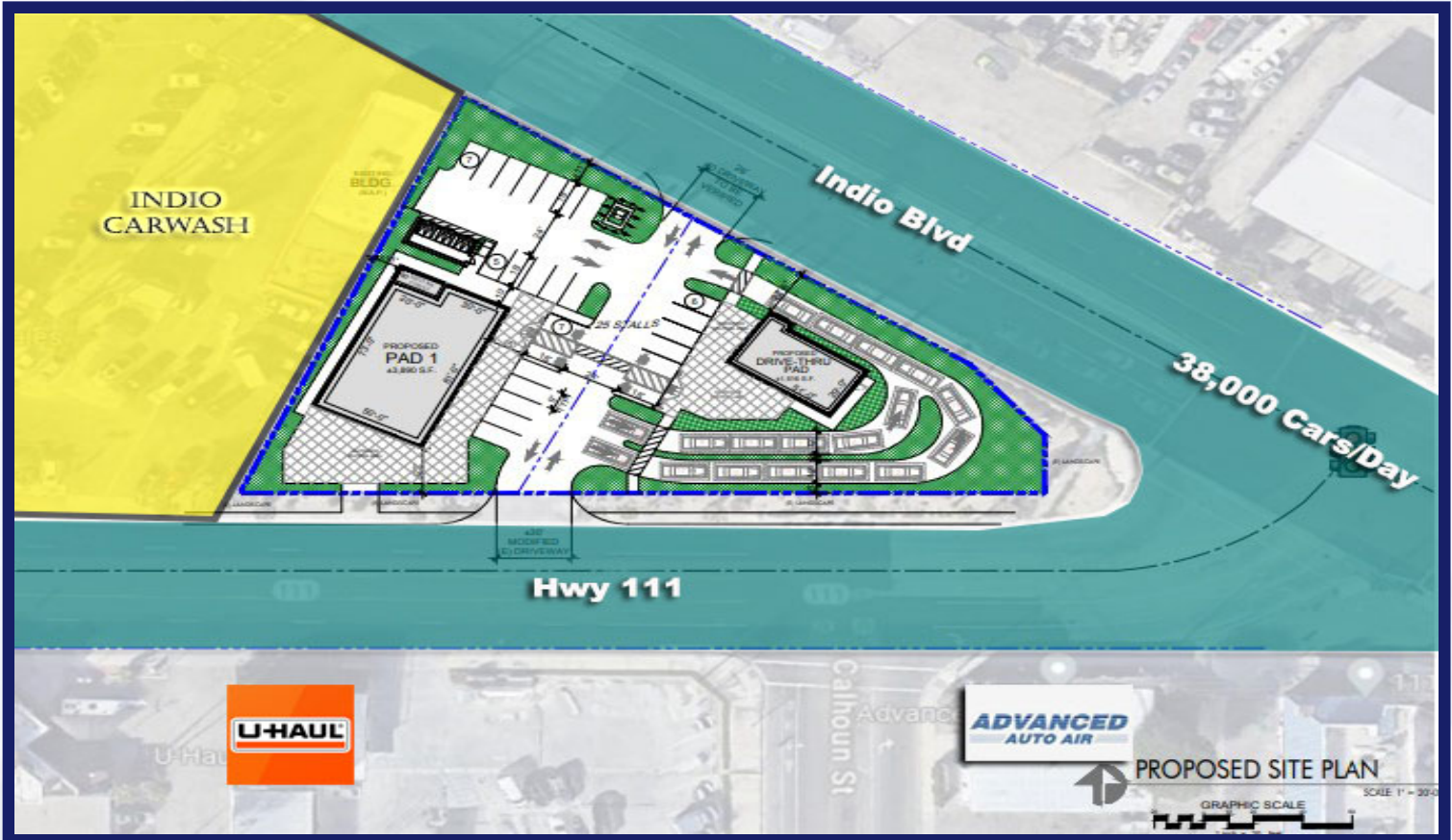


EXECUTIVE SUMMARY



BRANDON BEAUCHEMIN
KARL NIEHAUS
(949) 981-4604
(310) 880-7900
KarlNiehaus@CREI.biz
www.CREI.biz
01450751 - RE License
01338753 - RE License

HIGHLIGHTS:

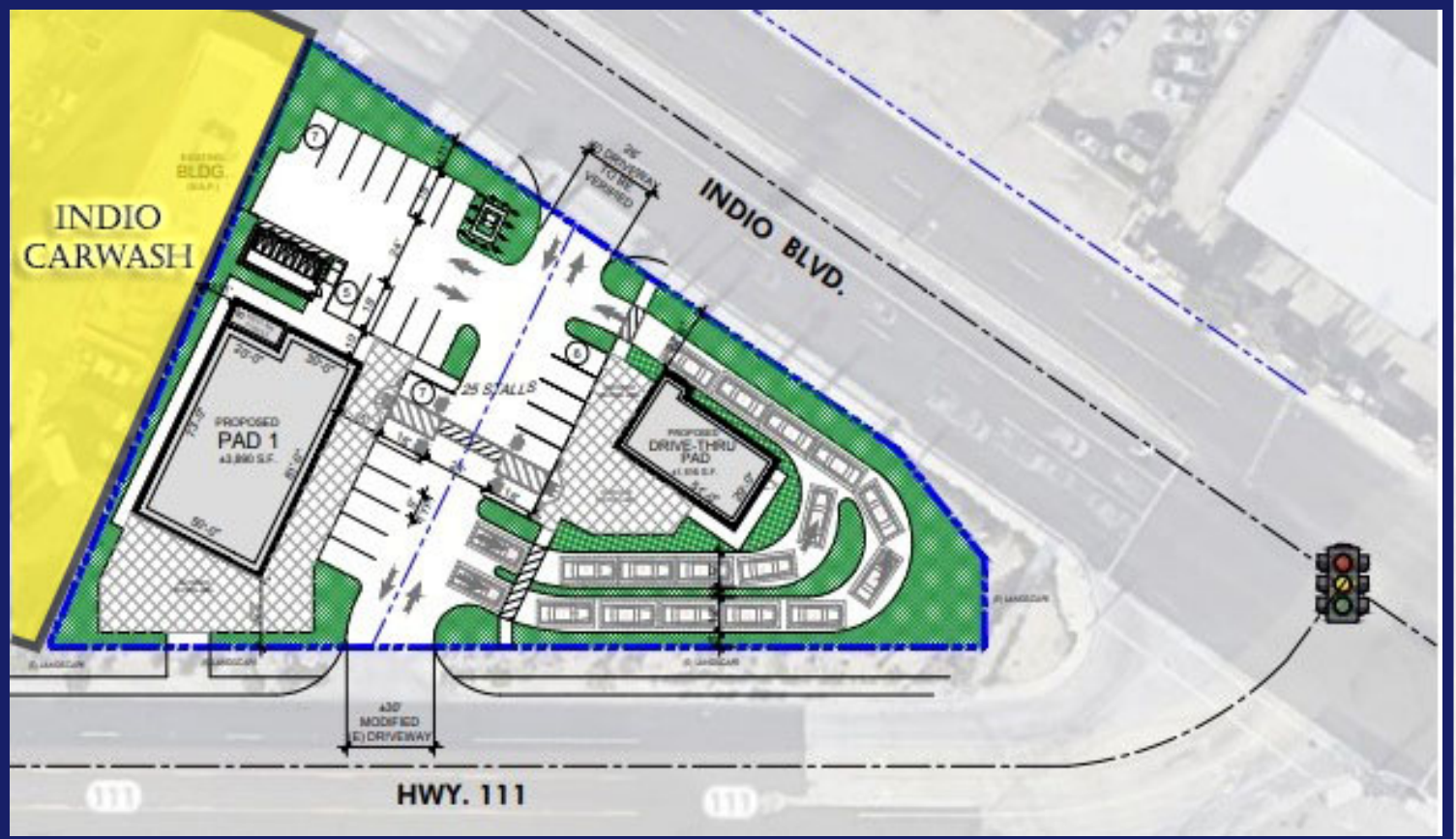
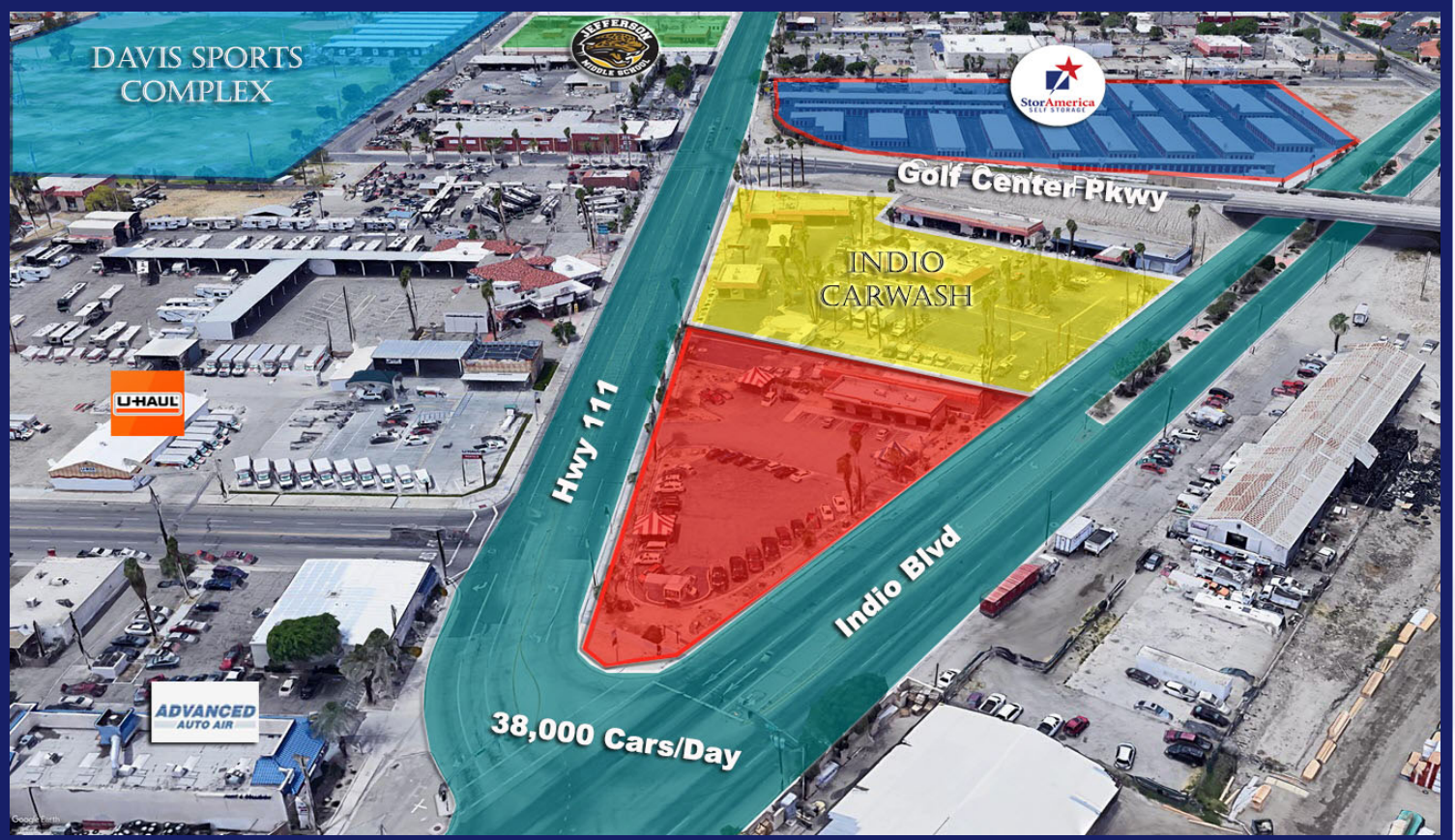
- **38,333 SF Signalized Corner Lot with over 38k Cars/day**
- **Potential Double Stacked Drive-thru for 18 Cars**
- **Drive-thru Pad would be approx. 1,500-2,000 SF**
- **Additional approx. 4,000 SF Retail Pad Site Available**
- **Excellent Exposure: Approx. 421 Feet of Frontage**
- **Rapid Growth - 73% Increase in Indio Population since 2000**
- **2 Blocks from Thomas Jefferson Middle School**

OFFERING SUMMARY: 83500 Hwy 111 in Indio, CA offers tenants the option of either an 18 car double stacked drive-thru pad site of approx. 1,500-2,000 SF or an approx. 4,000 SF retail pad. The property offers excellent visibility with over 421 feet of frontage, on the signalized corner of Hwy 111 & Indio Blvd with over 38k cars/day on the corner. The property has access from both sides, either Hwy 111 or Indio Blvd. Indio, part of the Indio, Cathedral City, Palm Springs metro area has seen a 73% increase in population since 2000 and continues to grow at over 4 times faster the national average.

DEMOGRAPHICS: 156,000 Residents within 5 miles with an average income over \$80,000 per year.

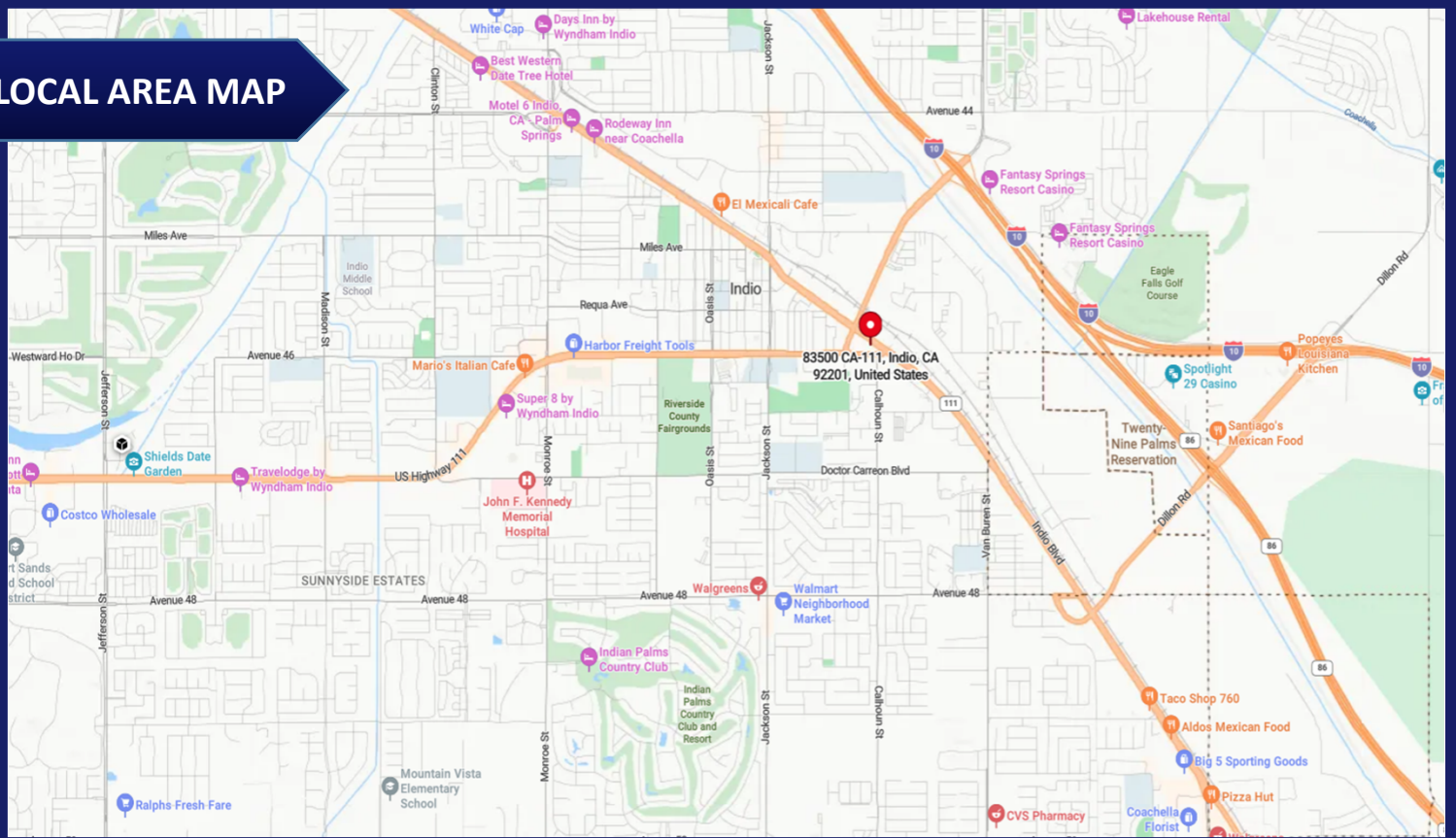
FOR LEASE: Contact Brokers to Discuss the Drive-thru Pad or Retail Pad

PROPERTY PICTURES

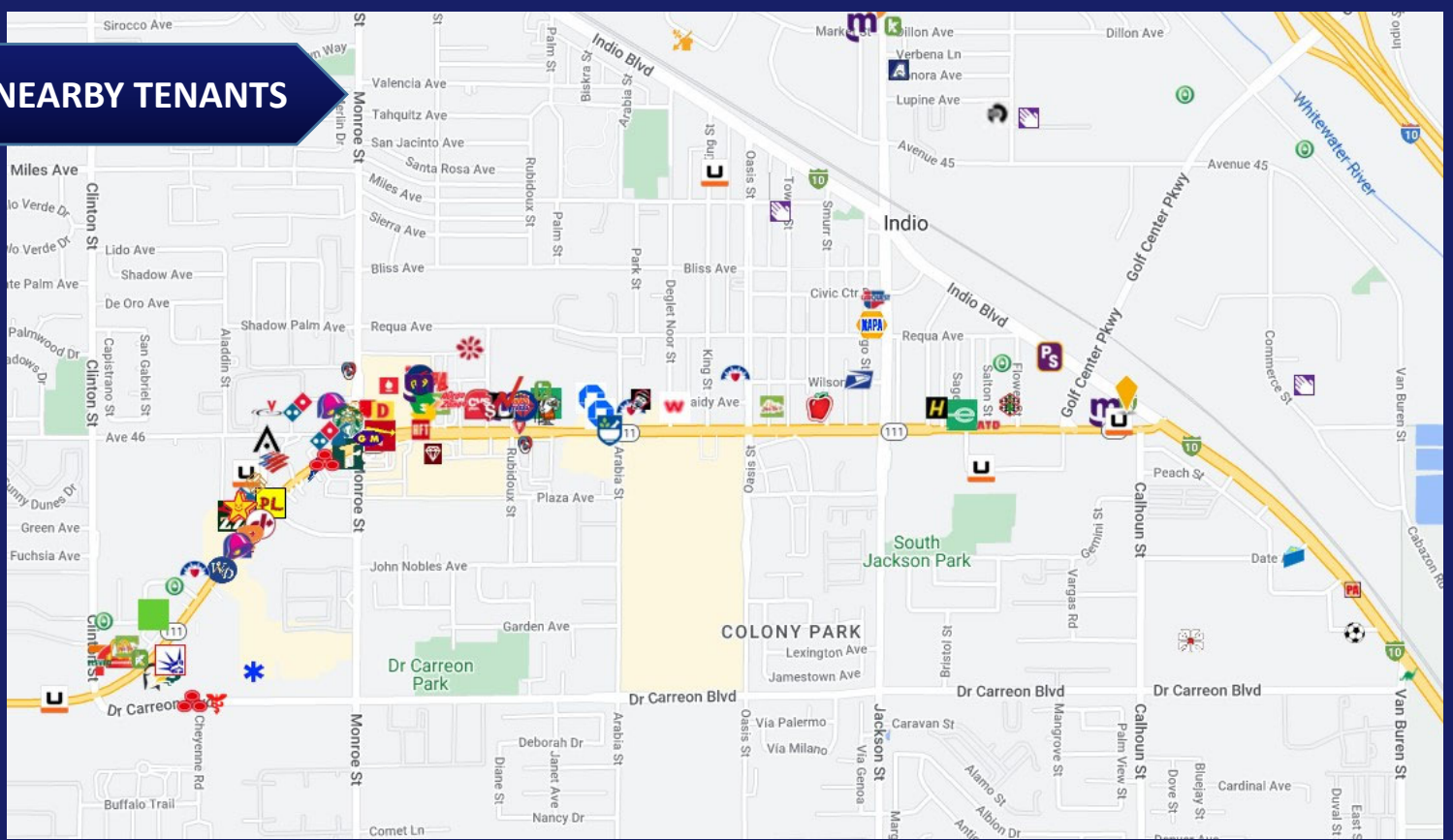


PROPERTY PICTURES

LOCAL AREA MAP



NEARBY TENANTS



DEMOGRAPHIC SUMMARY

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$79,104



POPULATION

155,097



HOUSEHOLDS

45,850



OWNER-OCCUPIED
HOUSING

30,926



RENTER-OCCUPIED
HOUSING

15,240



BUSSINESSES

4,310

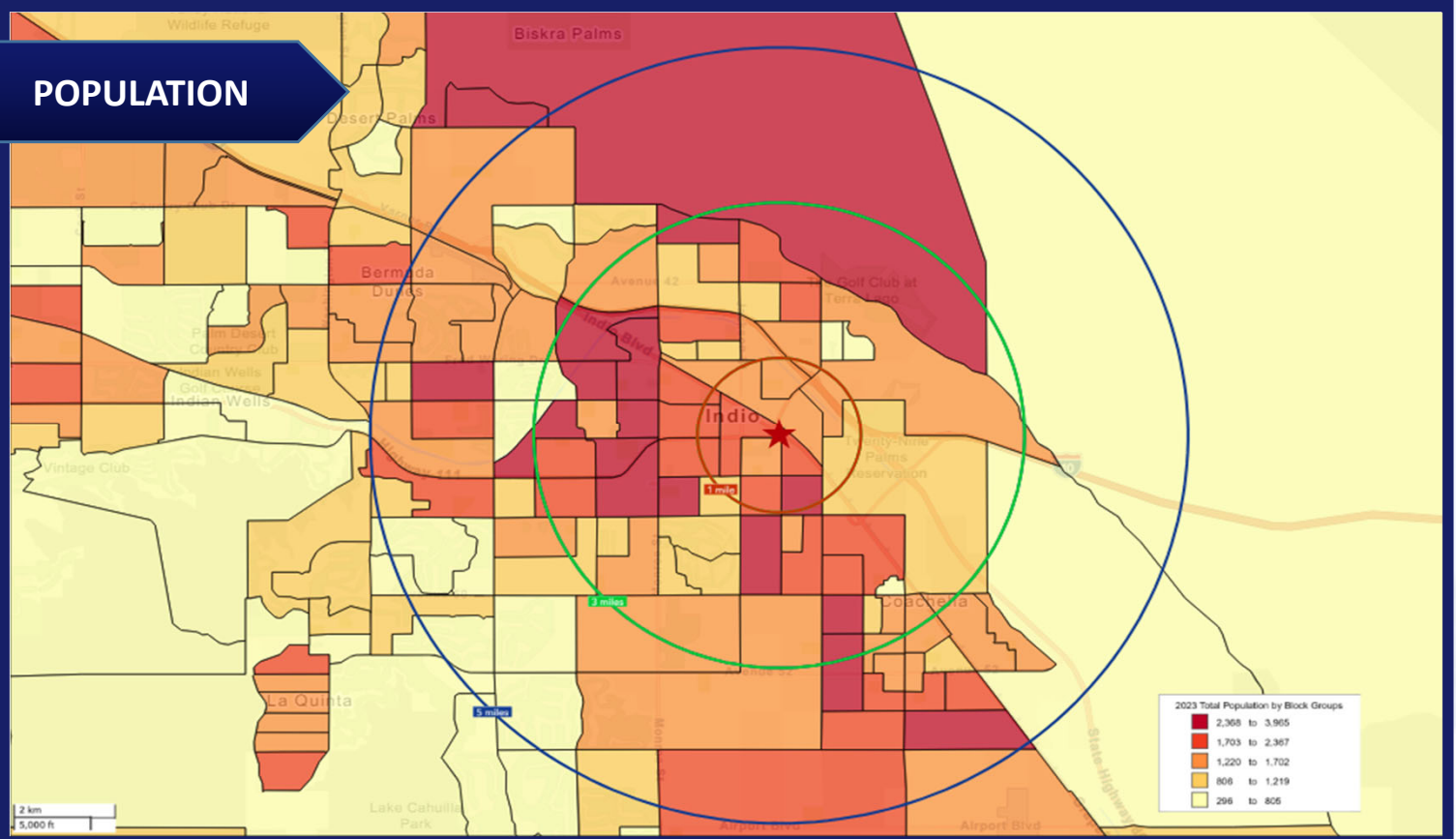
POPULATION	2-MILE	5-MILE	10-MILE
2010 POPULATION	48,780	138,243	215,438
2023 POPULATION	53,725	155,097	235,777
2028 POPULATION PROJECTION	53,858	155,930	236,129
ANNUAL GROWTH 2010-2023	0.8%	0.9%	0.7%
ANNUAL GROWTH 2023-2028	0.1%	0.1%	0%
MEDIAN AGE	33.8	35.7	40.4

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$64,011	\$79,104	\$93,880
MEDIAN HH INCOME	\$45,662	\$55,059	\$65,096

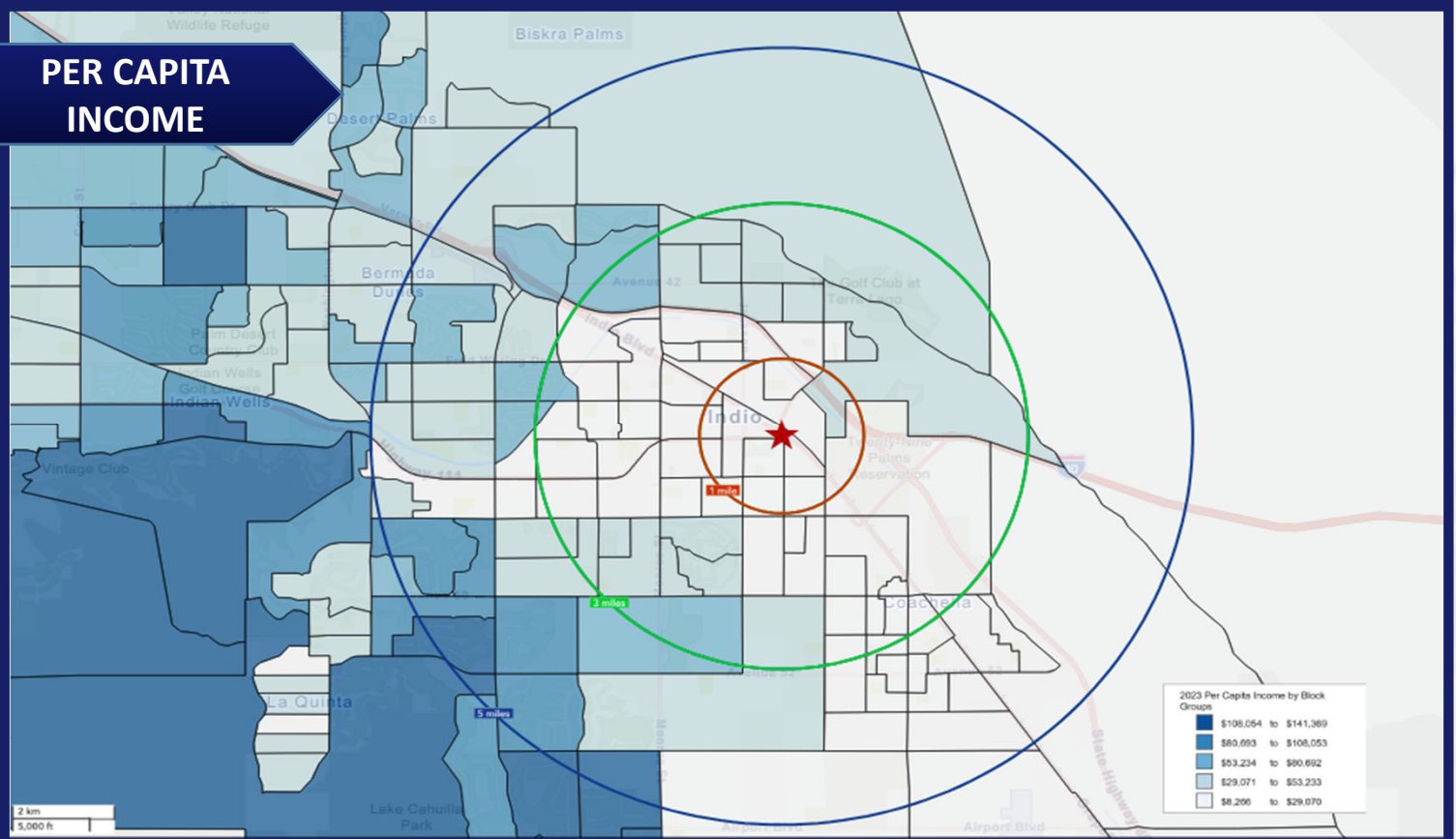
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2010 HOUSEHOLDS	13,035	40,397	73,734
2023 HOUSEHOLDS	14,679	45,850	80,822
2028 HOUSEHOLDS	14,763	46,166	80,945

DEMOGRAPHICS

POPULATION

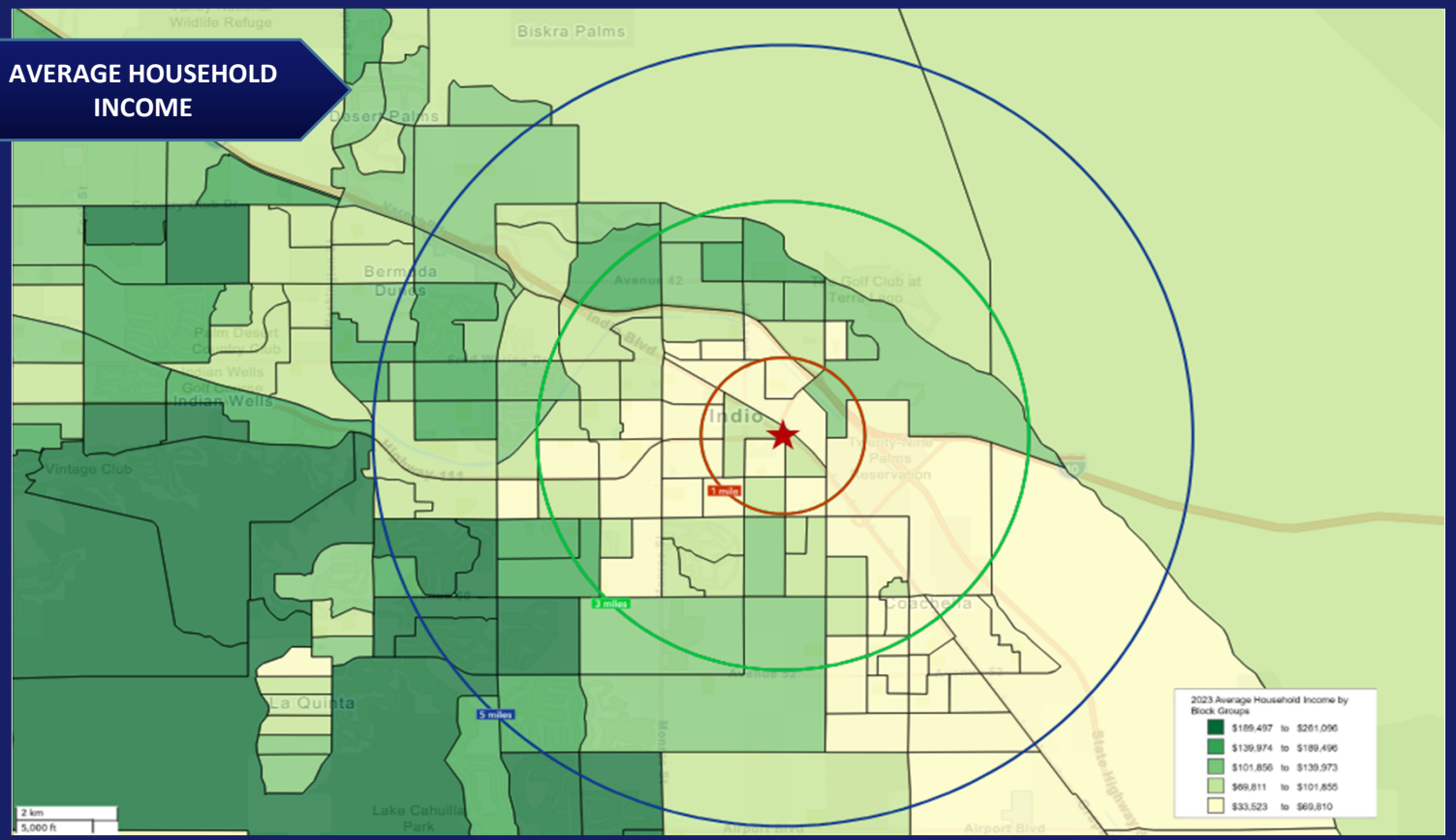


PER CAPITA INCOME

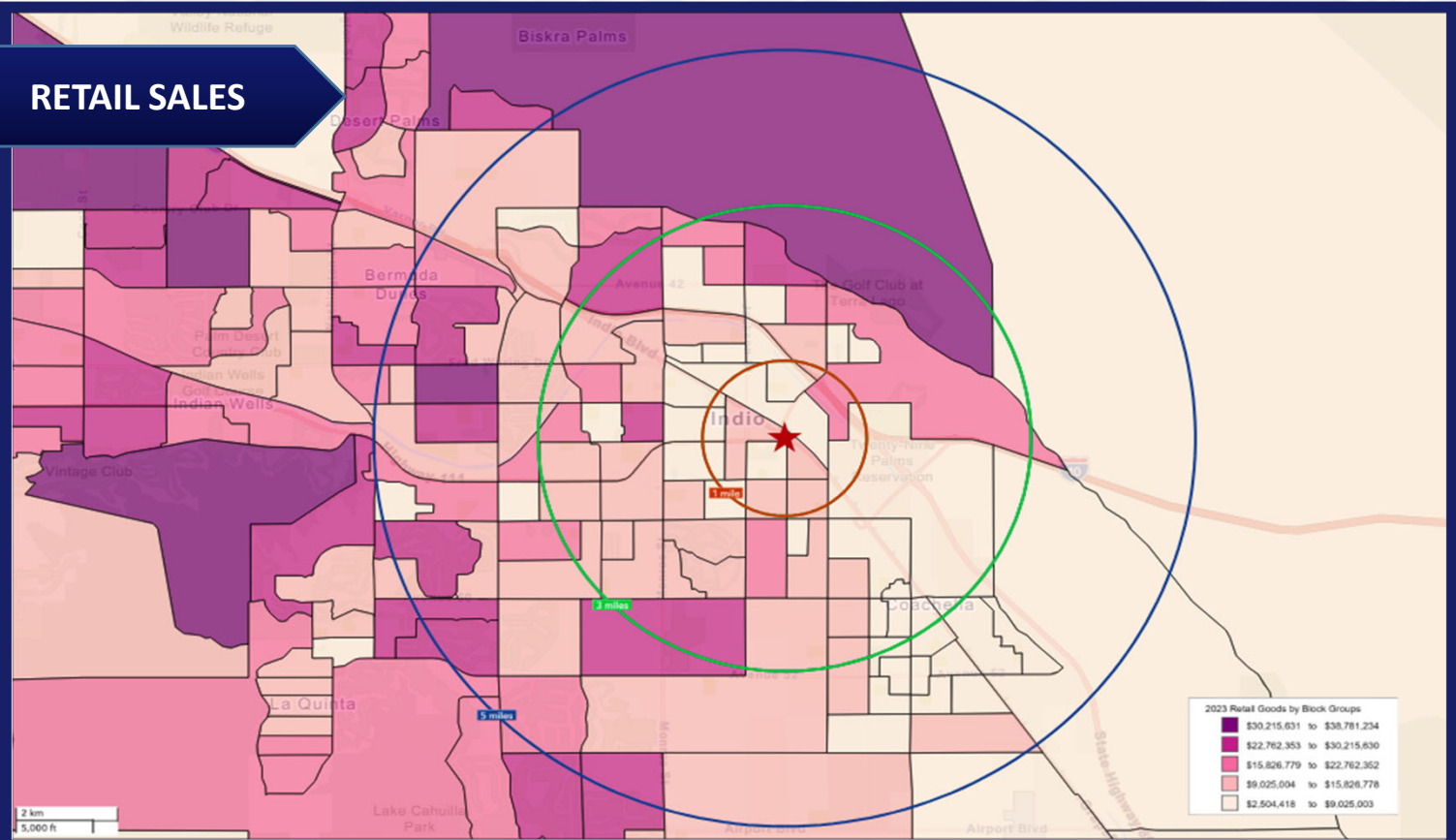


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

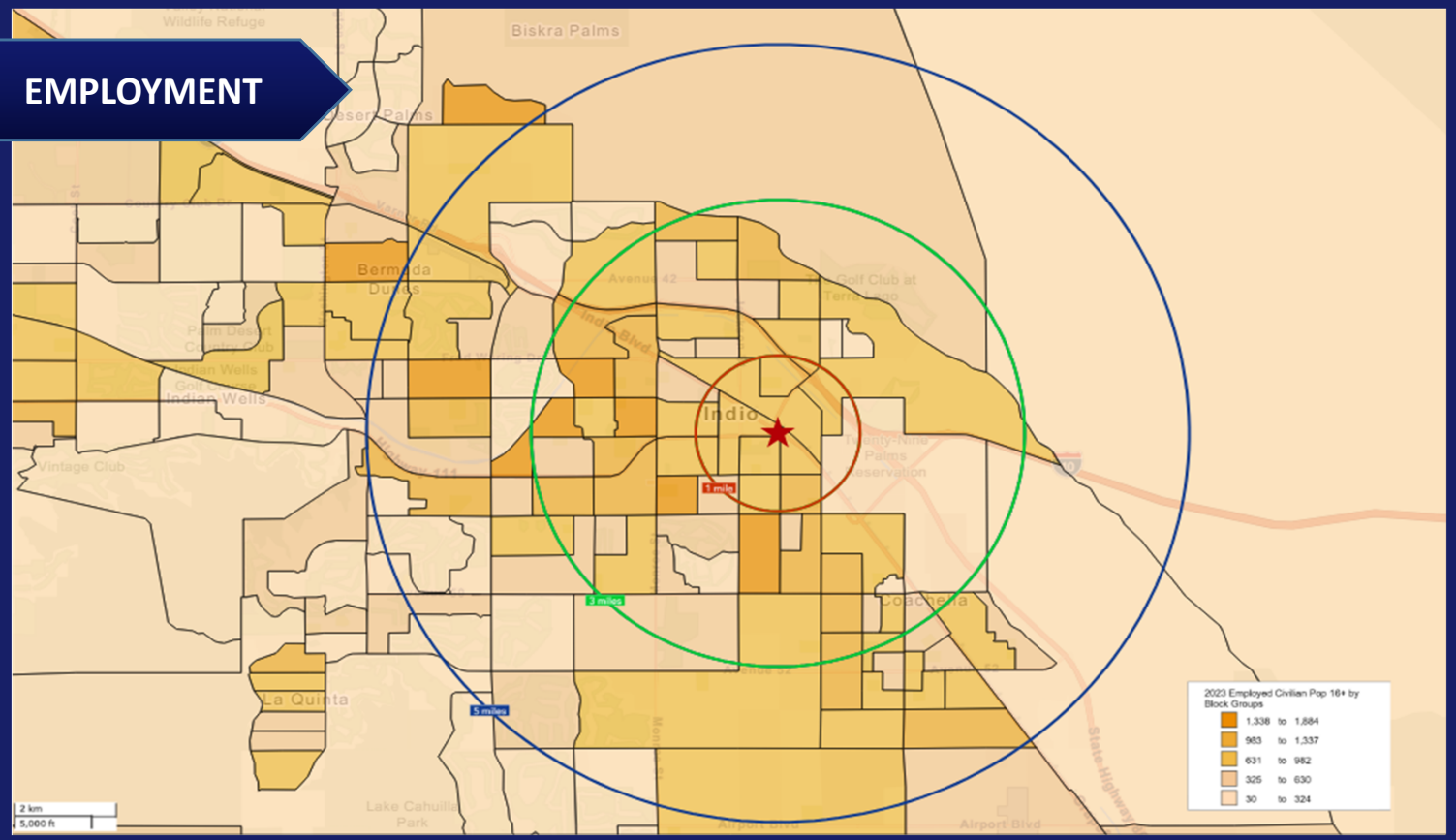


RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

