

81703 CA 9111



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



The Opportunity

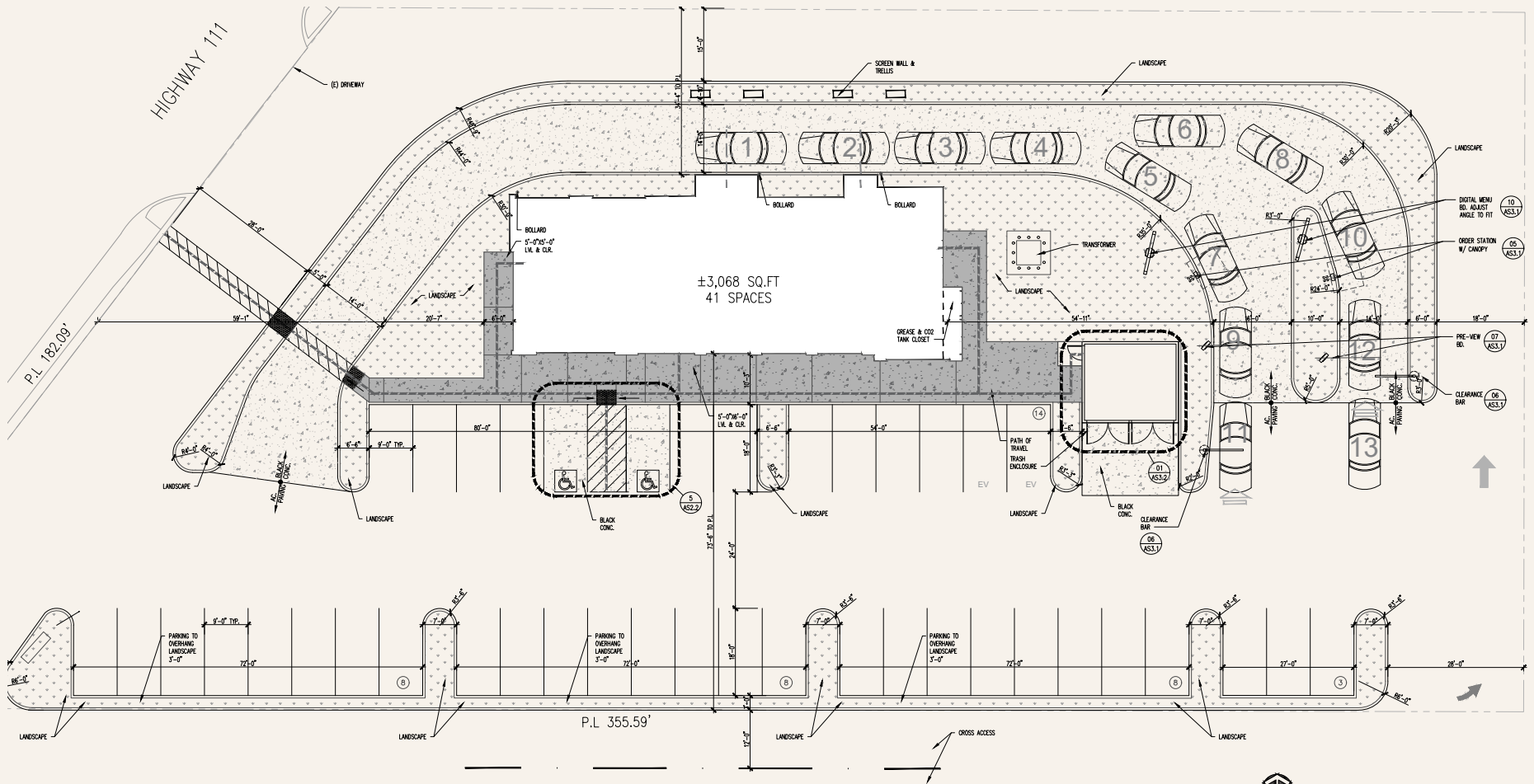
- 43,490 SF parcel along HWY 111 available for sale or lease
- Drive-thru entitlement has been secured and approved with City of Indio
- Located along main commercial artery that runs through Coachella Valley
- Heavily trafficked area with daily needs commercial and fast feeders
- Numerous uses allowed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



Trade Aerial

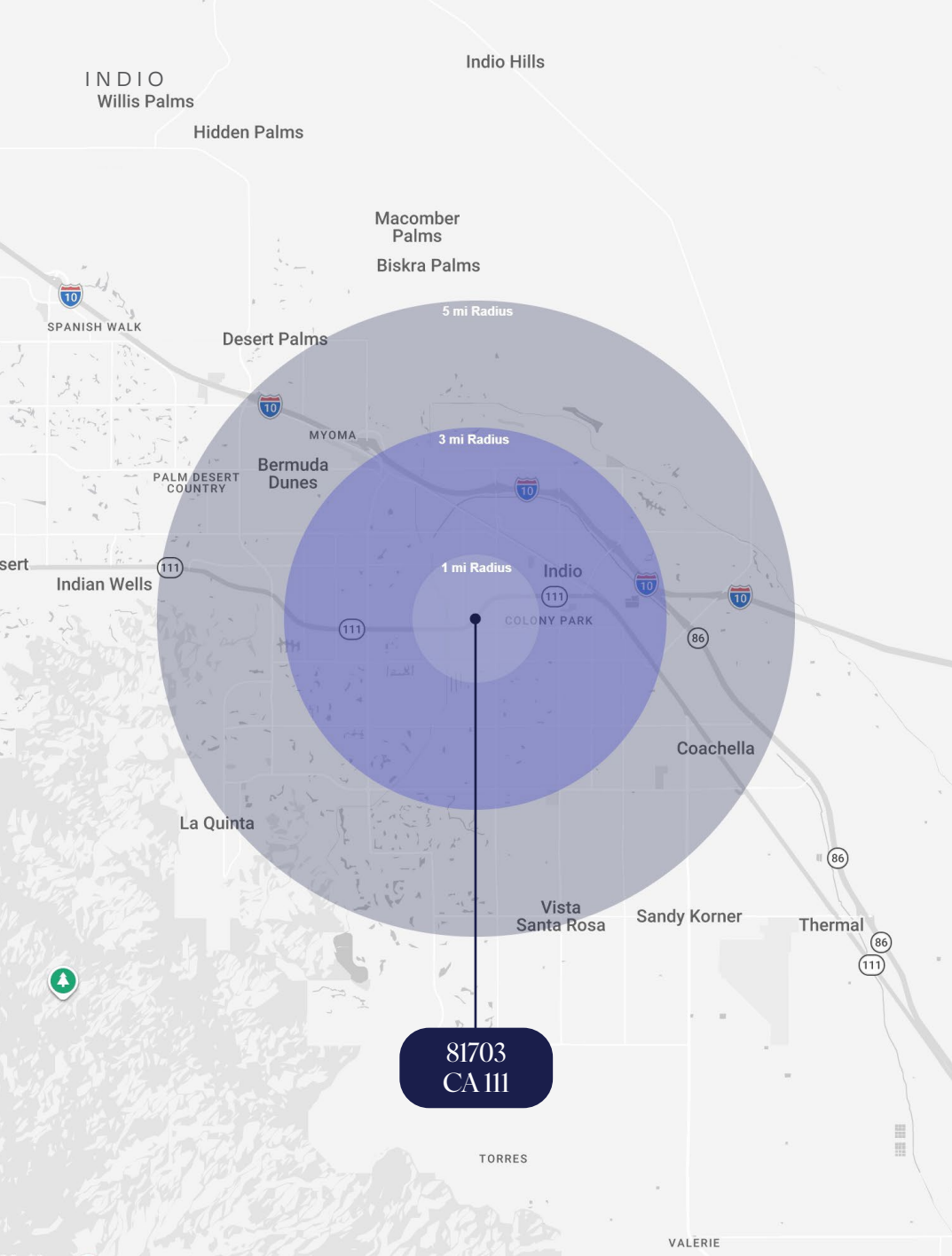


Conceptual Site Plan



01 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 10'-0"





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



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