

# Indio Square

44105 JACKSON STREET, INDIO, CA 92201



## LOCATION 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 next to the largest DMV in the Valley, City Hall, and its extensive County administration offices, 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.

## HIGHLIGHTS

- Easy ingress and egress.
- Highly visible storefront locations available.
- Perfect for sit-down restaurants and services like such as, florist shops, 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 Wifi throughout.
- Ample parking.

*CalBRE# 02051182 Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.*

FOR MORE INFORMATION CONTACT:

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CalBRE #01338562



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- AVAILABLE
- UNAVAILABLE

<b>LEASE TYPE</b>	-
<b>TOTAL SPACE</b>	Fully Leased
<b>LEASE TERM</b>	Negotiable
<b>LEASE RATE</b>	\$1.00 - \$1.65 SF/mo



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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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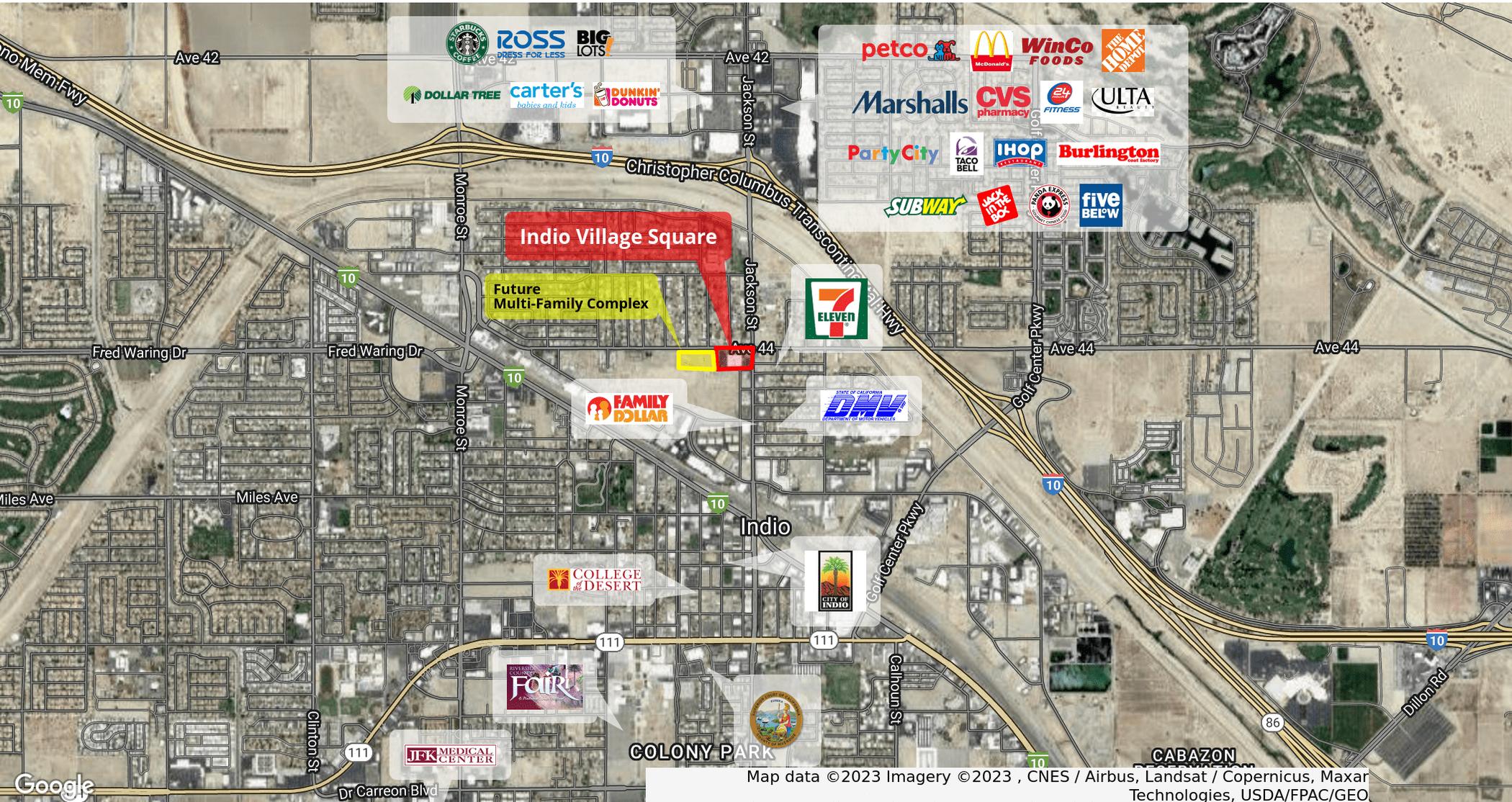
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	13,858	82,394	141,008
Average age	26.9	29.2	31.5
Average age (Male)	27.4	28.6	30.7
Average age (Female)	26.9	29.3	31.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,634	23,839	42,290
# of persons per HH	3.8	3.5	3.3
Average HH income	\$50,464	\$59,275	\$68,566
Average house value	\$258,526	\$287,555	\$349,673

\* Demographic data derived from 2020 ACS - US Census

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