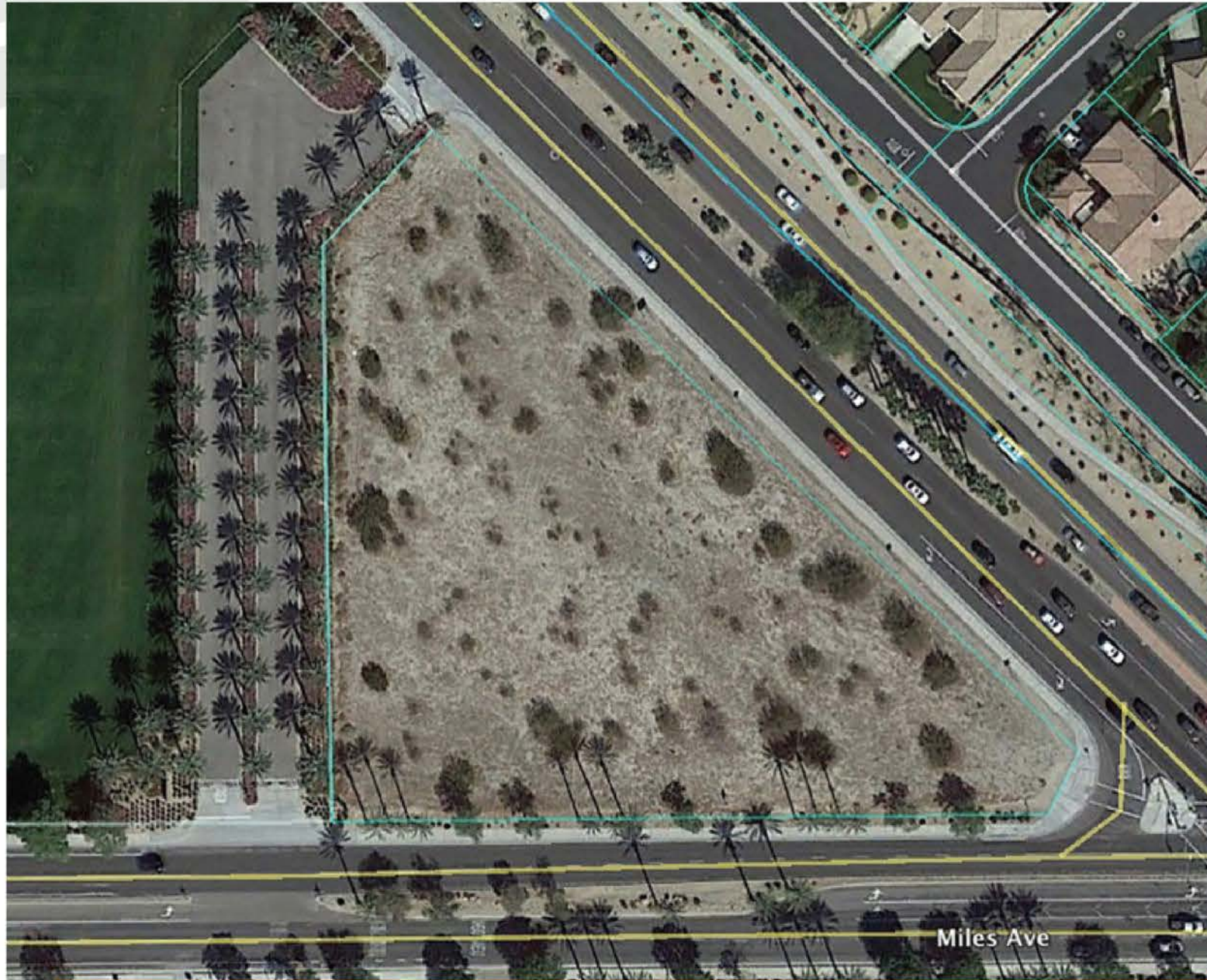




INDIAN POINT

COMMERCIAL | HOTEL | BLENDED USE

H HAAGEN COMPANY



INDIAN POINT SITE

NWC WASHINGTON STREET & MILES AVENUE
INDIAN WELLS, CA

SITE HIGHLIGHTS

- The parcel is 2.65 AC
- Commercial/Hotel/Blended Use Development Opportunity
- Average Daily Traffic (Miles Ave. & Washington St.) = 43,788
- Affluent Population Located in Trade Area
- Adjacent to World-Renown Indian Wells Tennis Garden
- (441,983 Visitors for 2023 BNP Paribas Open)



HAAGENCO.COM | 310-820-1200 X114

NWC WASHINGTON STREET & MILES AVENUE, INDIAN WELLS, CA

INDIAN POINT LUXURY HOTEL



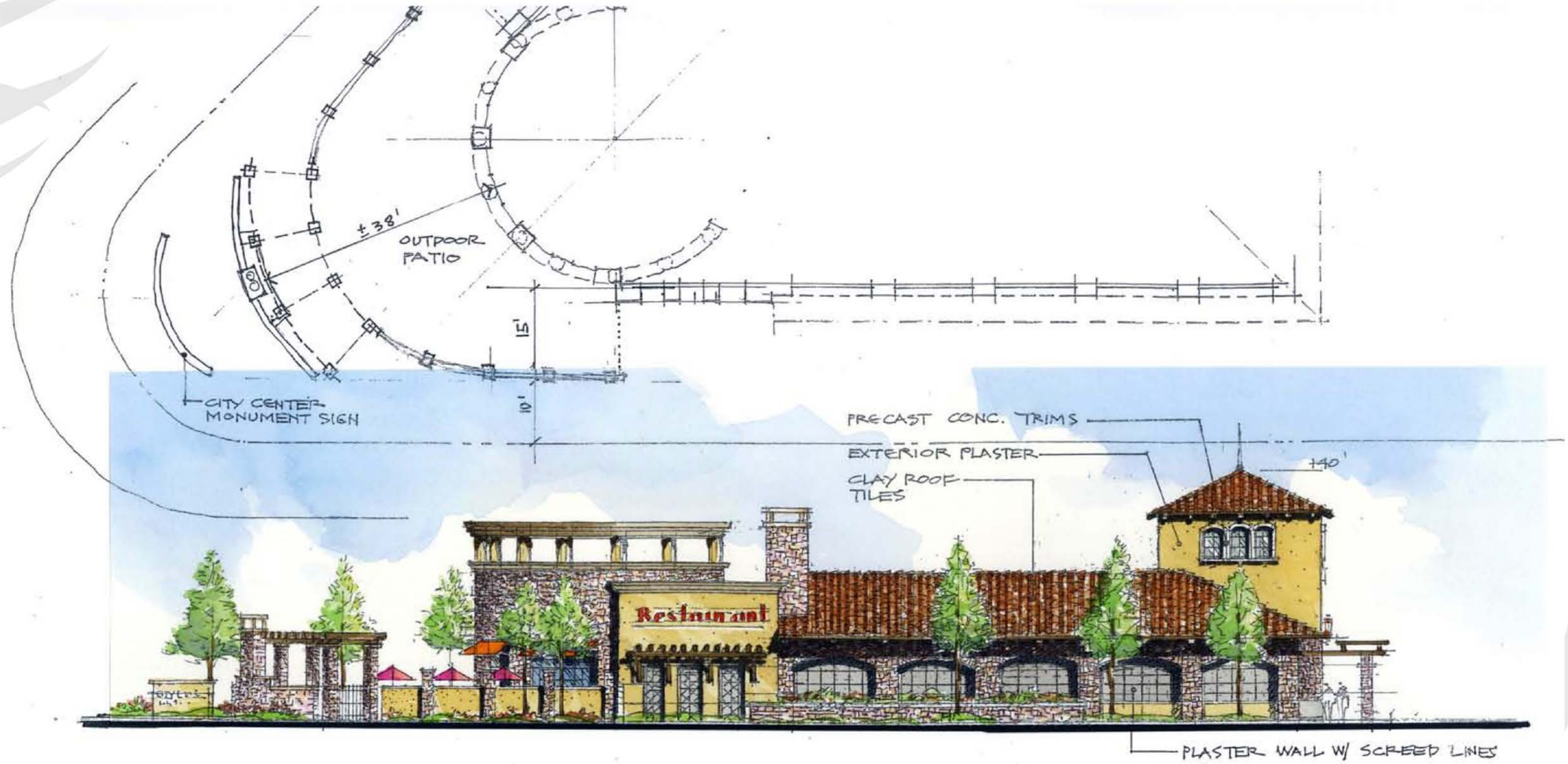
HAAGEN COMPANY

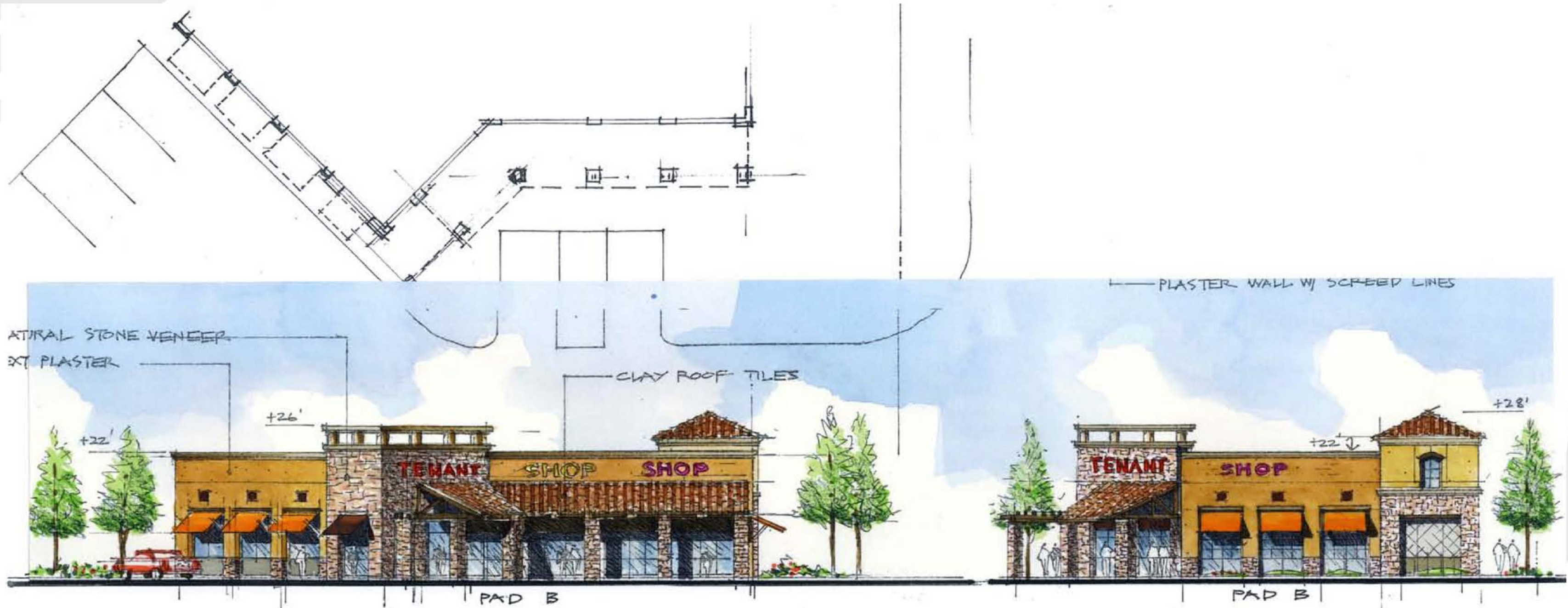
HAAGENCO.COM | 310-820-1200 X114

NWC WASHINGTON STREET & MILES AVENUE, INDIAN WELLS, CA

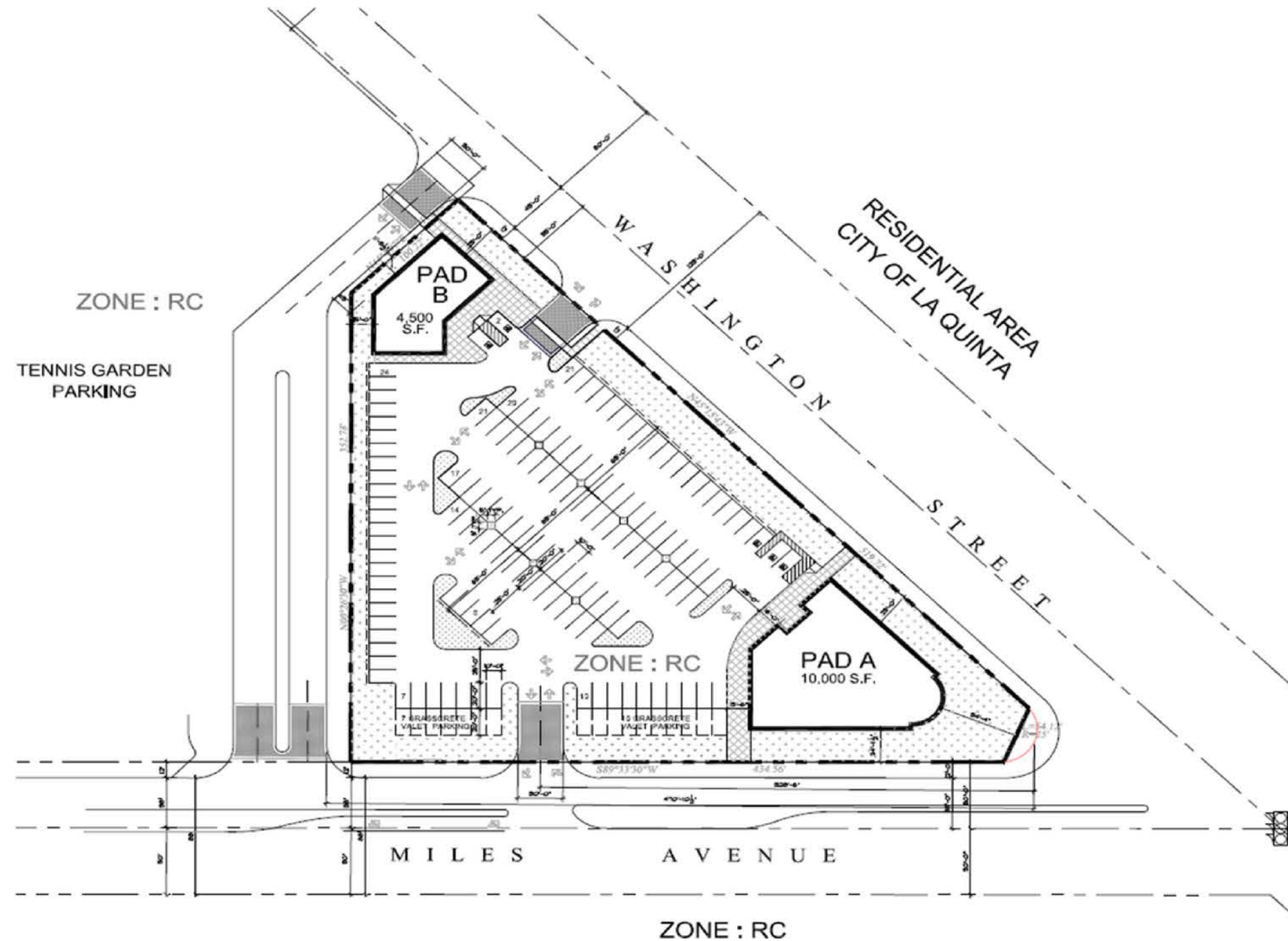
INDIAN POINT SHOPPING CENTER







SHOPPING CENTER



ASSESSOR PARCEL NUMBER (APN) : 633-360-024-1

LEGAL DESCRIPTION :
 That portion shown as remainder parcel of parcel map no. 28833 on file in Book 195 Pages 10 through 15 of Parcel Maps, records of Riverside County, California

ZONE : RC (Resort Commercial)

PROJECT SUMMARY

SITE AREA : 115,419 SF± (2.649 AC)

BUILDING AREAS:

PAD 'A'	10,000 S.F.
PAD 'B'	4,500 S.F.
Total G.L.A.	14,500 S.F.

Building Coverage : 14,500 SF = ± 12.6 %

Impervious Surface : ± 70,100 SF = ± 60.7 %

Landscaped Coverage : ± 30,800 SF = ± 26.6 %

PARKING REQUIRED: 173 CARS

RETAIL (4,500 s.f./250) 18 cars

FOOD USE (1st 4,000 s.f./50 + 6,000 s.f./80) 155 cars

PARKING PROVIDED : 158 CARS

(9' X 20' Standard Stalls) 153 stalls

(9' X 20' Handicap Stalls) 5 stalls

NOTE: An additional 13 parking stalls will be available by utilizing the retail parking due to the retail being closed during the restaurant's busiest hours.



SHOPPING CENTER



INDIAN WELLS, CA

Nestled in a cove of the Santa Rosa Mountains, the city of Indian Wells, California, blossoms with palm trees, gardens and lush, breathtaking scenery in all directions and features some of Greater Palm Springs' most luxurious resorts offering world-class dining, spas and meeting facilities—yet is just a 20-minute drive from the Palm Springs International Airport.

World-class cultural and sporting events and attractions, including BNP Paribas Open, Ironman 70.3 and more, which bring tens of thousands of art lovers, athletes and epicureans to the city each year. 36 holes of championship golf invite visitors to tee off where the likes of Arnold Palmer and President Dwight D. Eisenhower once played. And with its unmatched collection of spectacular accommodations and pampering spas, the options for finding your own oasis are as endless as the city's pristine views and blue skies. *(Source visitgreaterpalmsprings.com)*



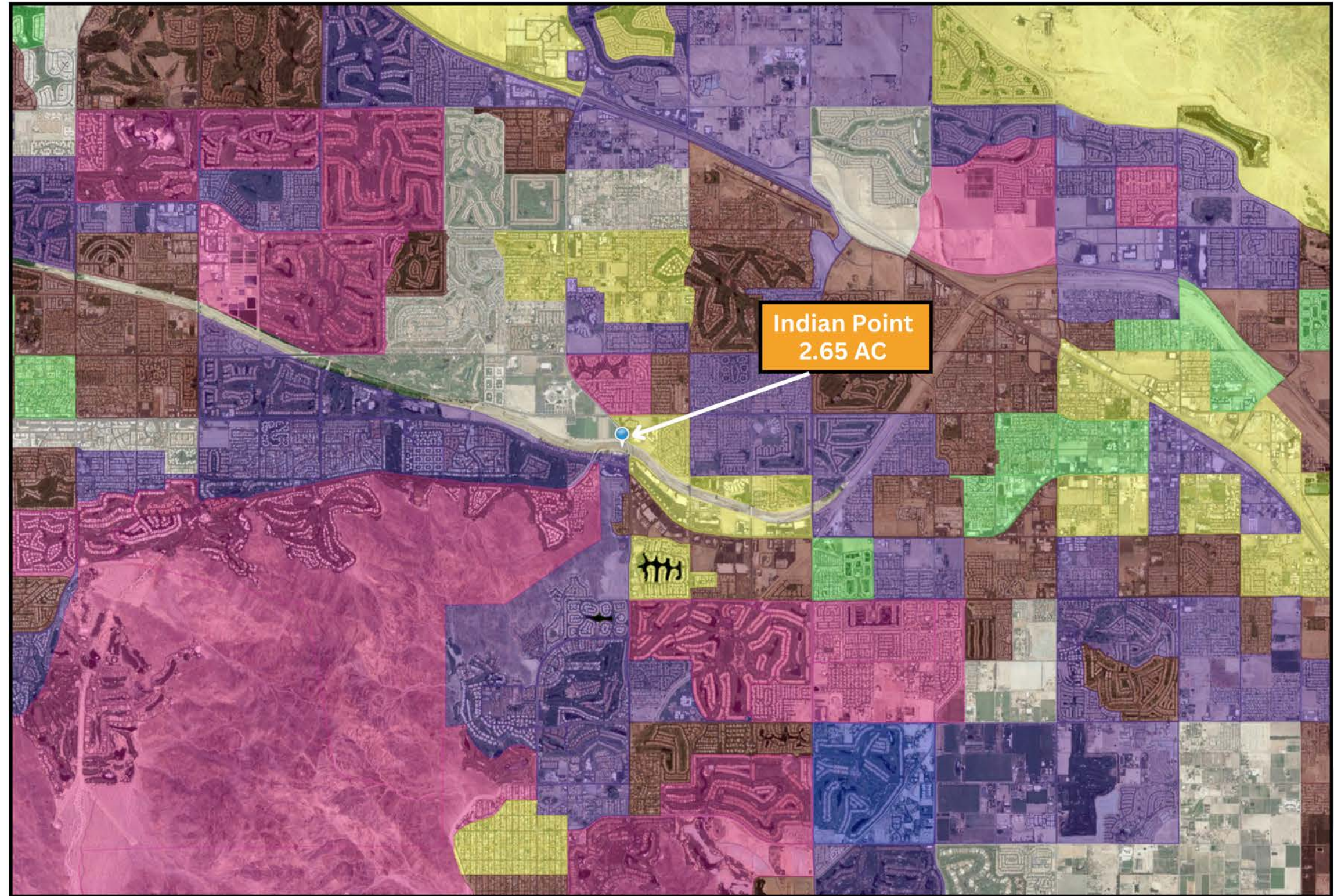
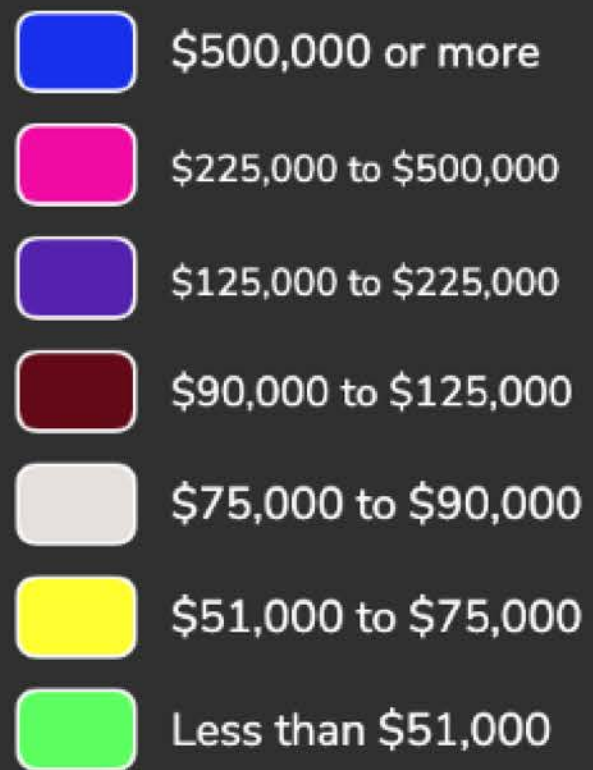
DEMOGRAPHICS

2023 ESTIMATES

	1 MILE	3 MILES	5 MILES
Population	7559	58,999	157,958
Households	3152	25,278	63,015
Average Household Income	\$148,825	\$137,511	\$129,146
Median Age	43	45.2	42.8

INDIAN POINT INCOME MAP

By Blockgroups





CONTACT US

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Los Angeles, CA 90064

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.

