For Lease

Citrus Plaza
Indio, CA 92201

SHOPS & ANCHOR SPACE AVAILABLE

COMING SOON: PHASE II

FLOCKE & AVOYER
Commercial Real Estate

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Citrus Plaza | PHASE II

JEFFERSON ST & AVENUE 50, INDIO, CA 92201

- Citrus Plaza, home to Ralphs and CVS, serves the desert resort communities of Indio and Palm Desert, just east of Palm Springs in the Coachella Valley.

- Citrus Plaza’s attractive tenant mix includes Mario’s Italian Cafe, Vintage Coffee, RosAmarillo’s Mexican Restaurant, Postal Annex, and HairMasters by Regis.

- Many tenants at Citrus Plaza enjoy record sales during the Coachella and Stagecoach music festivals hosted annually at the Empire Polo Club, less than 2 miles from the property.

- The proposed Citrus Plaza - Phase II expansion is set to add a ±134-room hotel, Ralphs Fuel Station and ±45,000 SF of retail to the project.
*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.
TRAFFIC COUNTS

AVERAGE DAILY TRAFFIC (ADT)

JEFFERSON ST: ±15,000
AVENUE 52: ±13,000

AVERAGE HHI

1 MILE: $150,192
3 MILES: $96,859
5 MILES: $91,455

POPULATION

1 MILE: ±5,394
3 MILES: ±64,272
5 MILES: ±159,104

DAYTIME POPULATION

1 MILE: ±4,100
3 MILES: ±46,534
5 MILES: ±103,307

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.
For Leasing Information

CITRUS PLAZA - PHASE II

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