

**FOR LEASE | RETAIL SPACE**  
45073 OASIS STREET, INDIO, CA 92201



**CAMERON RAWLINGS**

Partner  
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Come join The Painted Dough and Let's Be Great Fitness in Indio's growing downtown corridor. Suite will be delivered with new HVAC, storefront door and windows, restroom and lighting.

Reach out to Broker for an exclusive tour.

## HIGHLIGHTS

### Suite 89691

- Located in-line with other retail
- Central Air Conditioning
- Private Restrooms
- High Ceilings
- Exposed Ceiling
- Brand New Buildout

### Suite A

- Highly desirable End Cap Space
- Corner Space
- High Ceilings

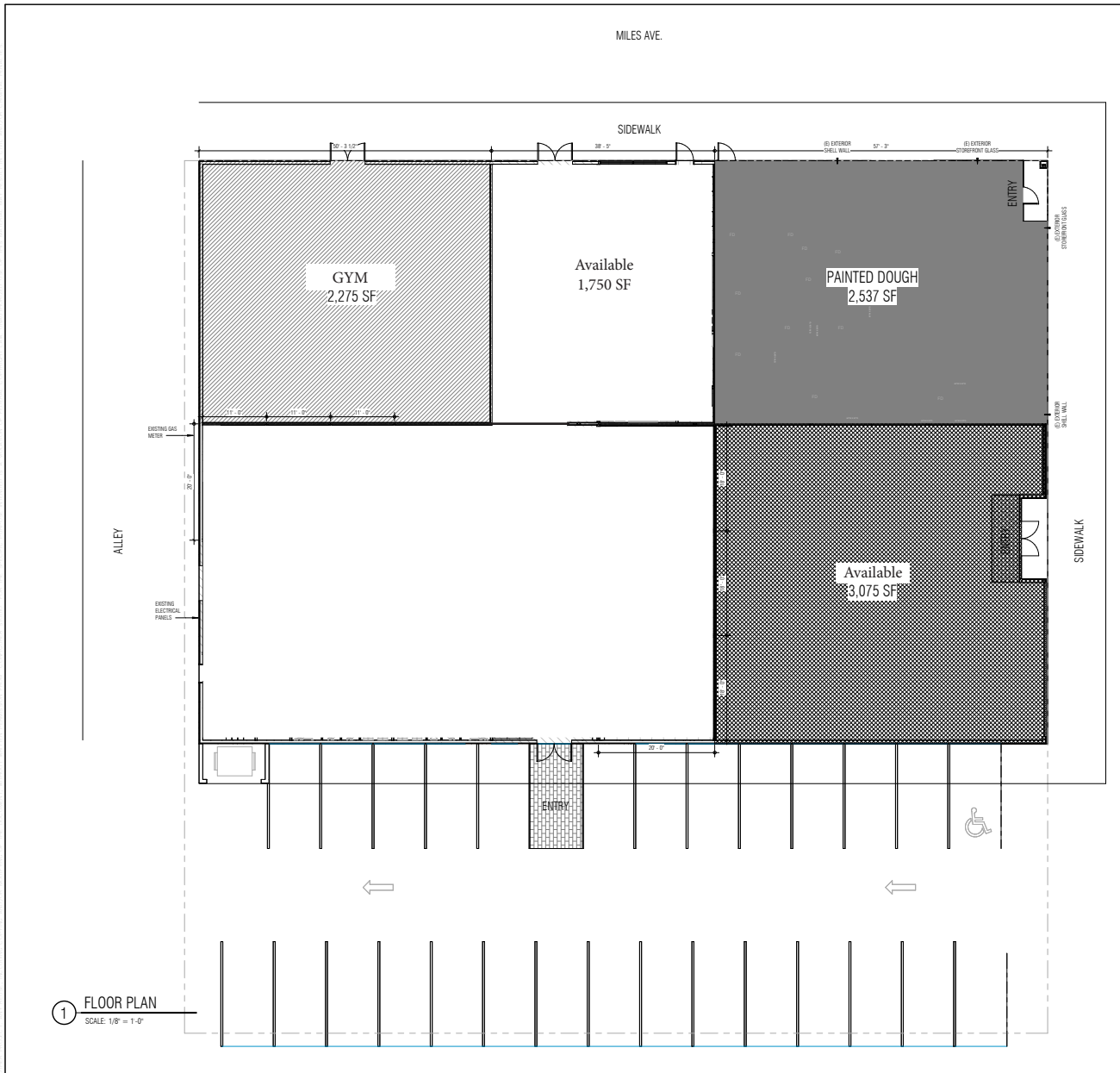
## PROPERTY INFORMATION

Total Space Available:	4,828 sq. ft.
Year Built:	1950
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	17,000 SF
Parking Ratio:	2.94/1,000 SF

## AVAILABILITY

Suite	Size	Term	Rental Rate	Space Use	Available
82691	1,750 SF	5 years	\$28.20/SF/Yr	Retail	Aug 1, 2026
A	3,075 SF	TBD	Upon Request	Retail	Now





1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**LEGEND**

- EXISTING SHELL WALL
- INTERIOR WALL, NOT TO DEMO
- INTERIOR WALL, NOT TO DEMO
- 2-HOUR RATED WALL

**NOTE:** ALL INTERIOR PARTITIONS TYPE 'W' UNLESS NOTED OTHERWISE

**GENERAL NOTES:**

- CEILING WALL DIMENSIONS ARE FACE OF STUD UNLESS NOTED OTHERWISE
- DMU WALL DIMENSIONS ARE FACE OF DMU UNLESS NOTED OTHERWISE
- PER SPECIFICATION BY 2910 GYP/PM BOARD, USE TILE BACKER BOARD (LSD) OR ALL LOCATIONS WHERE TILE IS CALLED OUT AS A WALL FINISH, REFERENCE FINISH SCHEDULE AND FINISH PLAN
- BRIND FINISH PEOPLE AT ALL DMU OUTSIDE CORNERS
- REFERENCE FINISH SCHEDULE FOR FINISH TYPES
- REFERENCE INTERIOR ELEVATIONS AND FINISH PLANS FOR LOCATIONS THAT MAY RECEIVE BACKER BOARD OR APPLIED FINISHES
- REFERENCE DIMENSIONS AND/OR ADDITIONAL DIMENSIONS, TAGS AND NOTES

**Configure 8**  
Studio LLC  
HOSPITALITY | COMMERCIAL | RESIDENTIAL  
m. 310 | 254 | 5077  
www.configure8studio.com

**GENERAL NOTES:**

- WALLS SHALL BE SMOOTH, LIGHT COLORED, EASILY CLEANABLE, NON-ABSORBENT, (BRICK, CONCRETE BLOCK, ROUGH CONCRETE, ROUGH PLASTER, BROOKING PANELING, WALLPAPER OR VINYL WALL COVERING FINISHES ARE NOT ACCEPTABLE). WAITRESS STATIONS, BUSSING STATIONS, FOOD AND BEVERAGE SERVING AREAS SHALL HAVE SMOOTH, LIGHT COLORED, EASILY CLEANABLE WALLS THROUGHOUT THE AREA. WALLS BEHIND ALL SINKS AND DISHWASHERS MUST BE PROTECTED BY AT LEAST AN 8 FOOT HIGH WATER RESISTANT MATERIAL MEASURED FROM THE TOP OF THE COVE BASE. (E.G. FRP, STAINLESS STEEL, CERAMIC TILE). FRP IS NOT APPROVED FOR COOK'S LINE. PROVIDE FIREHEAT RESISTANT MATERIAL, SUCH AS STAINLESS STEEL, OR TILE.
- SUSPENDED CEILING PANELS - CEILING SHALL BE DURABLE, SMOOTH, LIGHT COLORED, EASILY CLEANABLE AND NON-ABSORBENT. ANY PERFORATIONS OR ROUGH SURFACES ARE NOT ACCEPTABLE. WAITRESS STATIONS, BUSSING STATIONS, FOOD AND BEVERAGE SERVING AREAS MUST HAVE A CEILING FINISH WHICH IS SMOOTH, EASILY CLEANABLE, DURABLE, NON-ABSORBENT AND LIGHT COLORED. AN APPROVED SMOOTH, SOLID COVER MAY BE ACCEPTABLE. OPEN CEILING WITH EXPOSED DUCT WORK AND CONDUIT LINES ARE NOT PERMITTED ABOVE OPEN FOOD PREPARATION AREAS.
- BACKUP DRY FOOD STORAGE SHELVING SHALL BE NOT OR EQUIVALENT, AND A MINIMUM 18" DEEP AND 3 TERS HIGH. ALL STORAGE SHELVING AND COUNTERS MUST HAVE SMOOTH AND EASILY CLEANABLE SURFACES. SHELVES SHALL BE A MINIMUM OF 7" AWAY FROM AT LEAST 6 INCHES ABOVE THE FLOOR WITH A CLEAR UNOBSTRUCTED AREA BELOW OR BE THE UPPER SURFACE OF A COMPLETELY SEALED CONTINUOUSLY COVERED 4-INCH-HIGH CURB. ANY LESS USED FOR SUPPORT SHALL BE SMOOTH ROUND METAL EQUIPMENT LESS, TRACK OR CHANNELS INSTALLED AS SLIDING DOOR GUIDES FOR STORAGE CABINETS MAY NOT BE RECESSED. A MINIMUM 2 INCHES OF THE TRACK MUST BE REMOVED FROM EACH END OF THE DOOR GUIDE TO FACILITATE CLEANING. BACKUP STORAGE ROOMS SHALL OPEN INTO THE FOOD ESTABLISHMENT.

**PAINTED DOUGH**

45073 Oasis St.  
Indio, CA 92201

PROJECT #	DATE
-	11.26.2025

REVISIONS

NO.	DESCRIPTION

SHEET TITLE

**FLOOR PLAN**

SHEET NUMBER

**A211**

# AERIAL MAP

RETAIL SUITES | FOR LEASE  
45073 Oasis Street, Indio, CA 92201



DEMOGRAPHICS	1-mile	5-mile
Population	19,282	176,174
Households	5,310	56,751
Median Age	33.2	38.6
Median HH Income	\$57,361	\$83,552
Daytime Employees	7,297	43,106
Traffic Volume	Ave 46 & Deglet Noor: 37,673	

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\*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

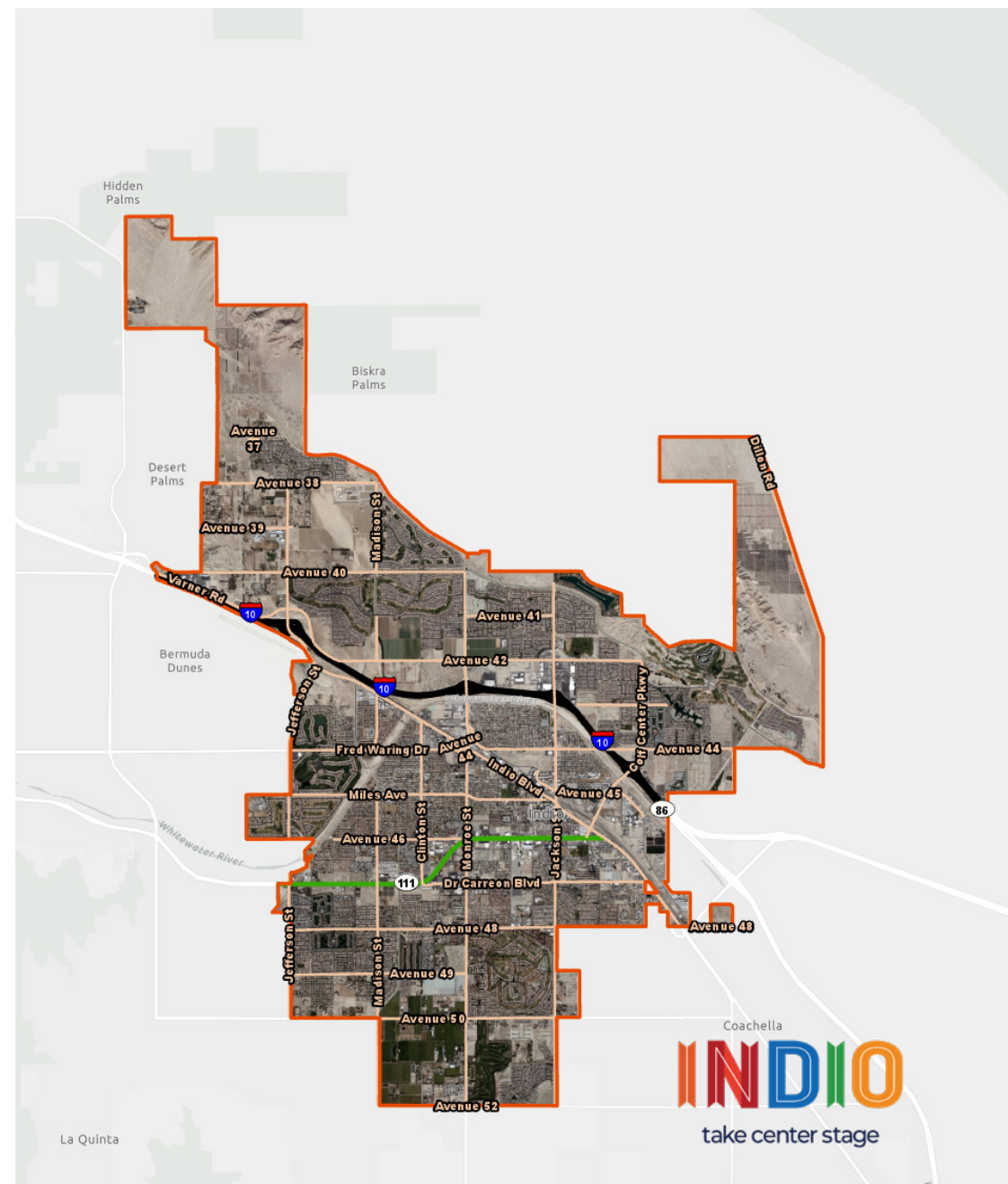
## INDIO, CALIFORNIA

The City of Indio is currently the largest and fastest growing city in Riverside County's Coachella Valley with over 93,000 residents. Nearly 1.4 million people visit the "City of Festivals" every year to attend its world famous arts, food, and music festivals such as the Coachella Valley Music & Arts Festival and Stagecoach Country Music Festival.

The city of Indio has over 34 projects in planning ranging from retail, housing; both affordable and market rate, theater, numerous fast food, service stations, hotel/motels, education, and carwashes to name a few.

Indio is a full-service city with 220 full-time staff. The City operates three enterprise operations: Indio Water Authority, Indio Municipal Golf, and Solid Waste. Fire services are provided under contract by Cal Fire. While virtually all cities had to make significant cuts during the Great Recession, public safety was made, and continues to be, a priority for the City of Indio.

With nationally recognized public safety services, exceptional schools, great parks and senior and teen centers, no wonder it is ranked as one of the best places to live for young families with over 3,000 new housing units in construction or being planned throughout the city in addition to new hotels, restaurants and retailers. People who visit tend to stay here once they experience Indio's temperate winter climate, high quality of life, art and cultural offerings, unique restaurants and shops, diversity, and outstanding municipal services.



## YOUR ADVISOR



### CAMERON RAWLINGS

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