

INDIO GRAND MARKETPLACE

INDIO, CA



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82123 - 82229 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 Coachella 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 U.S. 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

John J. Benoit
Detention Center

Superior Court of
California, County of...

Riverside
Library -

Riverside Citrus
Pest Control

Facilities Management

Indio High School

Freeway Insurance

Social Security
Administration

Dr Carreon
Park

First Baptist Church

Town & Country Medical



COMPETITION AERIAL



WALMART
verizon
ROSS
SALLY
DOLLAR TREE
BIG LOTS!
CHASE
carter's
babies and kids
DUNKIN' DONUTS
Carrabba's
SUPER BOY

Marshalls
CVS pharmacy
WinCo FOODS
Burlington
Party City
THE HOME DEPOT
Starbucks COFFEE
five BELOW
24 FITNESS
PANDA EXPRESS
petco
TACO BELL
Kentucky Fried Chicken
IHOP
boost
McDonald's

Lyndon B. Johnson
Elementary School

JFK Elementary
School

HARBOR FREIGHT TOOLS
IN-N-OUT BURGER
WELLS FARGO
Chevron

Walgreens
Goody's

INDIO BLVD. 19,006 CPD

Food 4 Less
USbank
dds DISCOUNTS
Denny's

CARDENAS
CVS pharmacy
AutoZone
Jack in the box

50,455 CPD

AMERICA'S TIRE
Advance Auto Parts
jiffy lube
PAPA JOHN'S

MATHIS BROTHERS

McDonald's
7 ELEVEN

O'Reilly
AUTO PARTS

Winchell's
Dental House
Pizza hut

Starbucks
COFFEE

50,455 CPD

EL SUPER.
¡Tu Mundo de Compras!

JFK Memorial
Hospital

MONROE ST. 22,121 CPD

DR. CARREON
Come's
ACADEMY

RUBIDOUX ST.

RITE AID

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.

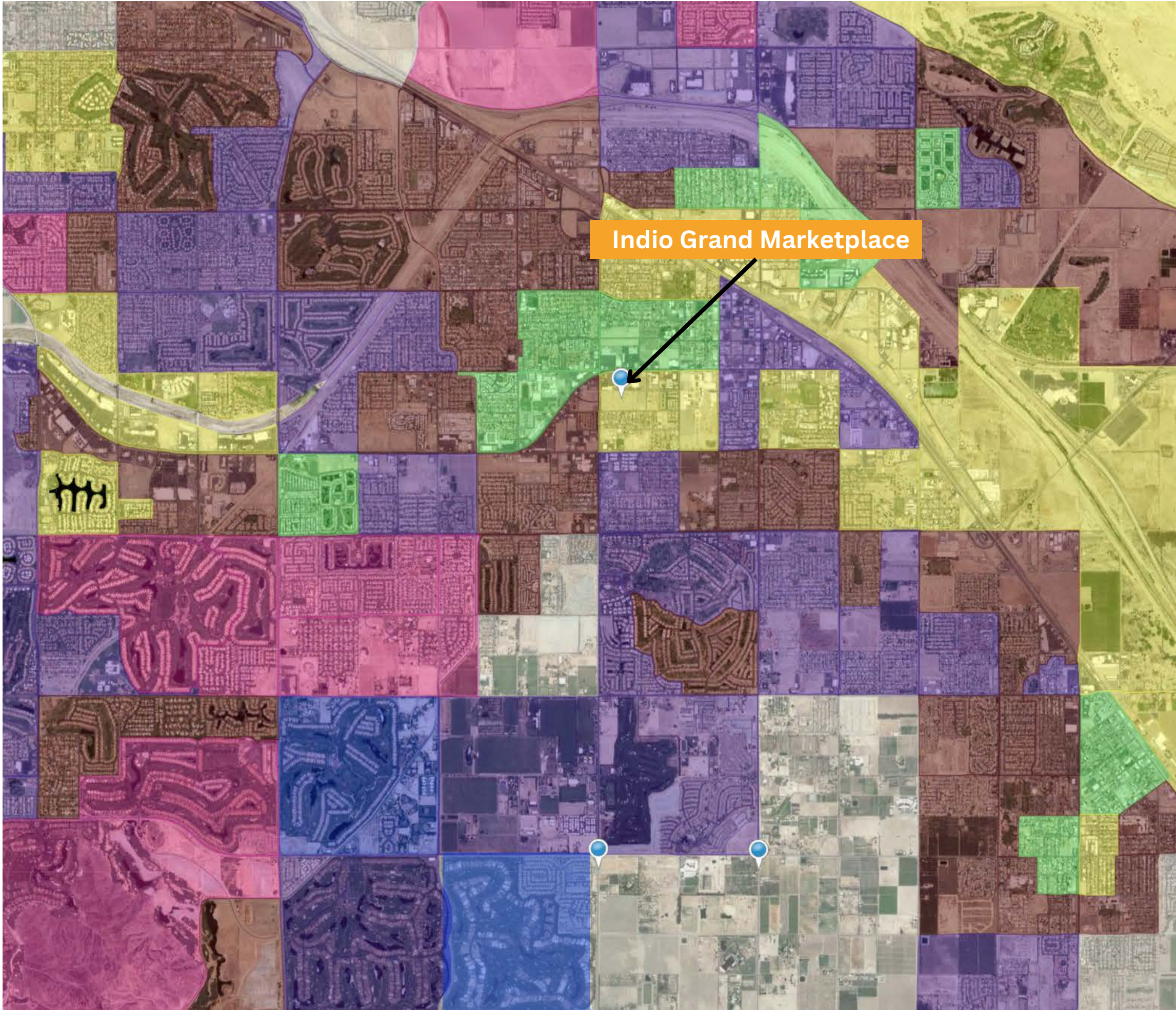
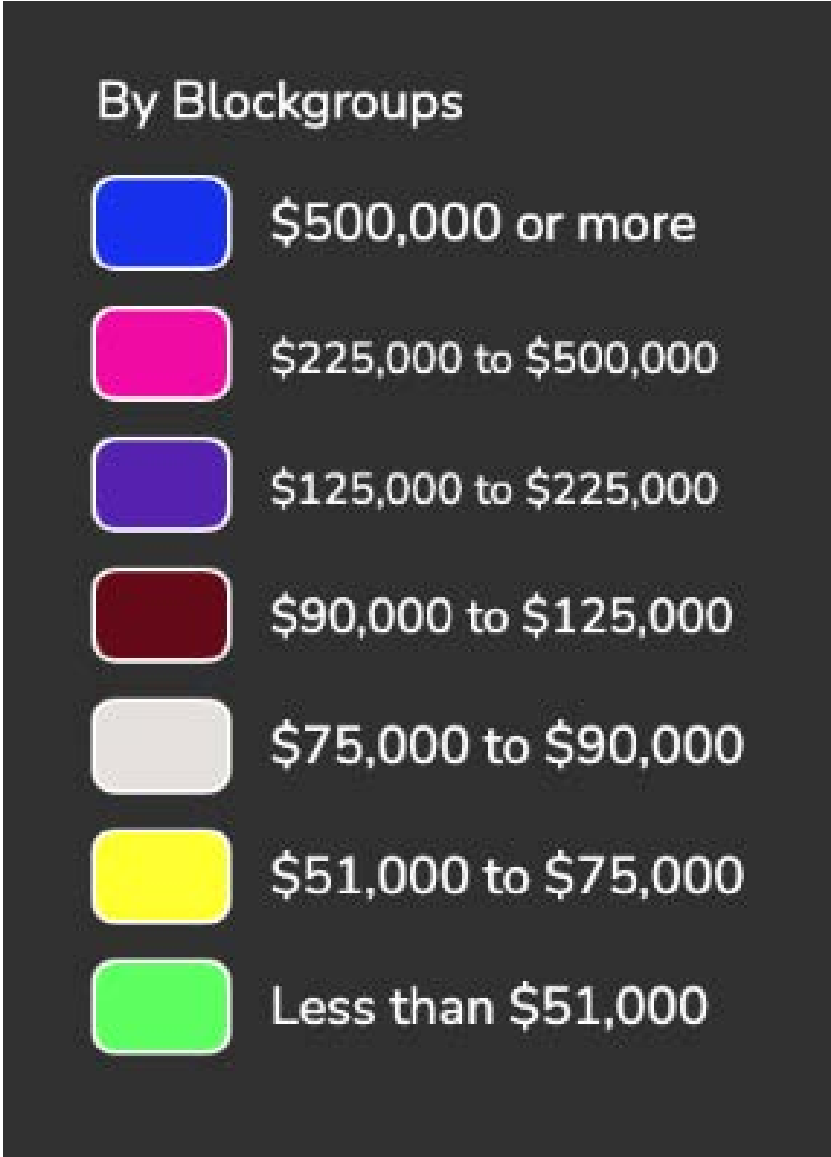


Demographics

2023 Estimates

	1 MILE	3 MILES	5 MILES
Population	23,084	101,340	171,968
Households	6,841	32,195	56,341
Average Household Income	\$76,485	\$120,141	\$121,284
Average Age	31.6	35.3	36.4

Indio Grand Marketplace Income Map






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Our philosophy is to design and develop retail properties that add value to the local community.

Welcome To Haagen Company

Retail Centers & Commercial Properties

Haagen Company specializes in the acquisition, development and management of retail shopping centers and commercial properties. Our portfolio includes properties located in the western United States. Haagen Company is the current form of the family real estate business dating back to the late 1960's and is based in Los Angeles, CA.

