

INDIO SQUARE | MIXED USE FOR LEASE

44105 Jackson Street, Indio, CA 92201



300-15,389
Sq. Ft.

CORNER PAD
(BUILD TO SUIT)

Jackson Street

Avenue 44

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PROPERTY DESCRIPTION

Indio Square is located at the SWC of Avenue 44 and Jackson Street. Recently undergoing close to \$1,500,000 in improvements, it has been the neighborhood center for over 4,000 homes and close to 80,000 residents for over 30 years.

Located near the largest DMV in the Coachella Valley and close to College of the Desert, City Hall and Larson Justice Center. Indio Square has a substantial daytime population.

Indio Square is ideal for a business wanting to serve a growing population and neighboring visitors that frequent the area daily.

PROPERTY HIGHLIGHTS

- Easy ingress and egress
- Highly visible storefront locations available
- Perfect for sit-down restaurants and services such as a florist shop, formal gowns, party supply stores, etc.
- Corner pad can be a build to suit for a fast-food restaurant or gas station
- Pylon signage available at an extra charge
- Executive Suite spaces are situated around an interior courtyard that will feature outdoor seating with covered shade
- Free Wi-Fi throughout
- Ample parking

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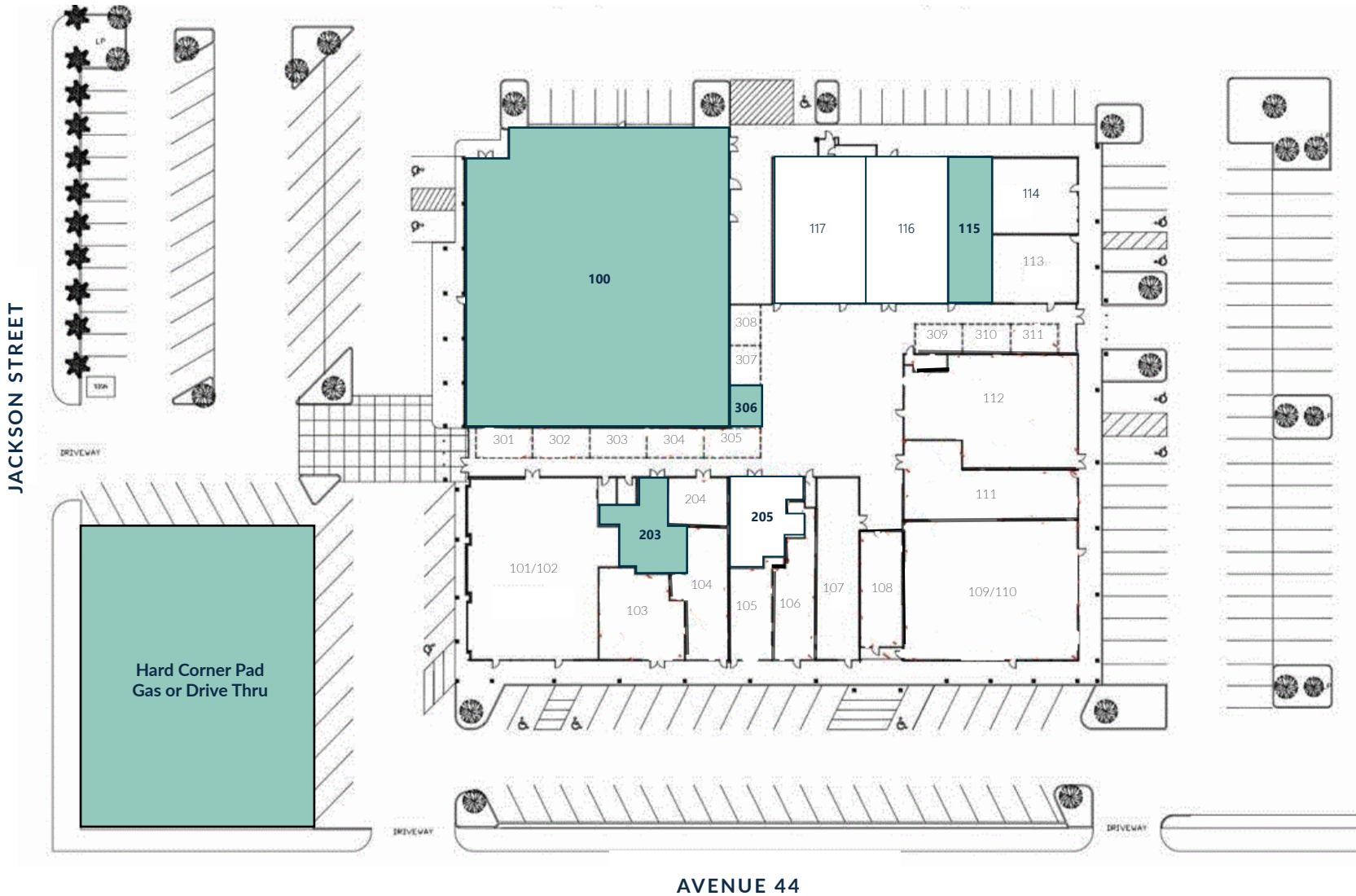


SITE PLAN

Lease Type(s)	Total Space	Lease Term	Lease Rate
Modified Gross	15,389 SF	Negotiable	\$1.25 SF/month
Full Service Gross	300 SF	Negotiable	\$600/month
Ground Lease	12,214 SF	Negotiable	\$40,000/year

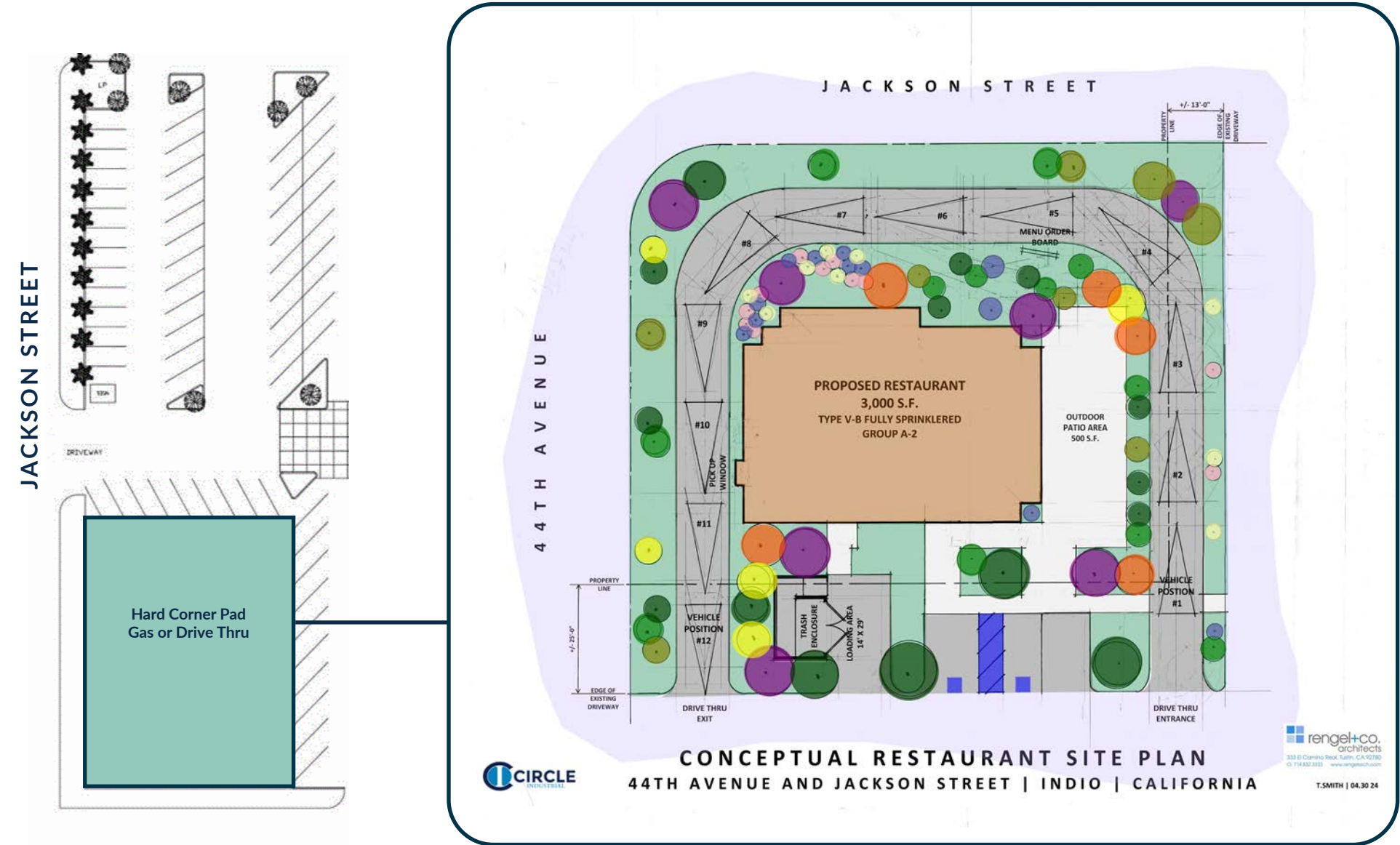
AVAILABLE

UNAVAILABLE



CONCEPTUAL RESTAURANT SITE PLAN

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AVAILABLE SPACES

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
100	Available	13,191 SF	Modified Gross	\$1.10/SF	
101/102	Salon Services				
103	Nail Salon				
104	MJ Alterations				
105	Herbalife				
106	Pelayos Hair Salon				
107	Royalty Venue				
108	GI Supplies				
111	Gospel of Peace				
112	Gospel of Peace				
113	Wine Expedias				
114	Iglesia Pentecostes				
115	Available	1,150 SF	Modified Gross	\$1.25/SF	Available March 1, 2027
116	Royalty Barbershop				
117	Swing Strong Baseball				
203	Available	1,048 SF	Modified Gross	\$1.25/SF	
204	Desert Medical				
205	Tattoo Paradise				
301	Private Force Patrol				
302	Lopez Income Tax				
303	Magic Stitches				
304	Secretarial Services				
305	Barbershop				
306	Available	300 SF	Full Service Gross	\$600/month	
307	Desert Medical				
308	Low Valley Tech				
309	Kargenda Builder				
310	Crockett Law Group				
311	Han Motor Group				
Hard Corner Pad	Gas or Drive Thru	12,214 SF	Ground Lease	\$40,000 per year	3,000 SF Building

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ADDITIONAL PHOTOS

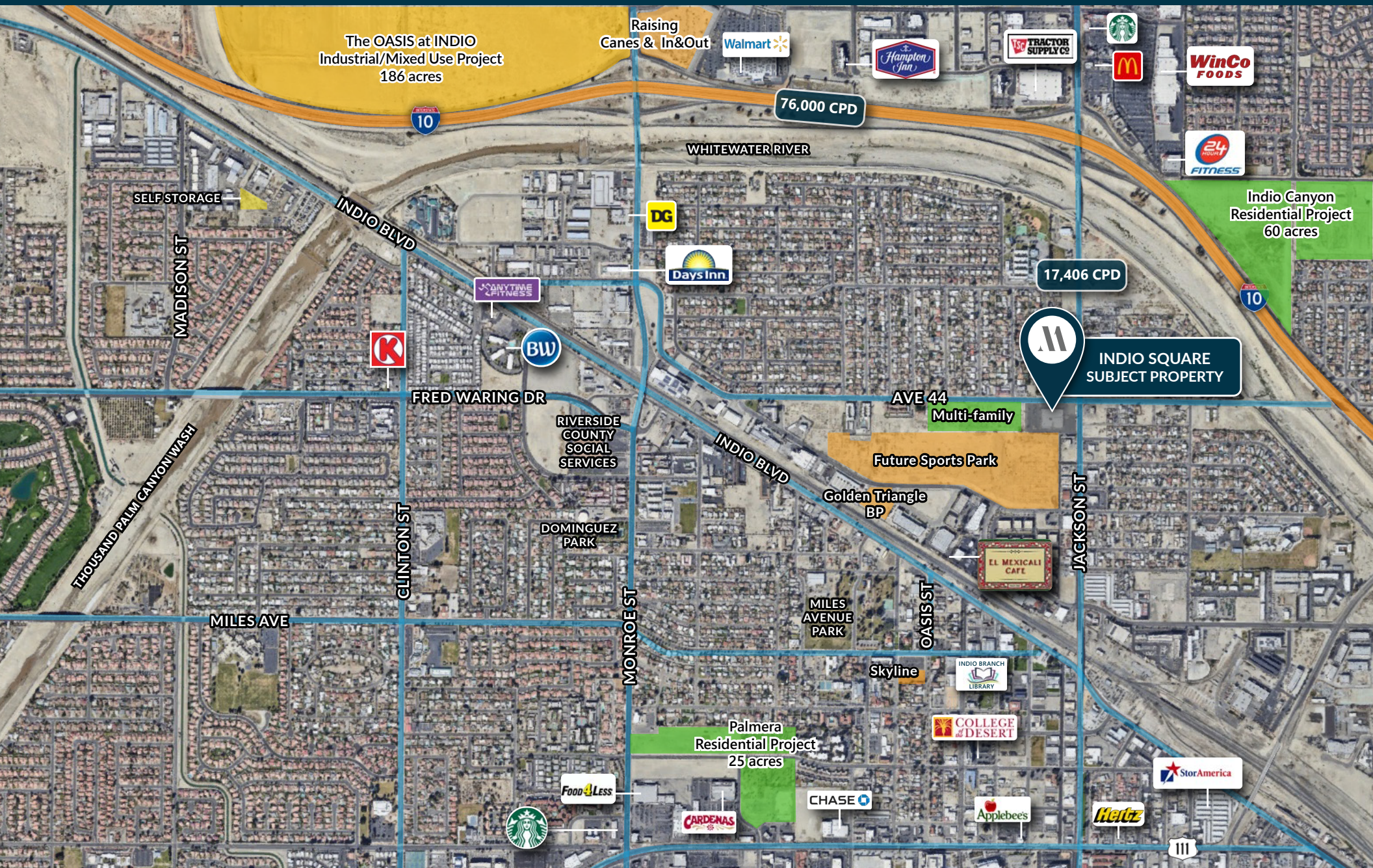
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AERIAL MAP

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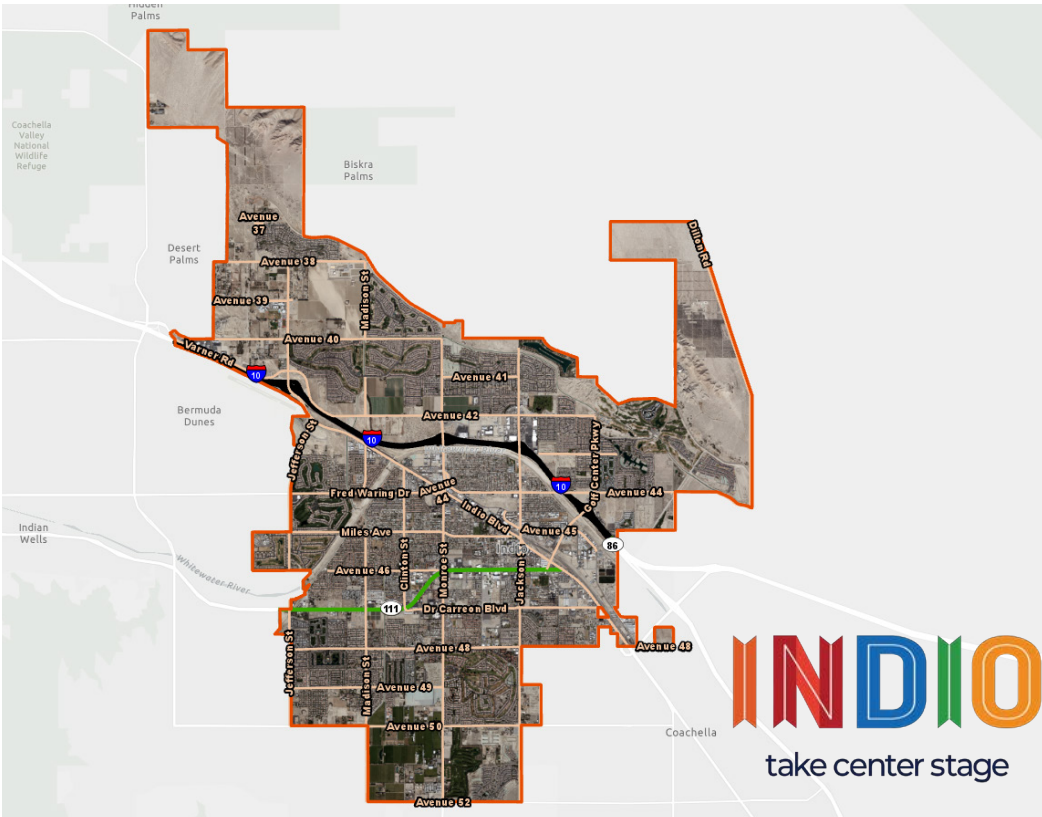
INDIO, CALIFORNIA

Indio is presently the largest and fastest-growing city in Riverside County’s Coachella Valley, with a population exceeding 93,000 residents. Each year, nearly 1.4 million visitors flock to this vibrant “City of Festivals” to experience its renowned arts, food, and music events, including the prestigious Coachella Valley Music & Arts Festival and the 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.

Indio is a highly desirable city, particularly for young families, thanks to its nationally recognized public safety, excellent schools, and extensive park and community facilities. With over 3,000 new housing units planned or under construction, plus new hotels and retail, it’s a city on the rise. Its temperate winters, diverse culture, and quality municipal services attract and retain residents.



2024 DEMOGRAPHICS	2-mile	5-mile	10-mile
Median Age	33.7	37.9	44.3
Population	57,546	165,279	283,583
Households	16,326	53,018	106,084
Average Household Income	\$77,580	\$88,983	\$100,529
Median Household Income	\$54,822	\$64,801	\$71,606

YOUR ADVISOR



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Partner

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