

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



**CAMERON RAWLINGS**

Partner  
DRE# 02102158  
[cameron@meadecommercial.com](mailto:cameron@meadecommercial.com)  
760-534-2584

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270  
[meadecommercial.com](http://meadecommercial.com) | CA DRE Lic 02439728

## PROPERTY DESCRIPTION

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

Come join The Painted Dough 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 82691

- 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

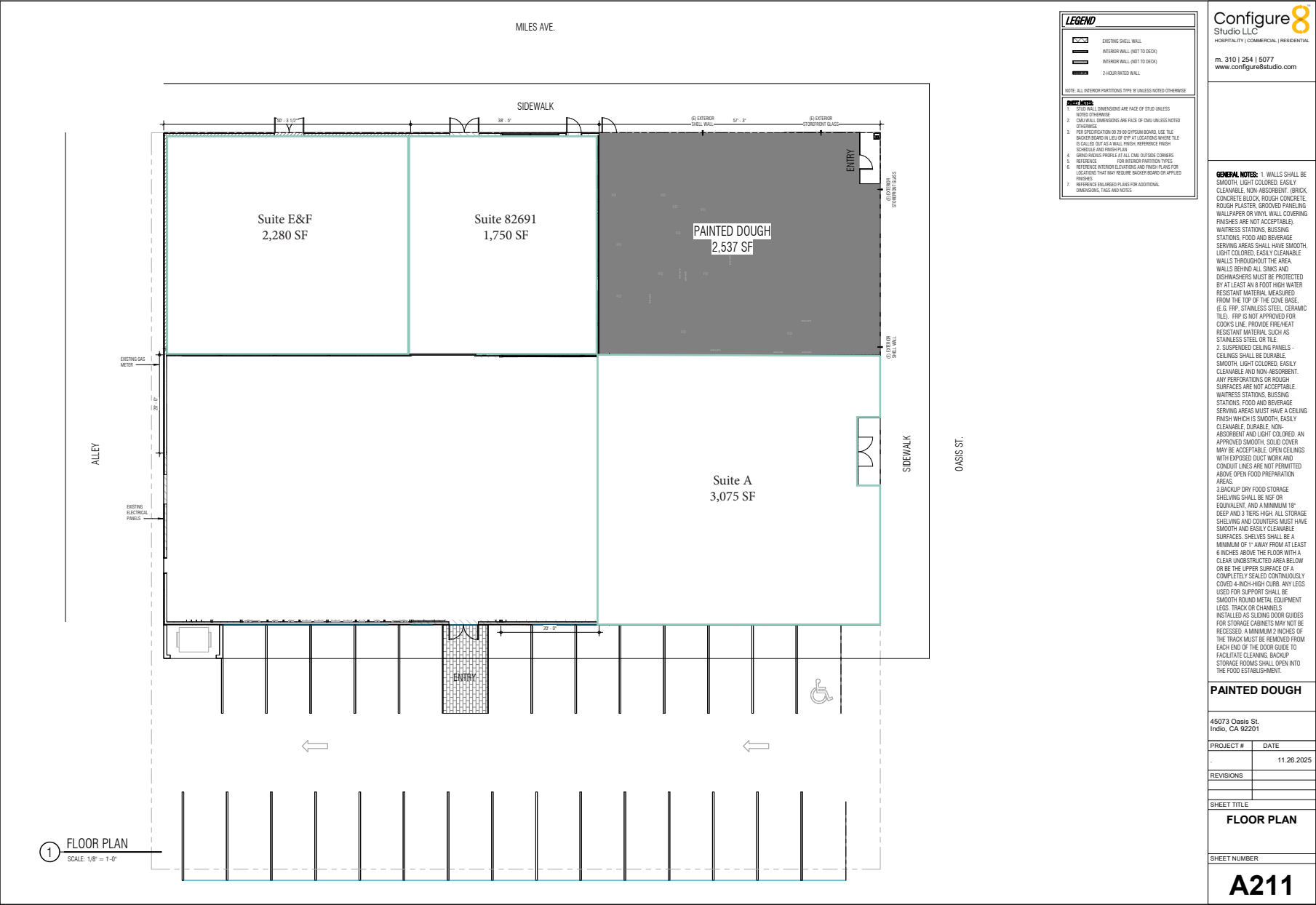
### PROPERTY INFORMATION

|                        |               |
|------------------------|---------------|
| 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     | Rental Rate | Space Use | Available |
|-------|----------|-------------|-----------|-----------|
| 82691 | 1,750 SF | \$2.35/SF   | Retail    | 120-days  |
| A     | 3,075 SF | \$2.15/SF   | Retail    | 120-days  |
| E&F   | 2,280 SF | \$2.00/SF   | Retail    | 90-days   |





## AERIAL MAP

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

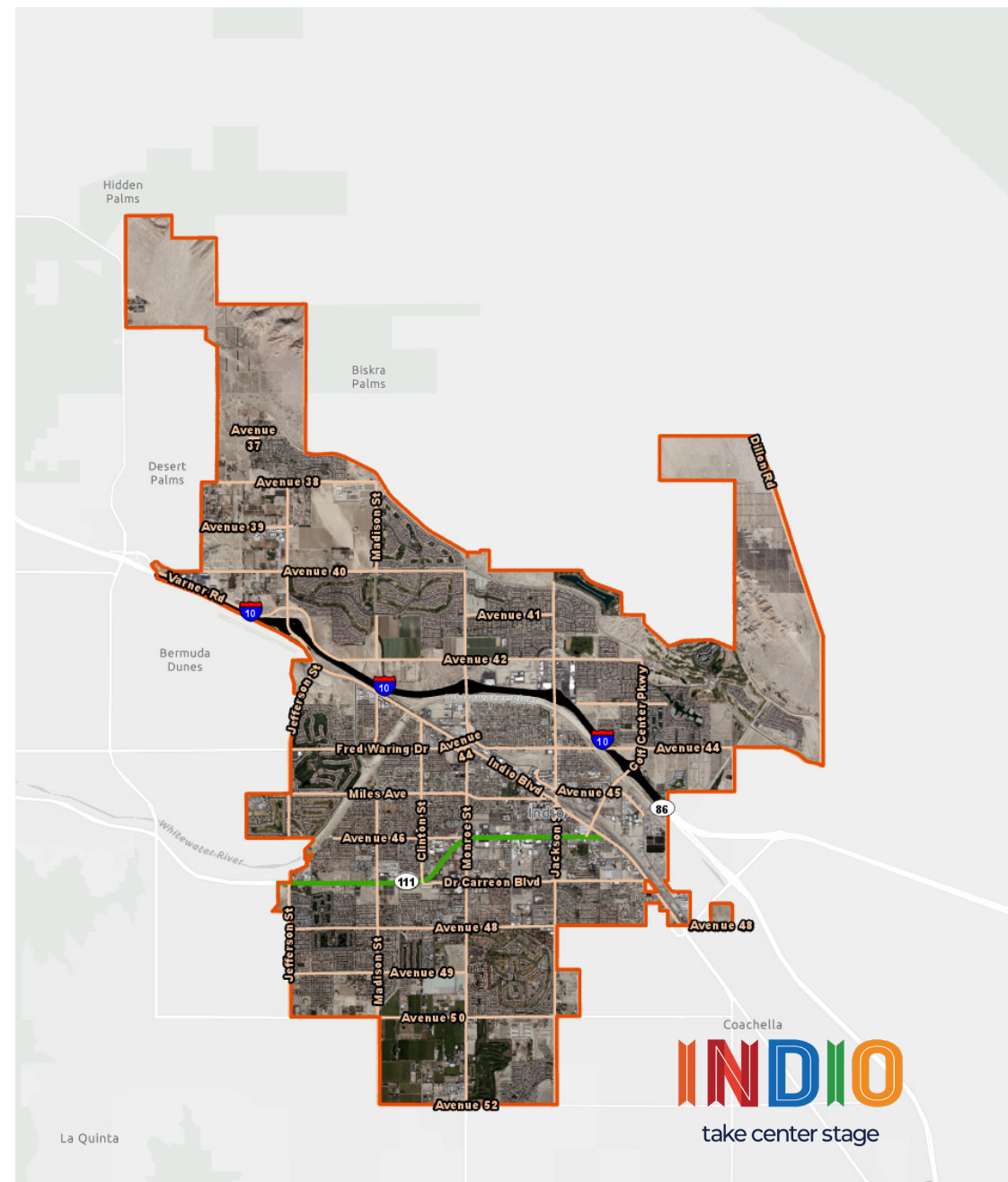
### INDIO, CALIFORNIA

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

Partner

DRE# 02102158

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### DISCLAIMER

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Meade Commercial, Inc. Broker Lic. 02439728  
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270  
Phone Number: 760-837-1880 | meadecommercial.com