

KEYZCOMMERCIAL

FOR LEASE



Golf Center Village

Ave 44 & Golf Center Pkwy, Indio, CA 92203

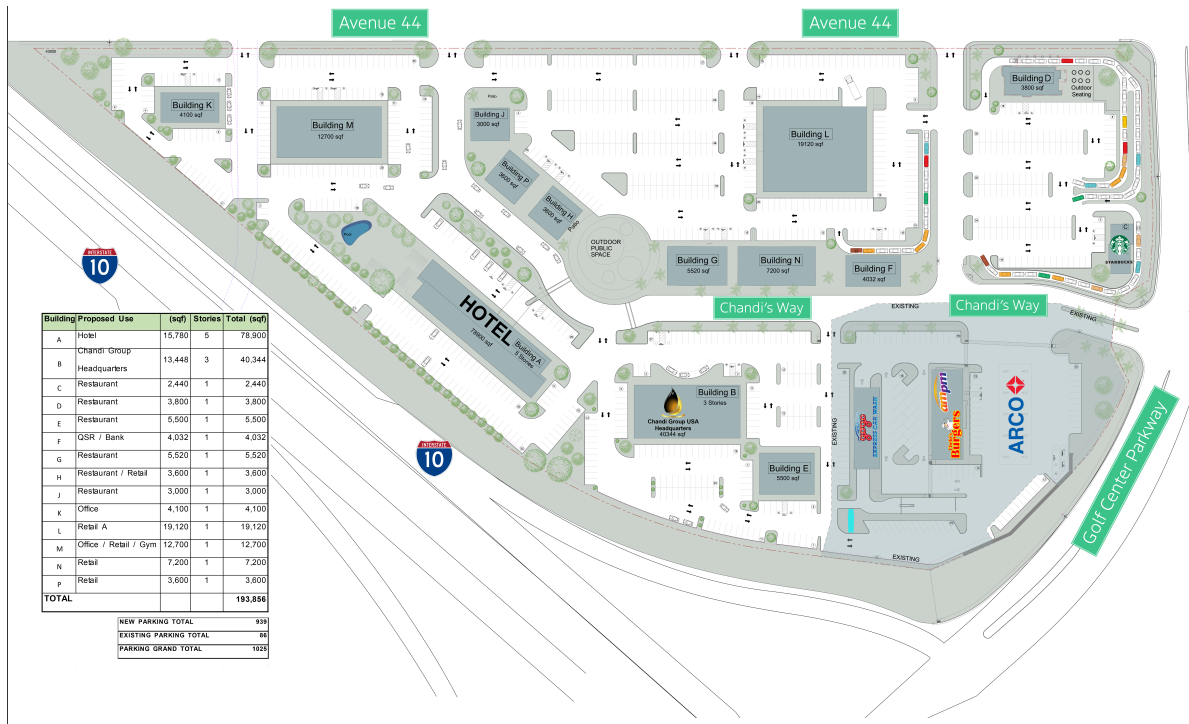
JASON KEYZ

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CalDRE #01906778

Golf Center Village | Ave 44 & Golf Center Pkwy Indio, CA 92203



PROPERTY DESCRIPTION

Golf Center Village is a mixed-use development located off the 10 freeway in Indio, CA. The development is set to include over 190,000 square feet of retail space! The site plan has recently been redesigned to accommodate a few key drive-thru pads for anchor tenants. Pads for hotel, retail, office, and drive-thru are available for lease and may be available for sale for the right use/buyer.

PROPERTY HIGHLIGHTS

- Large lot just off the I-10
- Numerous approved pads available for lease and ready for construction
- Lease terms flexible including shell, build-to-suit, or ground lease
- Project includes a residential 8-building apartment pad
- Current anchor tenants include Arco, AM/PM, Chelo's Burgers, and gogo express car wash.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,000 - 78,900 SF
Lot Size:	
Building Size:	193,856 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,394	37,249	72,357
Total Population	4,927	130,090	217,779
Average HH Income	\$69,832	\$62,105	\$78,905

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Golf Center Village | Ave 44 & Golf Center Pkwy Indio, CA 92203**LEASE TYPE** | Variable**TOTAL SPACE** | 3,000 - 78,900 SF**LEASE TERM** | Negotiable**LEASE RATE** | Negotiable

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building A	Available	78,900 SF	Variable	Negotiable	This is perfect 5 stories hotel building
Building E	Available	5,500 SF	Variable	Negotiable	This space can be used as an office building.
Building F	Available	4,032 SF	Variable	Negotiable	This space is perfect for a QSR/Drive Thru
Building G	Available	5,520 SF	Variable	Negotiable	This space can be for a QSR or Retail
Building H	Available	3,600 SF	Variable	Negotiable	This space can be for a QSR or Retail
Building J	Available	3,000 SF	Variable	Negotiable	This space can be for a QSR or Retail
Building K	Available	4,100 SF	Variable	Negotiable	This space can be for a QSR or Retail
Building L	Available	19,120 SF	Variable	Negotiable	This space can be for a restaurant/bar or Retail
Building M	Available	12,700 SF	Variable	Negotiable	This space can be for a restaurant/bar or Retail
Building N	Available	7,200 SF	Variable	Negotiable	This space can be for a QSR or Retail
Building P	Available	3,600 SF	Variable	Negotiable	This space can be for a QSR or Retail

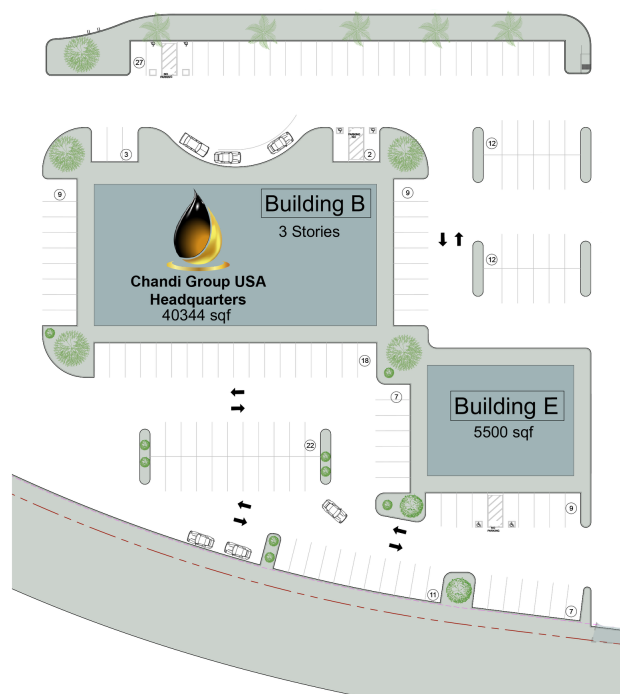
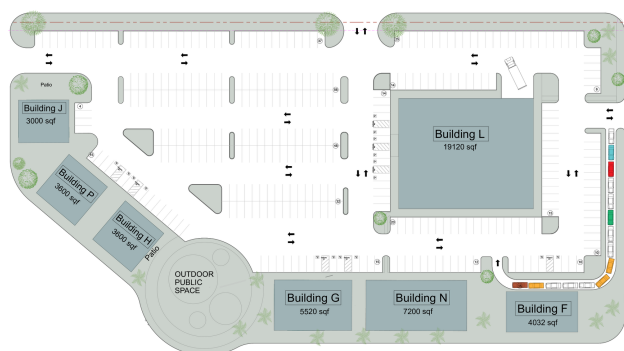
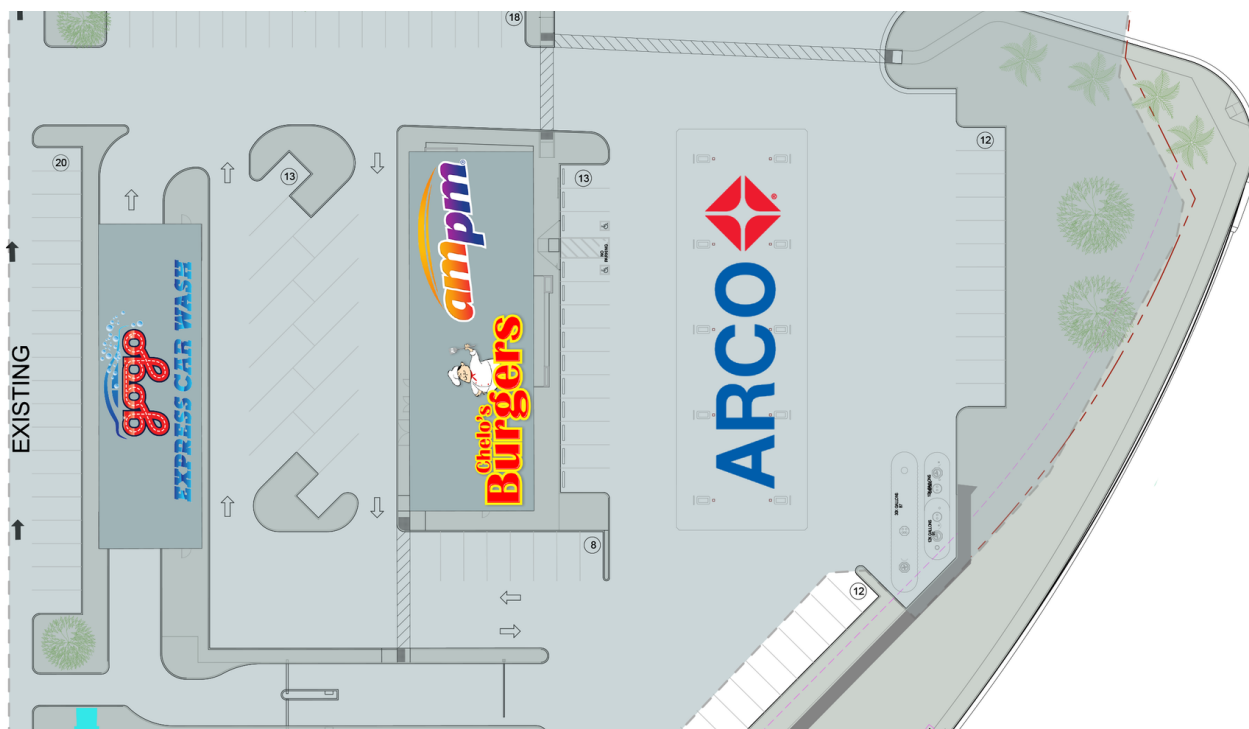
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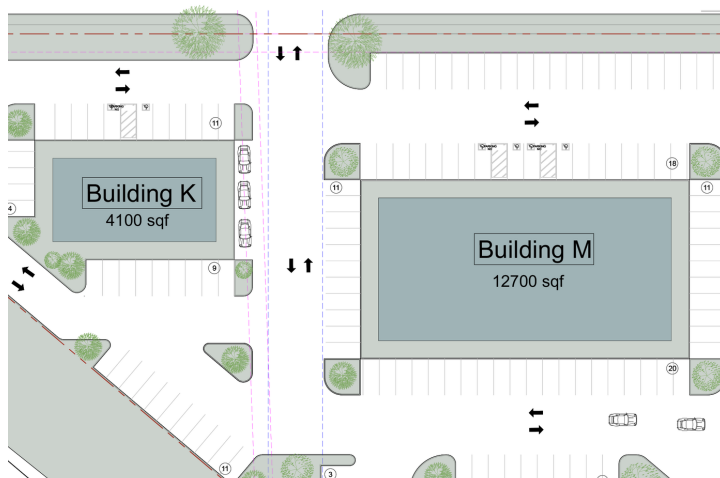
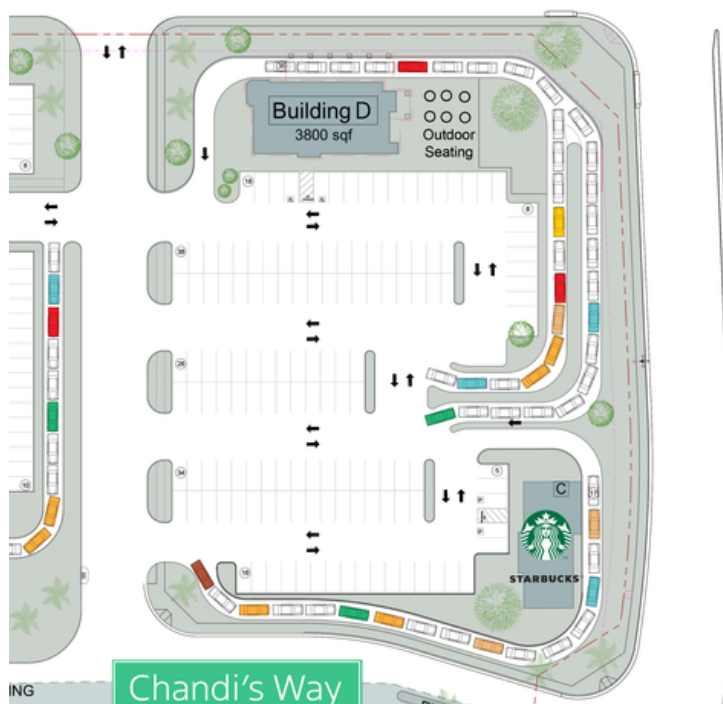


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,927	130,090	217,779
Median age	30.9	29.8	35.6
Median age (Male)	32.2	29.0	34.8
Median age (Female)	30.4	30.2	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,394	37,249	72,357
# of persons per HH	3.5	3.5	3.0
Average HH income	\$69,832	\$62,105	\$78,905
Average house value	\$326,347	\$304,377	\$396,219

* Demographic data derived from 2020 ACS - US Census

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