

INDIO GRAND MARKETPLACE

INDIO, CA

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82227 Hwy. 111 | Indio, CA 92201

SITE INFO

- 17 AC - existing, enclosed mall building is 215,000 square feet.
- Indio Grand Marketplace is planned for a complete redevelopment and revitalization to fit today's retail landscape.
- The site will be totally reimagined with new facades, outdoor elements, anchor, pad, and shop opportunities.



- 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 of 200,000 within Indio's trade area and >260,000 within 10-miles.
- 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.

MERCHANDISING PLAN





Site Location

SIATech Indio
Independent Study...

Church of Christ of Indio

Indio High School

John J. Benoit
Detention Center

Superior Court of
California, County of...

Riverside
Library -

Riverside Citrus
Pest Control

Facilities Management

Freeway Insurance

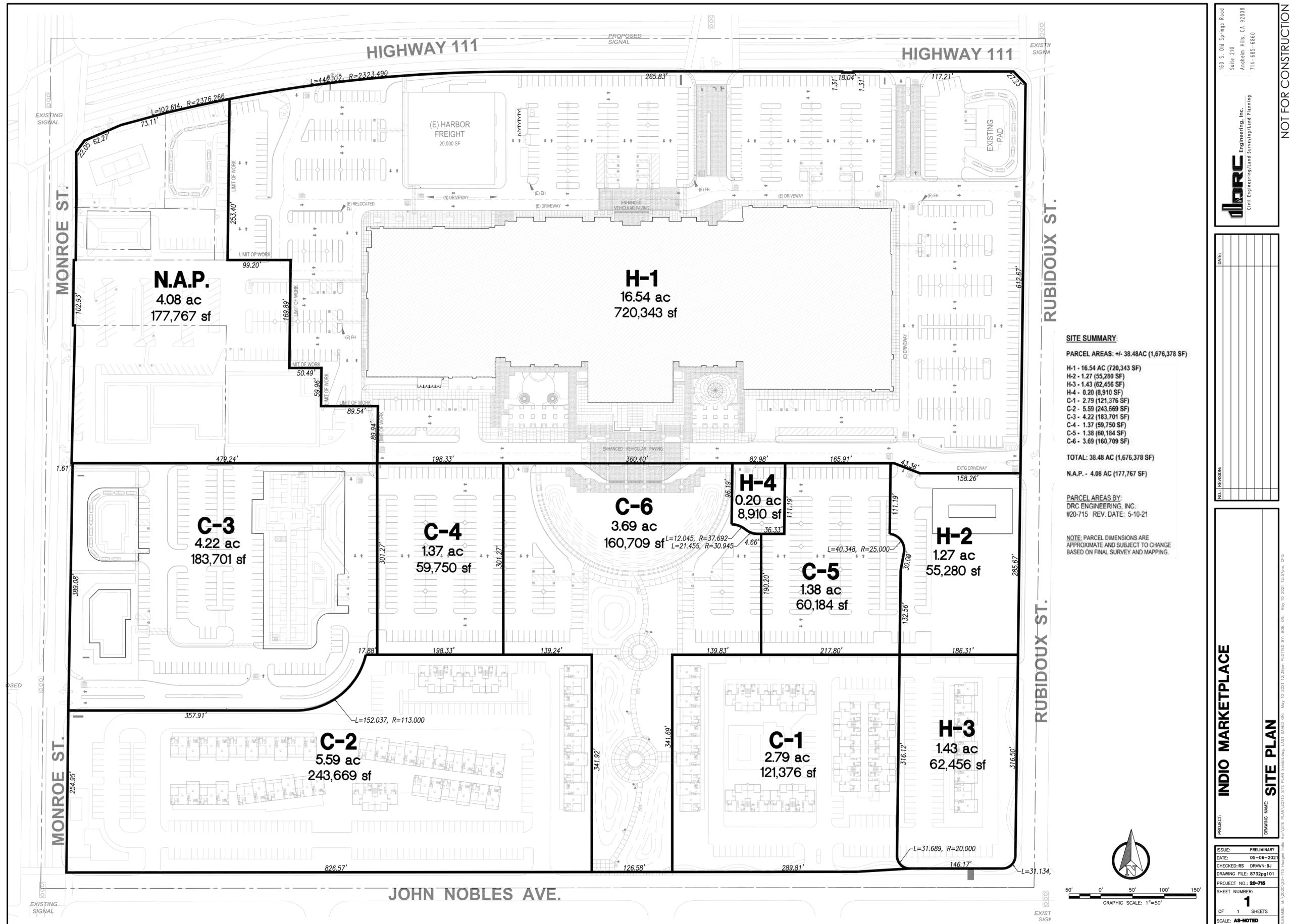
Social Security
Administration

Dr Carreon
Park

First Baptist Church

Town & Country Medical





Site Plan

H-1, H-2, H-3, and H-4 parcels are owned by Haagen Company.

C -1, C-2, C-3, C-4, C-5, and C-6 are owned by the City of Indio.

COMPETITION AERIAL



Lyndon B. Johnson
Elementary School

JFK Elementary
School



INDIO BLVD. 19,006 CPD



50,455 CPD



MATHISBROTHERS



MONROEST. 22,127 CPD



JFK Memorial
Hospital



RUBIDOUX ST.



INDIO, CA

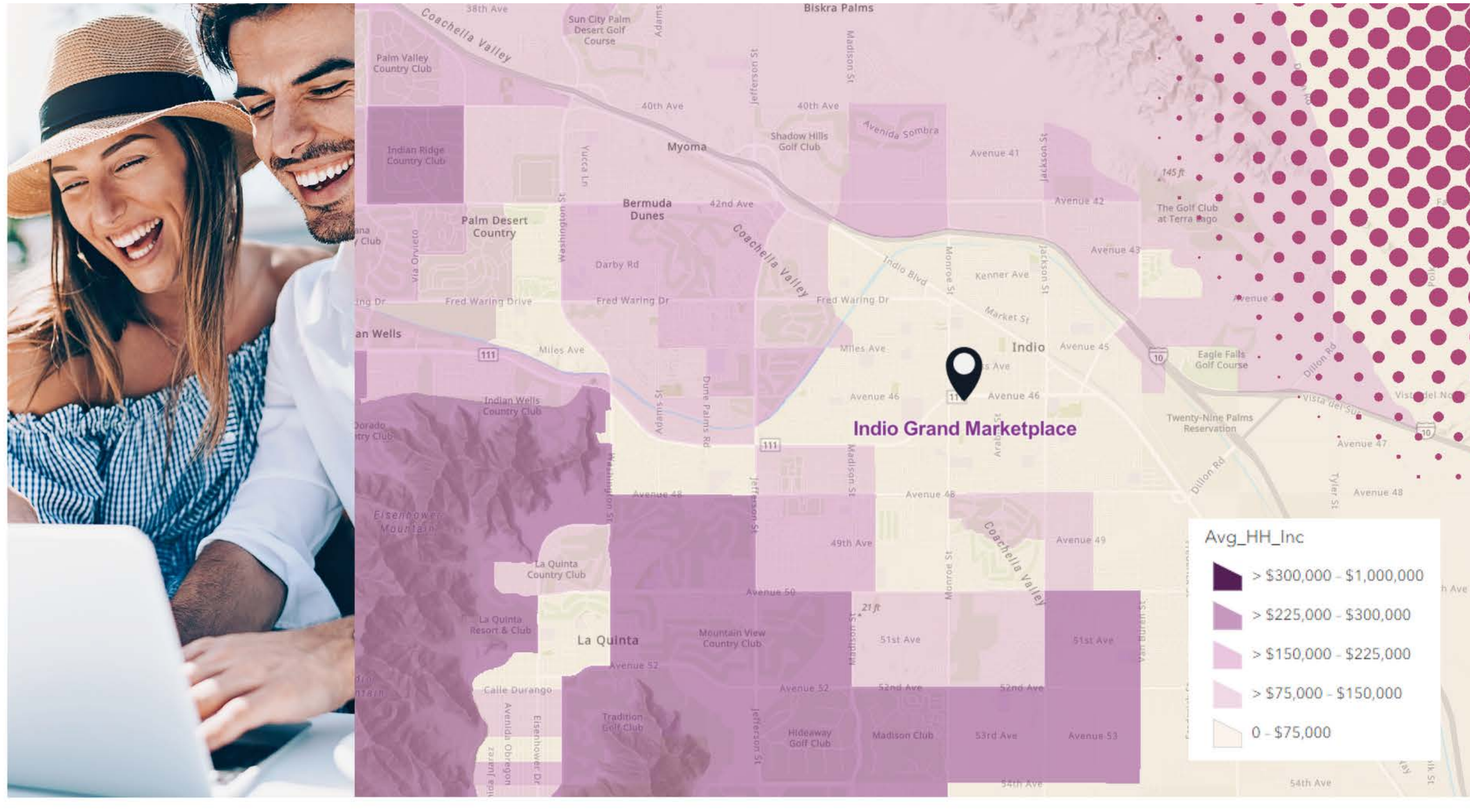
The City of Indio is currently the largest and fastest growing city in Riverside County's Coachella Valley with over 93,000 residents. Nearly 1.4 million people visit the "City of Festivals" every year to attend its world famous arts, food, and music festivals such as the Coachella Valley Music & Arts Festival and Stagecoach Country Music Festival. These are some of the reasons why Indio is ranked as one of the top emerging travel destinations in the country.



Demographics

	TRADE AREA	5 MILES	10 MILES
Population	200,000	67,131	260,800
Households	64,600	49,600	92,800
Average Household Income	\$77,300	\$72,600	84,400
Daytime Population	172,700	143,600	267,900

AFFLUENCE



Indio, CA is surrounded by affluence and attracting >1.5M guests year-round spending their discretionary dollars at Coachella, Stagecoach, PGA Golf Tournament in La Quinta, BNP Paribas Open Indian Wells Masters Tennis Tournament, and more. Indio Grand Marketplace through its redevelopment and aspirational focused merchandising will give residents and guests alike a great place to shop and dine with family and friends.

CONTACT US

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