

ANCHOR SPACE AND RESTAURANT PADS
Available

INDIO GRAND MARKETPLACE

HWY. 111 & MONROE ST.
Indio, CA



Trade Area



Indio Snapshot

- Current CPD counts are in excess of 50,000 at the intersection of Hwy 111 and Monroe.
- Indio is the most populous city in The Valley and is projected to grow 35% by 2030.
- Population exceeds 200,000 within a 10 minute drive and 230,000 within 15 minutes.
- Average household incomes exceed \$90,000.
- Indio is one of the Top 100 Cities to start a business in the US and is the fastest growing city in the Coachella Valley with a 73% increase since 2000.
- Less than 0.5 miles from College of the Desert campus with more than 4,000 students, with plans to expand to 8,000.
- Over 4,000 new housing units are in planning and/or under construction.
- Daytime population includes commuter and daily needs traffic, medical facilities, including Loma Linda Children's Hospital, JFK Memorial Hospital, industrial and manufacturing complexes, and municipals buildings (City of Indio, County of Riverside, etc).
- Indio hosts over 20 concerts and festivals each year attracting over 1,500,000 people attending Coachella, Stagecoach, Indio Wells Winterfest, Indio International Tamale Festival, Rhythm, Wine, and Brews, Southwest Arts Festival, Date Festival, the Indio CA BBQ State Championship and the Riverside County Fair.

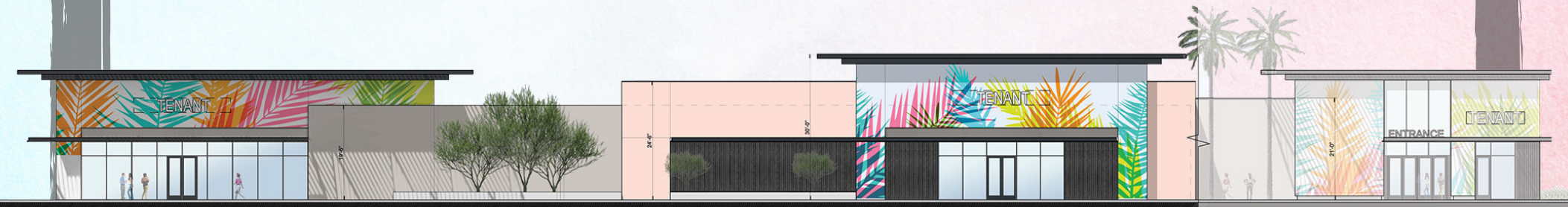


COACHELLA FESTIVAL

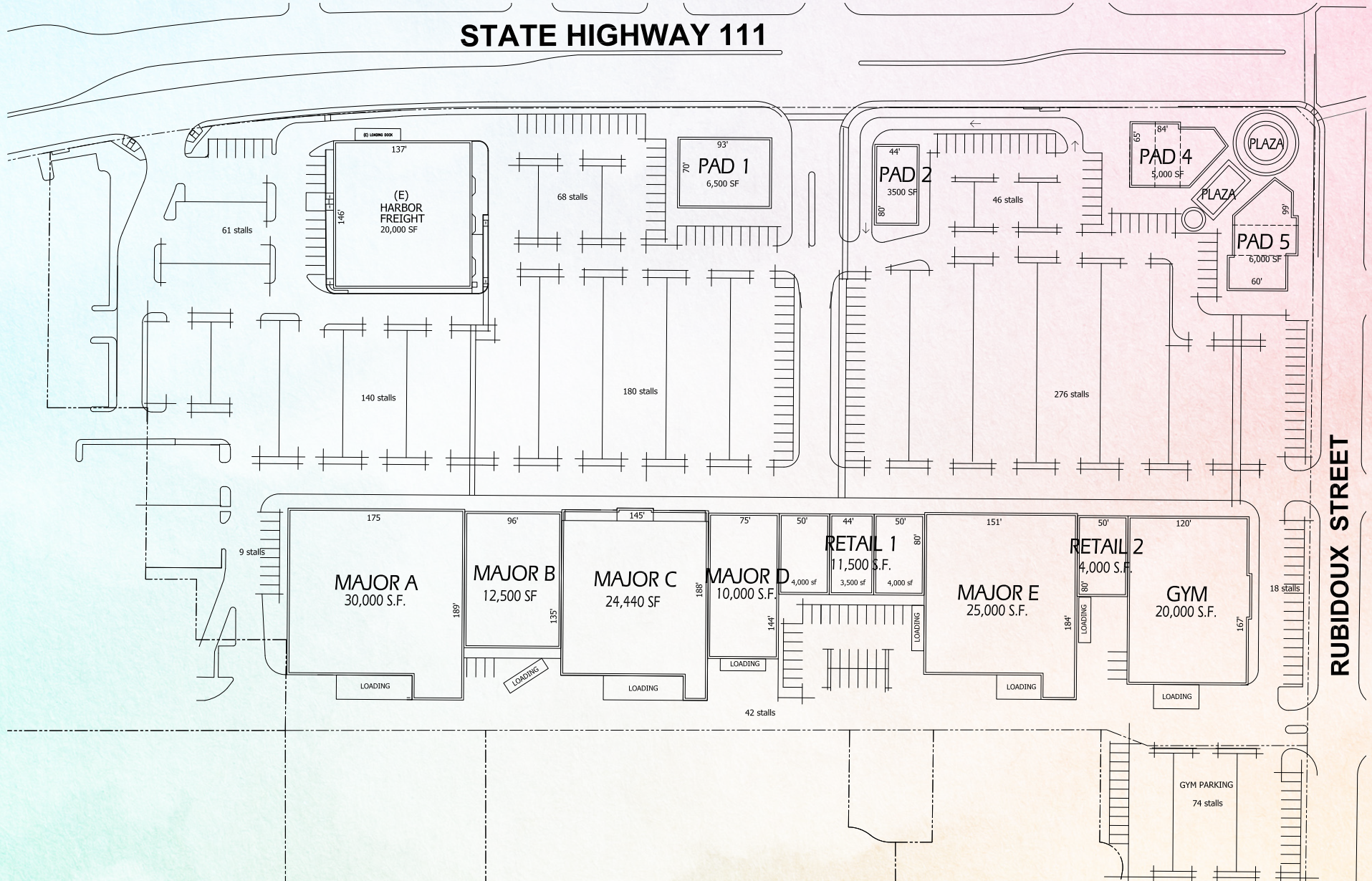


TAMALE FESTIVAL

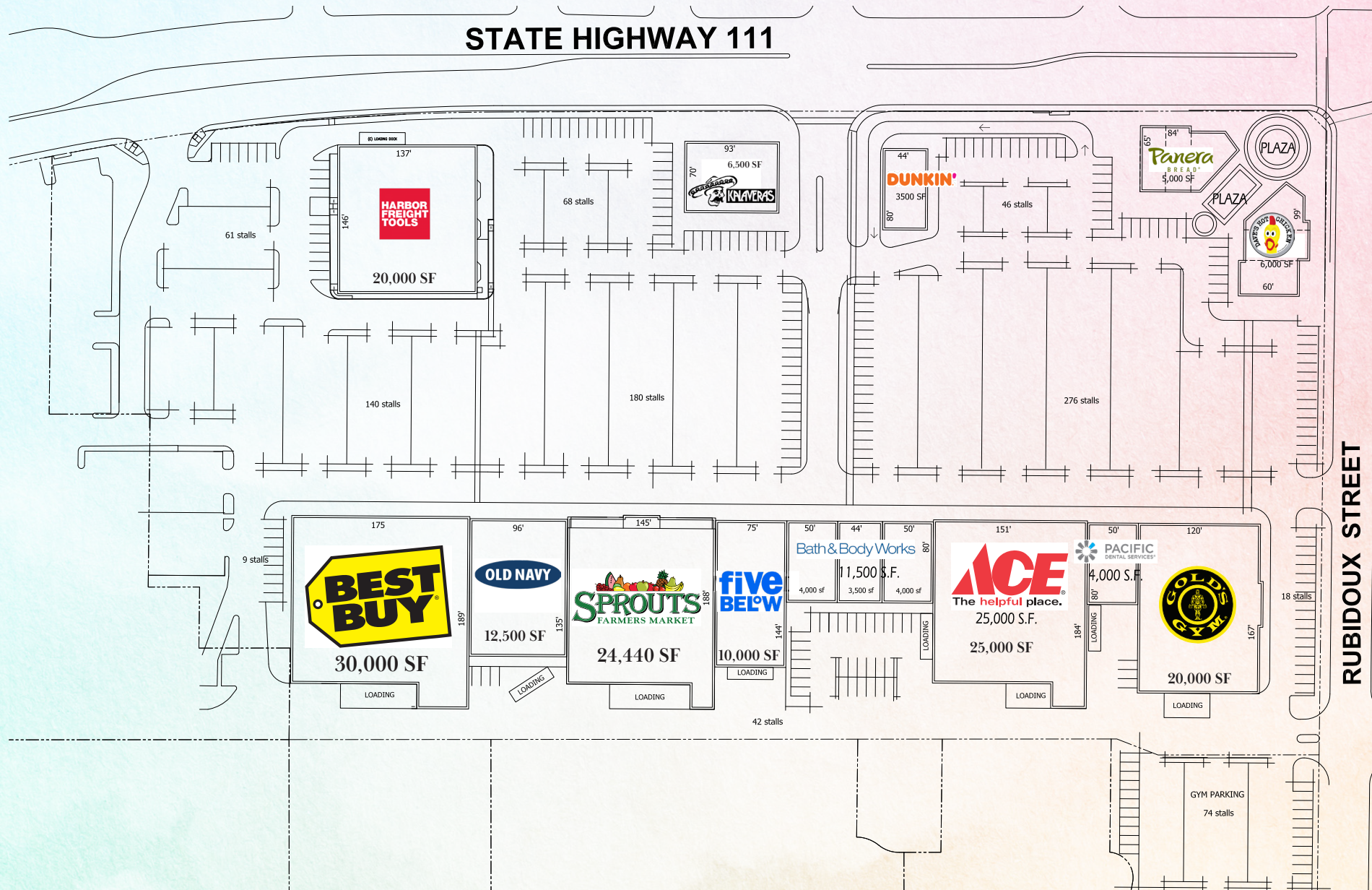
Elevations



Conceptual Site Plan - Phase 1



Proposed Merch Plan



Demographics

POPULATION

22,576 101,056 167,468
1 mile 3 miles 5 miles

EMPLOYEES

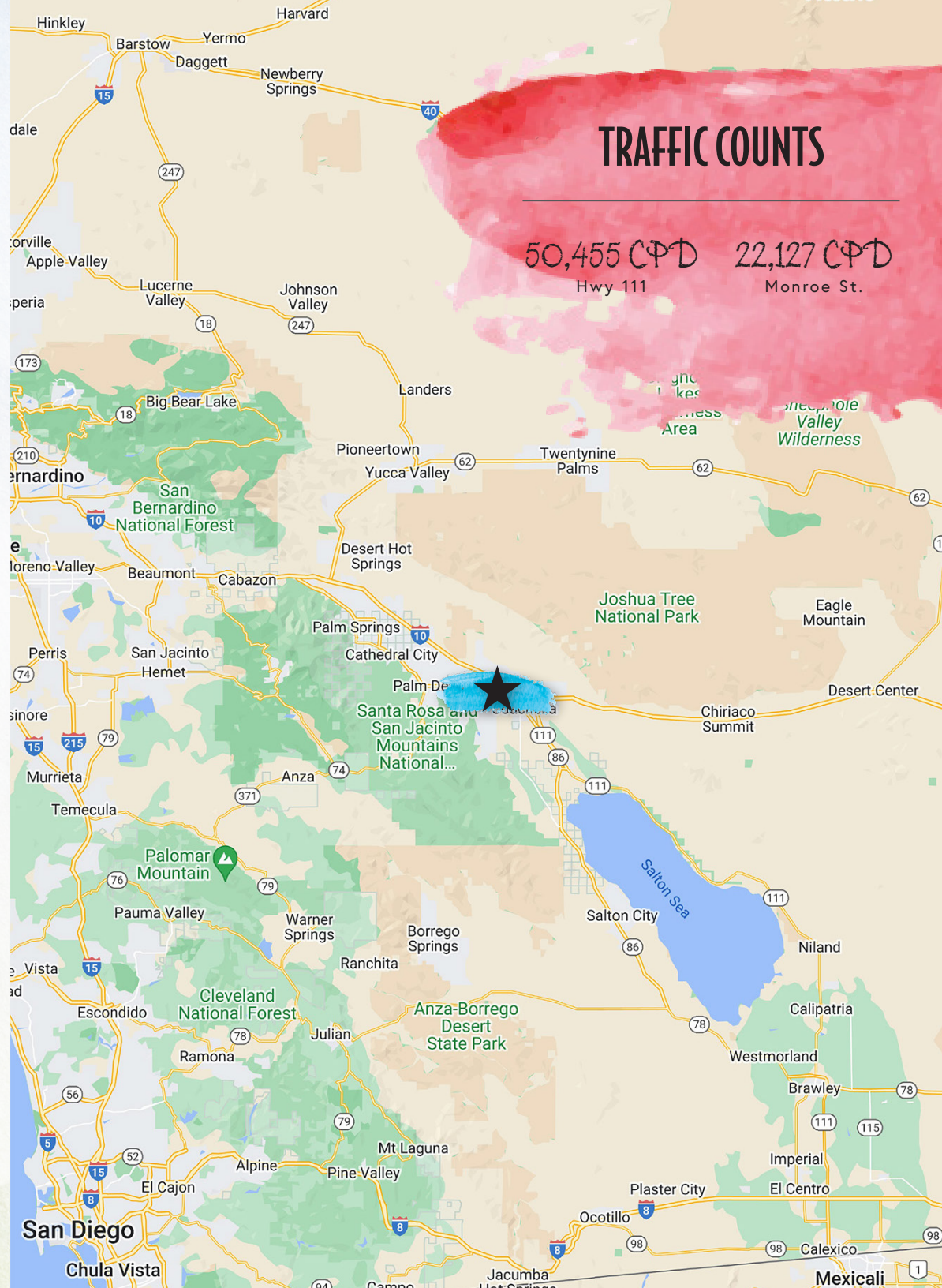
7,421 29,358 50,708
1 mile 3 miles 5 miles

AVERAGE HH INCOME

\$60,451 \$89,883 \$98,464
1 mile 3 miles 5 miles

HOUSEHOLDS

6,836 31,253 54,078
1 mile 3 miles 5 miles



Competition Aerial



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