



AVE 52 & JACKSON

INDIO, CA

H HAAGEN COMPANY

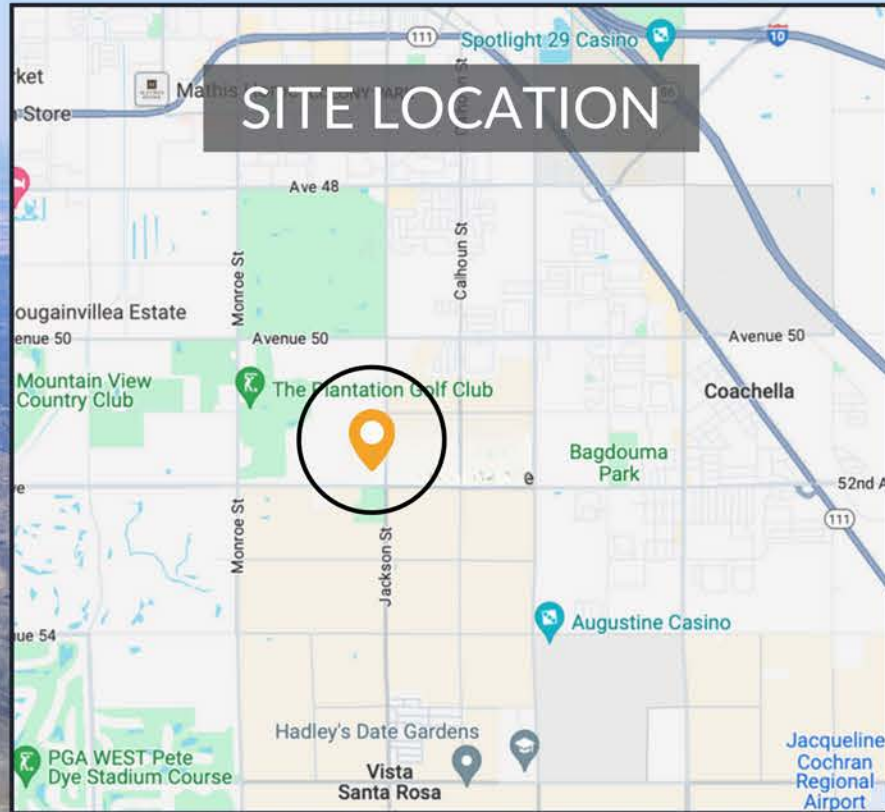


AVE. 52 & JACKSON

NWC Ave. 52 & Jackson Street
Indio, CA 92201

SITE HIGHLIGHTS

- One parcel 18.4 AC
- Proposed Use: Mixed use residential and neighborhood retail



 **The Quarry**



SITE LOCATION



HAAGEN COMPANY

HAAGENCO.COM | 310-820-1200 X114

NWC AVE. 52 & JACKSON ST., INDIO, CA 92201





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HAAGENCO.COM | 310-820-1200 X114

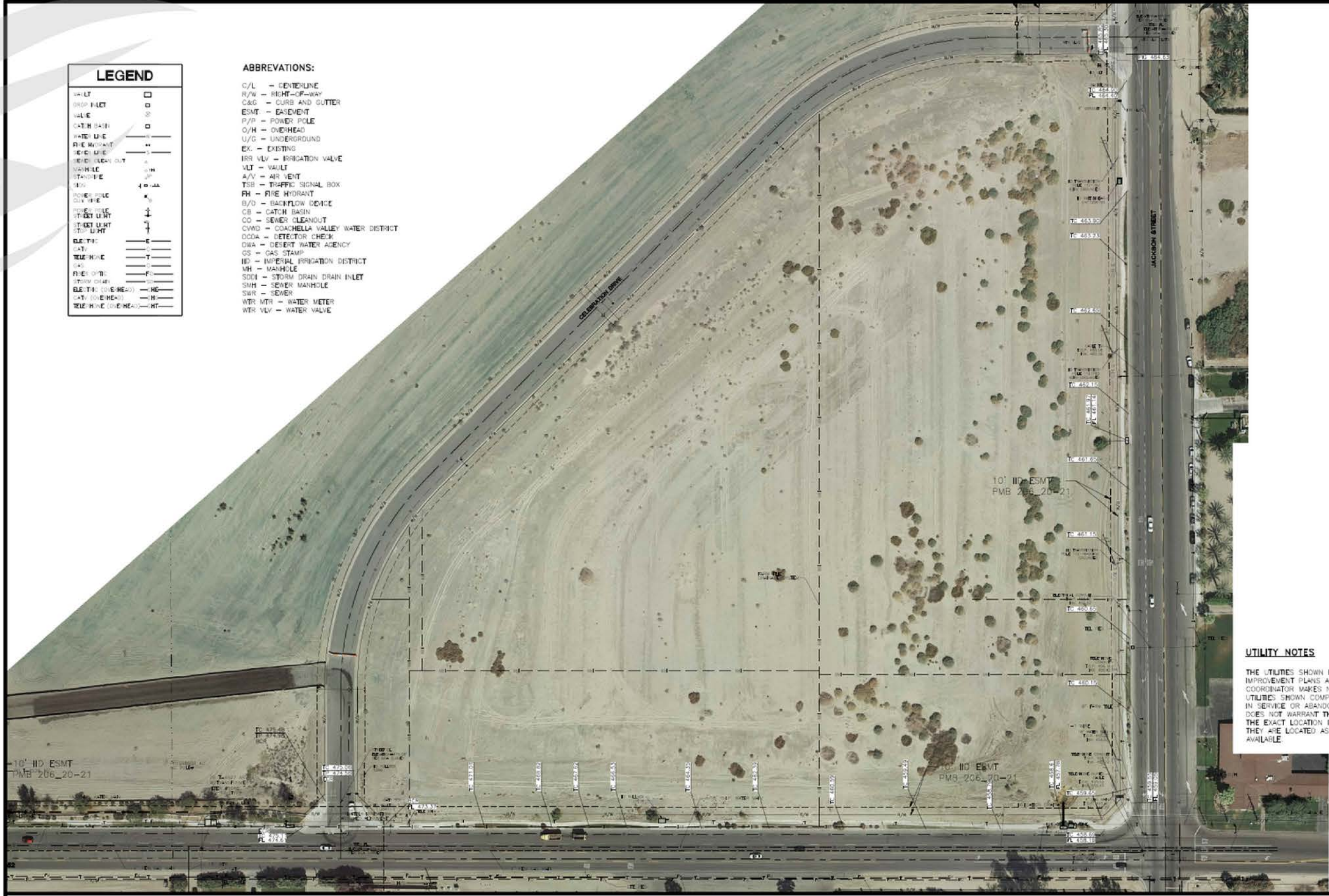
NWC AVE. 52 & JACKSON ST., INDIO, CA 92201

LEGEND

W/LT	○
DROP INLET	□
VALVE	⊙
CATCH BASIN	⊖
WATER LINE	—
FIRE HYDRANT	—
SEWER LINE	—
SEWER CLEAN OUT	—
MANHOLE	—
STANDARD	—
SEWER	—
POWER POLE	—
CITY WIRE	—
STREET LIGHT	—
STREET LIGHT	—
STREET LIGHT	—
ELECTRIC	—
CITY	—
RELEASE	—
CITY	—
FIRE HYDRANT	—
STORM DRAIN	—
ELECTRIC (OVERHEAD)	—
CITY (OVERHEAD)	—
RELEASE (OVERHEAD)	—

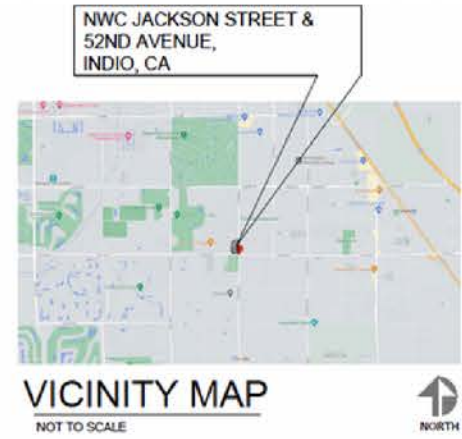
ABBREVIATIONS:

C/L	—	CENTERLINE
R/W	—	RIGHT-OF-WAY
C&G	—	CURB AND GUTTER
ESMT	—	EASEMENT
P/P	—	POWER POLE
O/H	—	OVERHEAD
U/G	—	UNDERGROUND
EX	—	EXISTING
IRR VLV	—	IRRIGATION VALVE
VL	—	VAULT
A/V	—	AIR VENT
T/SB	—	TRAFFIC SIGNAL BOX
FH	—	FIRE HYDRANT
B/D	—	BACKFLOW DEVICE
CB	—	CATCH BASIN
CO	—	SEWER CLEANOUT
CWD	—	COACHELLA VALLEY WATER DISTRICT
ODC	—	DETECTOR CHECK
DWA	—	DESERT WATER AGENCY
GS	—	GAS STAMP
IID	—	IMPERIAL IRRIGATION DISTRICT
MH	—	MANHOLE
SODI	—	STORM DRAIN DRAIN INLET
SMH	—	SEWER MANHOLE
SWR	—	SEWER
WTR MTR	—	WATER METER
WTR VLV	—	WATER VALVE



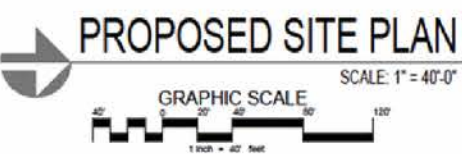
UTILITY NOTES

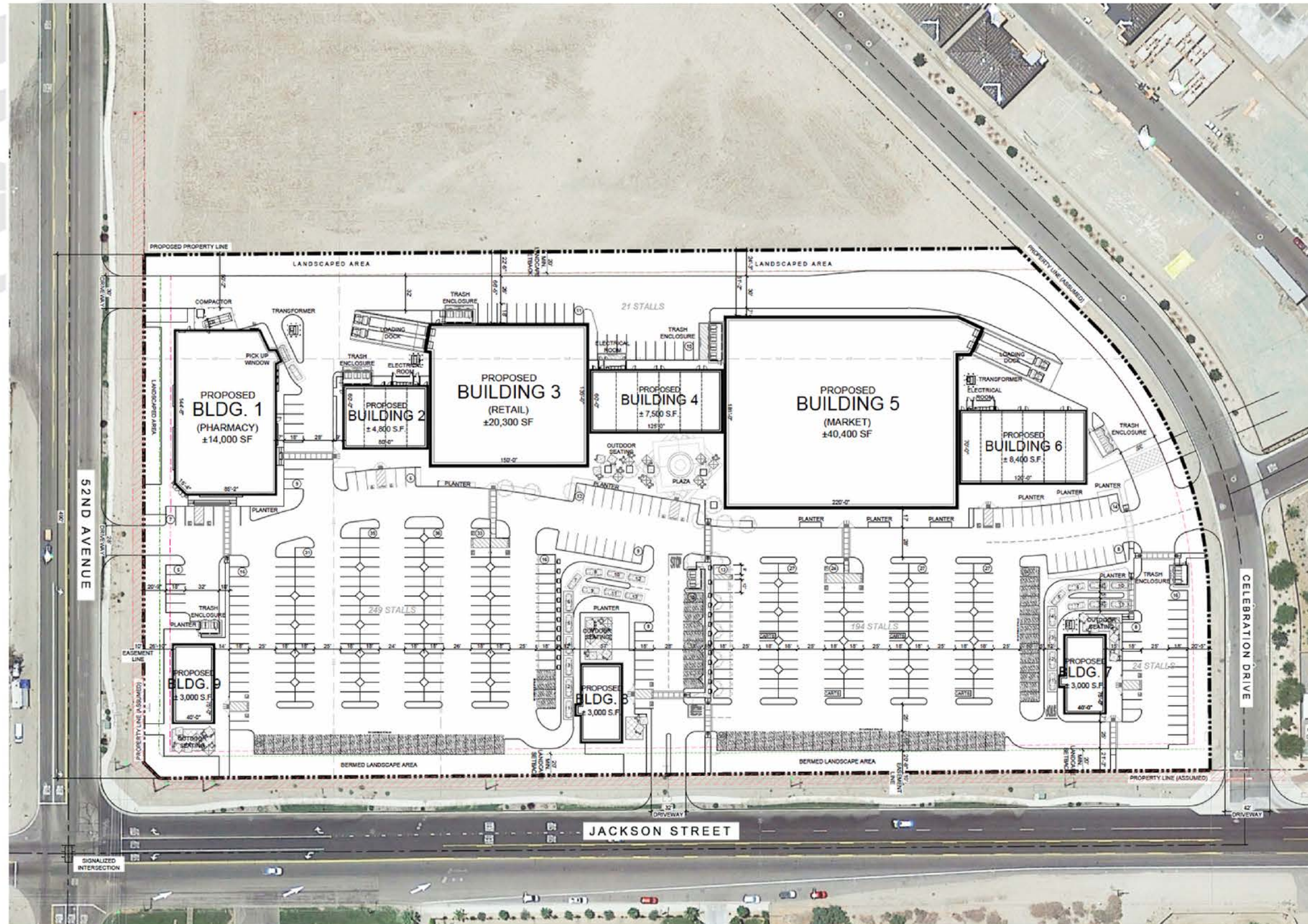
THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM AVAILABLE IMPROVEMENT PLANS AND VISIBLE EVIDENCE. THE UTILITY COORDINATOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, OTHER IN SERVICE OR ABANDONED. THE UTILITY COORDINATOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.



SITE DATA

ZONING	767-110-021
APN	PROPOSED USE
PROPOSED USE	COMMERCIAL
ZONING	CC (COMMUNITY COMMERCIAL)
PROJ. MASTER PLAN	TRILOGY AT THE POLO CLUB
SITE AREA	
GROSS SITE AREA	± 380,000 SF or ± 8.7 AC
BUILDING DATA	
BUILDING AREA	
BUILDING 1	± 14,000 SF
BUILDING 2	± 10,800 SF
Retail	5,200 SF
Restaurant	5,600 SF
BUILDING 3	± 40,400 SF
BUILDING 4	± 2,600 SF
BUILDING 5	± 3,000 SF
BUILDING 6	± 5,000 SF
BUILDING 7	± 5,000 SF
BUILDING 8	± 3,000 SF
TOTAL BUILDING AREA	± 80,800 SF
F.A.R.	0.21
PARKING DATA	
PARKING REQUIRED:	
BLDG 1 (Pharmacy)	56 STALLS (1/250 SF)
BLDG 2 (Retail)	20.8 STALLS (1/250 SF)
(Restaurant)	33.6 STALLS (6/1000 SF)
BLDG 3 (Market)	161.6 STALLS (1/250 SF)
BLDG 4 (Restaurant)	15.6 STALLS (6/1000 SF)
BLDG 5 (D.T. Rest)	18 STALLS (6/1000 SF)
BLDG 6 (Restaurant)	30 STALLS (6/1000 SF)
BLDG 7 (Restaurant)	18 STALLS (6/1000 SF)
TOTAL REQUIRED	353 STALLS
PARKING PROVIDED:	
STANDARD:	300 STALLS
DISABLED:	14 STALLS
EV STALLS	80 STALLS
<small>PER CAL GREEN TABLE 11B-228.3.2 & 1106.6.3</small>	
REQUIRED EV CAPABLE	80 STALL
CAPABLE WITH CHARGER (EVCS)	17 STALL
EV-WAN ACCESSIBLE	1 STALL
EV STANDARD ACCESSIBLE	1 STALL
AMBULATORY	1 STALL
PARKING PROVIDED	394 STALLS
PARKING RATIO:	4.9/1000 SF
REQUIRED SETBACK	
FRONT	BUILDING 25'-0" PARKING / LNDSKP 20'-0"
STREET SIDE	20'-0" 20'-0"
SIDE	15'-0" 0'-0"
REAR	20'-0" 20'-0"





NWC JACKSON STREET &
52ND AVENUE,
INDIO, CA

VICINITY MAP

NOT TO SCALE



SITE DATA

ZONING	767-110-021	
APN	PROPOSED USE	
	COMMERCIAL	
ZONING	CC (COMMUNITY COMMERCIAL)	
PROJ. MASTER PLAN	TRIOLOGY AT THE POLO CLUB	
SITE AREA		
GROSS SITE AREA	± 469,727 SF or ± 10.7 AC	
BUILDING DATA		
BUILDING AREA		
BUILDING 1	± 14,000 SF	
BUILDING 2	± 4,300 SF	
BUILDING 3	± 20,300 SF	
BUILDING 4	± 7,500 SF	
BUILDING 5	± 40,400 SF	
BUILDING 6	± 8,400 SF	
BUILDING 7	± 3,000 SF	
BUILDING 8	± 3,000 SF	
BUILDING 9	± 3,000 SF	
TOTAL BUILDING AREA	± 104,400 SF	
FAR	0.22	
PARKING DATA		
PARKING REQUIRED:		
BLDG 1 (Pharmacy)	56 STALLS (1/250 SF)	
BLDG 2 (Retail)	19.2 STALLS (1/250 SF)	
BLDG 3 (Retail)	81.2 STALLS (1/250 SF)	
BLDG 4 (Retail)	30 STALLS (1/250 SF)	
BLDG 5 (Retail)	161.6 STALLS (1/250 SF)	
BLDG 6 (Retail)	33.6 STALLS (1/250 SF)	
BLDG 7 (D.T Rest)	18 STALLS (6/1000 SF)	
BLDG 8 (D.T Rest)	18 STALLS (6/1000 SF)	
BLDG 9 (D.T Rest)	18 STALLS (6/1000 SF)	
TOTAL REQUIRED	435 STALLS	
PARKING PROVIDED:		
STANDARD:	370 STALLS	
DISABLED:	20 STALLS	
EV STALLS	98 STALLS	
<small>PER CAL GREEN TABLE 11B-020.3.2.1 & 5.106.5.3.1</small>		
REQUIRED BY CAPABLE	73 STALL	
CAPABLE WITH CHARGER (EVC)	22 STALL	
EV VAN ACCESSIBLE	1 STALL	
EV STANDARD ACCESSIBLE	1 STALL	
AMBULATORY	1 STALL	
PARKING PROVIDED	488 STALLS	
PARKING RATIO:	4.6 / 1000 SF	
REQUIRED SETBACK		
FRONT	BUILDING 25'-0"	PARKING / LNDSCP 20'-0"
STREET SIDE	20'-0"	20'-0"
SIDE	15'-0"	0'-0"
REAR	20'-0"	20'-0"

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.

With fabulous weather, Indio offers abundant outdoor activities including renowned polo matches, championship golf, cycling, equestrian events, and hiking.

This ideal climate, combined with exceptional conditions for growing various crops and an ample supply of ground water, allows agriculture to remain the second largest industry in the Coachella Valley.

Tourism is ranked as the region's top employer. With close to a million visitors each year attending its various festivals, shows, concerts, and events, Indio is known as the "City of Festivals."

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	2,459	72,502	140,264
Households	1,033	23,153	48,274
Average Household Income	\$114,513	\$119,890	\$118,657
Median Age	45.7	33.1	35.3



\$ 8.7 B

Tourism's Total
Economic
Impact

14.1 M

Annual Day
and Overnight
Visitors

1 IN 4

Local Jobs
Supported
by Tourism

49,137

Total Jobs
Sustained by
Tourism

Greater Palm Springs Region

TOURISM

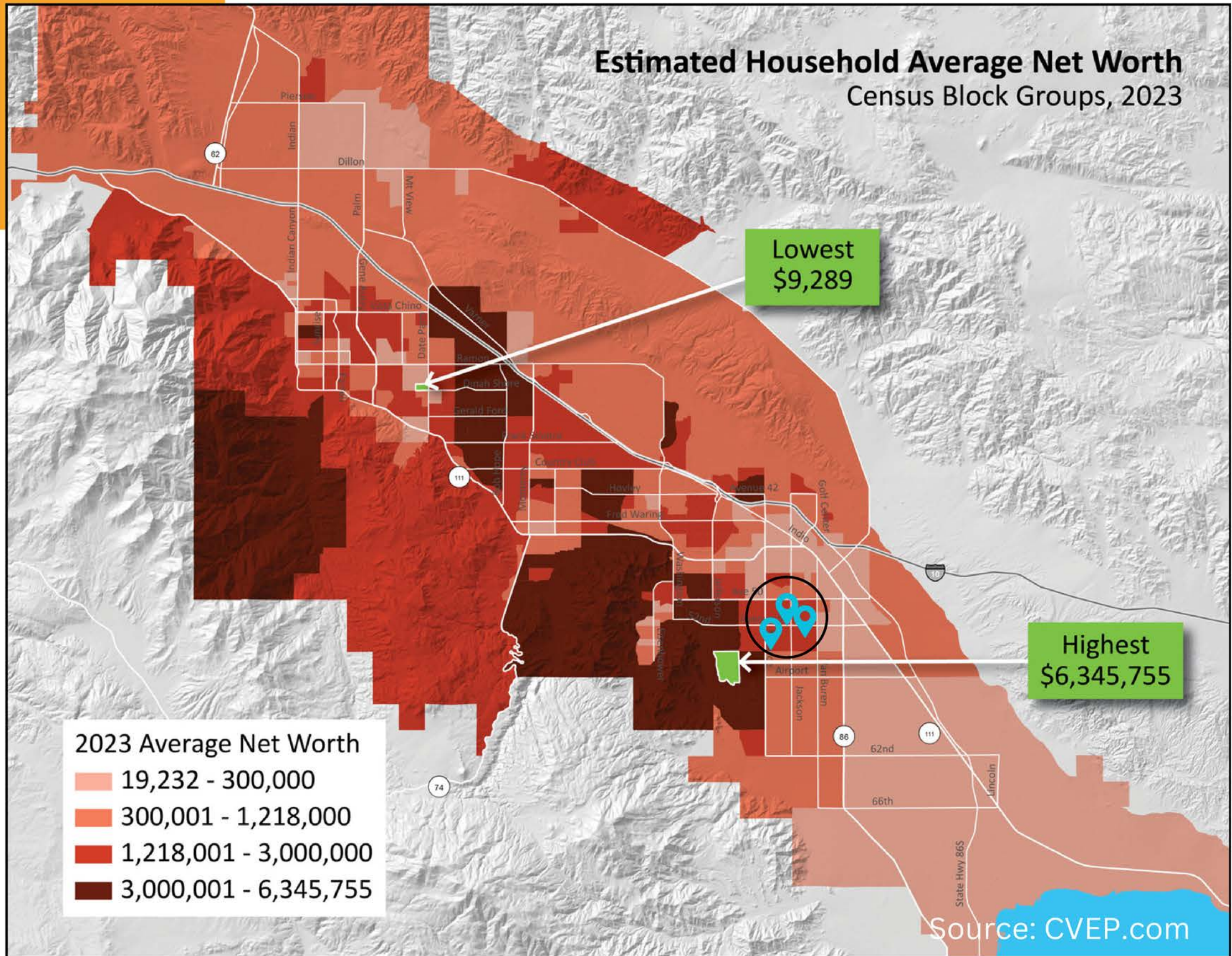
Tourism is the largest industry in Greater Palm Springs, supporting 1 in 4 jobs in the region. Visitors generate significant economic benefits to businesses. In 2022, visitors supported a total of \$8.7 billion in sales at businesses in Greater Palm Springs.



NEARBY POINTS OF INTEREST

- Empire Polo Club
- Trilogy at Polo Gated Community
- The Madison Club
- Hideaway Golf Club
- Plantation Golf Club
- PGA West Golf Courses
- Jacqueline Cochran Regional Airport
- The Thermal Club Race Track/BMW Performance Center





WEALTH & PROSPERITY

A Glimpse into
East Coachella Valley's
Affluent Landscape

This map shows the estimated average net worth of households in each Census block group in the Coachella Valley.



CONTACT US

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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.

