

Monroe Plaza: 81952 Highway 111, Indio CA.



This premium suite is now available.

Monroe Plaza offers exceptional exposure for national, regional, and professional office use. Ideally located along the primary corridor connecting Interstate 10 to Downtown Indio, the center serves a thriving trade area with a strong mix of national, regional, and local tenants. Please contact me for additional information or to schedule a tour.

Premier Intersection.
Exceptional Traffic Counts.
Great Tenant Signage.
Now Available For Lease.



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STARBUCK'S ANCHORED
Use: National, Regional and Local Operators

The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

Monroe Plaza: Prime End Cap Space Available For Lease



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The available end cap is $\pm 3,620$ square feet and is fully built out as professional office space. For a national tenant, the Landlord may consider dividing the space into two suites: Suite B & C, $\pm 2,200$ SF, and Suite D, $\pm 1,500$ SF.

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Current configuration: Professional Office Use, with eight private offices, 4 restrooms, multiple sink stations, and rear entrance.



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Community Center
Excellent Location, Facing Highway 111
Excellent Tenant Signage and Traffic Counts



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Monroe Plaza: Positioned with-in Indio's Prime Retail District



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Monroe and Highway 111: One of Coachella Valley's most traveled intersections.

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± Existing Floor Plan



The photograph illustrates the subject property's outstanding location at what is considered the busiest intersection in Indio.

USE: RETAIL OR OFFICE



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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