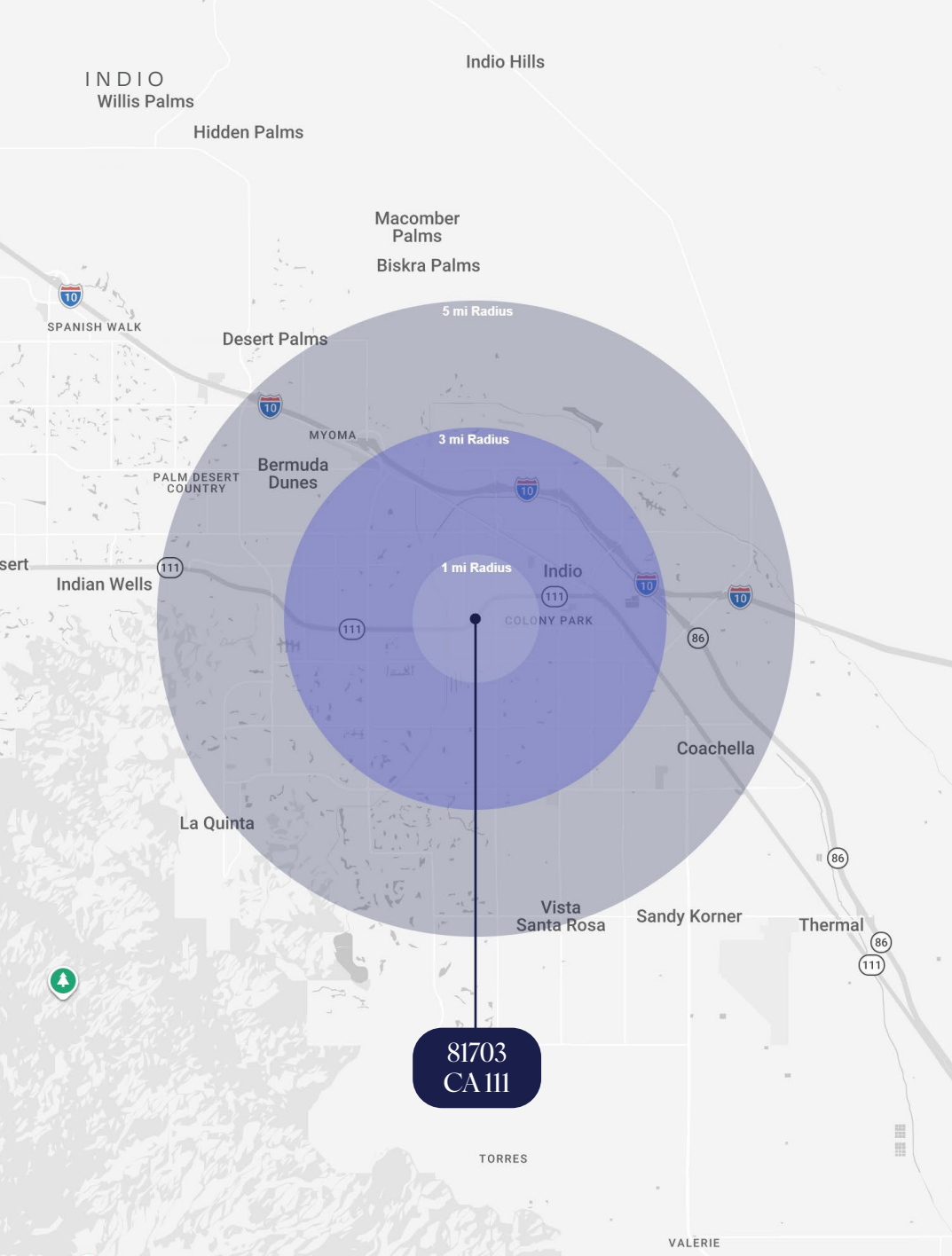
The Opportunity

- 43,490 SF parcel along HWY 111 available for lease
- Drive-thru entitlement has been secured and approved with City of Indio
- Located along main commercial artery that runs through Coachella Valley
- Heavily trafficked area with daily needs commercial and fast feeders
- Numerous uses allowed with general commercial zoning



Trade Aerial





Demographics

INDIO, CA

Population	1 Mile	3 Miles	5 Miles
Estimated Population	23,492	103,410	191,667
Forecasted Population (2030)	23,068	104,199	196,242

Daytime Demos	1 Mile	3 Miles	5 Miles
Total Businesses	506	2,442	4,586
Total Employees	4,568	19,282	36,523

Household Income	1 Mile	3 Miles	5 Miles
Estimated Average Household Income	\$76,553	\$115,104	\$126,604
Estimated Median Household Income	\$65,913	\$88,049	\$93,980

Number of Households	1 Mile	3 Miles	5 Miles
Estimated Number of Households	7,644	33,685	65,915
Projected Number of Households (2030)	7,707	34,946	69,366

Age	1 Mile	3 Miles	5 Miles
Median Age	33.4	37.5	39.6



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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