

Northgate Crossing | Jefferson St & Ave 42 Indio, CA 92201

Property Name:	Northgate Crossing
Property Address:	Jefferson St & Ave 42, Indio, CA 92201
Property Type:	Retail
Building Size:	364,000 SF
Rail Access:	N/A

PROPERTY OVERVIEW

Northgate Crossing is a large neighborhood center in a residential area of Indio, California just minutes from the I-10 freeway. The City of Festivals is a popular destination amongst music fans and also boasts multiple resorts and golf clubs nearby, making the retail spaces in the center invaluable! The western section of Northgate Crossing has over 35 acres for single and multi-family residential units. The rest of it consists of multiple retail, office, and medical spaces available for lease!

LOCATION OVERVIEW

Northgate Crossing is a large neighborhood center in a residential area of Indio, California just minutes from the I-10 freeway. The City of Festivals is a popular destination amongst music fans and also boasts multiple resorts and golf clubs nearby, making the retail spaces in the center invaluable!

**LEASE HIGHLIGHTS**

- 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 home track, available to a home builder
- Project also includes a residential apartment pad, available to a developer
- Current tenant's include Arco, AM/PM, Sonic, and Gogo Express Carwash

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CalDRE #01906778

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,302	72,995	142,182
Median age	46.8	36.9	38.0
Median age (Male)	43.3	36.0	37.4
Median age (Female)	48.3	37.4	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,547	25,544	50,949
# of persons per HH	2.5	2.9	2.8
Average HH income	\$92,562	\$76,882	\$78,849
Average house value	\$468,272	\$392,221	\$402,496

* Demographic data derived from 2020 ACS - US Census

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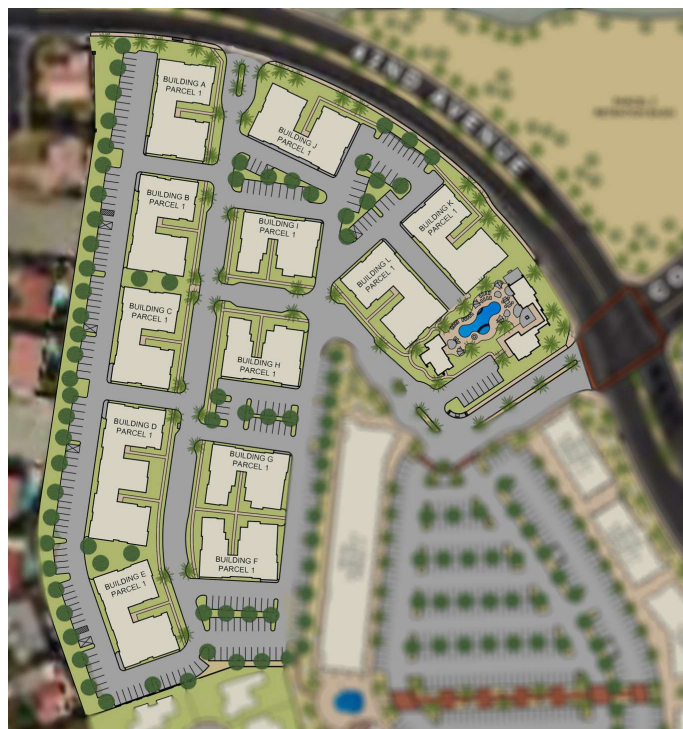
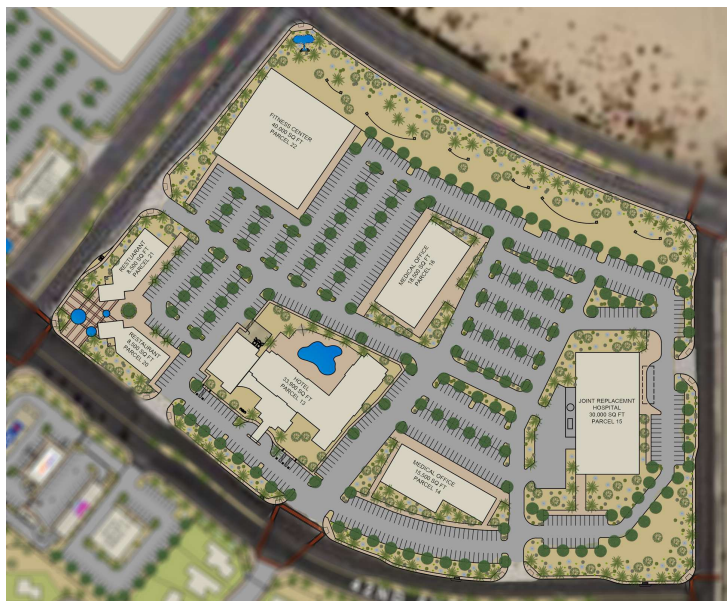
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Northgate Crossing | Jefferson St & Ave 42 Indio, CA 92201**LEASE TYPE** | Variable**TOTAL SPACE** | 3,200 - 45,900 SF**LEASE TERM** | Negotiable**LEASE RATE** | Negotiable

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Parcel 4	Available	45,900 SF	Variable	Negotiable	Market / Drug Store
Parcel 5a	Available	8,500 SF	Variable	Negotiable	Retail / Restaurant
Parcel 5b	Available	8,500 SF	Variable	Negotiable	Retail / Restaurant
Parcel 6	Available	3,200 SF	Variable	Negotiable	QSR
Parcel 10	Available	3,900 SF	Variable	Negotiable	QSR
Parcel 11a	Available	13,000 SF	Variable	Negotiable	Retail / Restaurant
Parcel 11b	Available	9,600 SF	Variable	Negotiable	Retail
Parcel 11c	Available	6,400 SF	Variable	Negotiable	Retail
Parcel 11d	Available	6,400 SF	Variable	Negotiable	Retail
Parcel 13	Available	33,900 SF	Variable	Negotiable	Hotel
Parcel 14	Available	15,500 SF	Variable	Negotiable	Medical Office

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Parcel 15	Available	30,000 SF	Variable	Negotiable	Joint Replacement Hospital
Parcel 16	Available	18,500 SF	Variable	Negotiable	Medical Office
Parcel 17a	Available	21,000 SF	Variable	Negotiable	Retail
Parcel 17b	Available	24,000 SF	Variable	Negotiable	Retail
Parcel 19	Available	5,600 SF	Variable	Negotiable	Office
Parcel 20	Available	8,500 SF	Variable	Negotiable	Restaurant
Parcel 21	Available	8,500 SF	Variable	Negotiable	Restaurant
Parcel 22	Available	40,000 SF	Variable	Negotiable	Fitness Center
Parcel 23a	Available	9,000 SF	Variable	Negotiable	Office
Parcel 23b	Available	5,000 SF	Variable	Negotiable	QSR / Retail

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