



For Lease

SWC State Highway 111 & Jefferson Street, Indio CA

Available for Ground Leases, Build to Suit, or Reverse Build to Suit

PROPERTY SPECIFICATIONS

Pad A ± 49,996 SF

* Up to ±6,300 SF New Pad Building (Divisible)

Pad B ± 39,362 SF

*Proposed New Pad/Drive-Thru

2025 Demographics

1 MILE

| | | | |
|---------------------|---------------------------------------|--|------------------------------|
| 8,961 Population | 10,615 Total Daytime Population | \$107,423 Average Household Income | 3,192 Total Households |
|---------------------|---------------------------------------|--|------------------------------|

3 MILES

| | | | |
|----------------------|---------------------------------------|--|-------------------------------|
| 76,860 Population | 75,704 Total Daytime Population | \$120,305 Average Household Income | 28,471 Total Households |
|----------------------|---------------------------------------|--|-------------------------------|

5 MILES

| | | | |
|-----------------------|--|--|-------------------------------|
| 167,102 Population | 170,790 Total Daytime Population | \$124,054 Average Household Income | 60,982 Total Households |
|-----------------------|--|--|-------------------------------|



About the Property

- Suitable for drive-thru, retail, restaurant, or medical uses
- Anchored by newly opened EōS Fitness
- 7 Brew Coffee coming soon!
- Flexible development opportunities for retail, restaurant, and service-oriented users
- Prime signalized corner location at Highway 111 & Jefferson Street
- Exceptional visibility with over 300 feet of frontage along Highway 111
- Adjacent to the high-volume Costco-anchored Komar Center

Traffic Counts

| | |
|--------------|------------|
| Hwy 111 | 42,150 CPD |
| Jefferson St | 31,765 CPD |

Contact

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One Eleven La Quinta Center

- KOHL'S
- DAISO
- petco
- Staples
- five BELOW
- STATER BROS. markets
- HOBBY LOBBY
- BIG 5 SPORTING GOODS
- ROSS DRESS FOR LESS

- ALDI
- TRADER JOE'S
- LOWE'S
- Auto Zone
- Red Robin
- Panera BREAD
- Carls Jr.
- TACO BELL
- McDonald's
- Starbucks

Pavilion at La Quinta

- SPROUTS FARMERS MARKET
- BEST BUY
- PGA TOUR SUPERSTORE
- OfficeMax
- FAMOUS footwear
- DSW

- Smart & Final extra!
- savers SHOP. REUSE. REIMAGINE.
- DOLLAR TREE
- goodwill

- Yogurtland
- CHIPOTE MEXICAN
- the Habit BURGER GRILL
- JERSEY MICKS SUBS

- HANDEL'S
- ROSATT'S
- DUNKIN'
- Jack in the box

- SITE
- THE HOME DEPOT

- TARGET
- planet fitness
- WORLD MARKET

- CHEVROLET
- NISSAN
- HYUNDAI

- Walmart Supercenter
- Marshalls
- FLOOR & DECOR
- PET SMART

- Chevron
- LONGHORN STEAKHOUSE
- Residence INN BY MARRIOTT
- BevMo!
- StorQuest SELF STORAGE

- COSTCO WHOLESALE

- Starbucks
- PANDA EXPRESS
- THE GOLF BAR
- THE HOME DEPOT
- THE BEER BAR

- AMERICAN TIRE DEPOT
- Circle K
- E6S FITNESS

- SITE