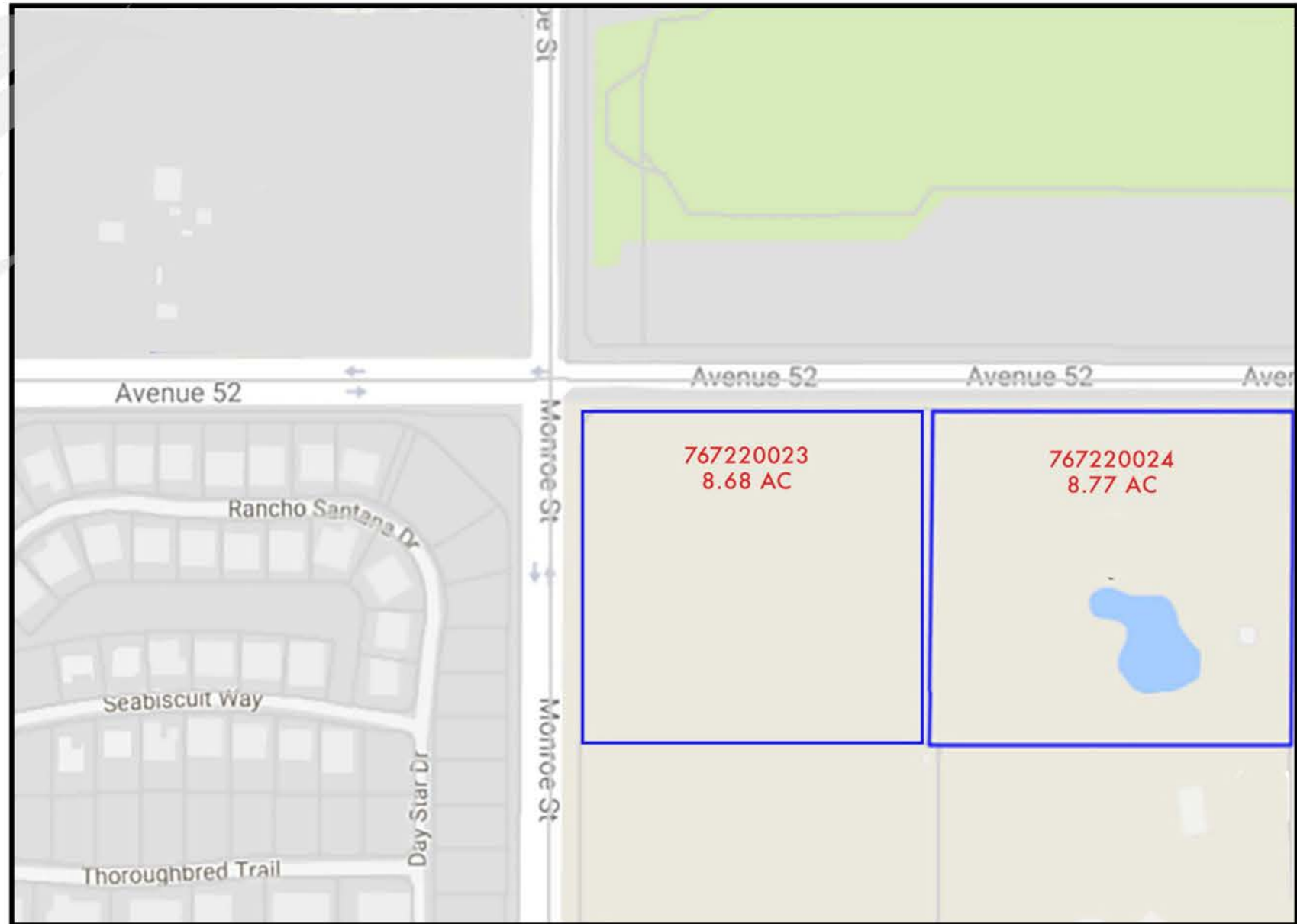




# AVE 52 & MONROE

VISTA SANTA ROSA, CA

**H** HAAGEN COMPANY



# MONROE & AVE. 52

SEC Monroe Street & Ave. 52  
Vista Santa Rosa, CA

## SITE HIGHLIGHTS

- Two Parcels: 8.68 AC and 8.77 AC
- Proposed Use: Mixed Use
- Water is available in the street
- Adjacent to City of Indio and City of La Quinta boundaries



**SITE LOCATION**  
SEC AVE. 52 & MONROE

HAAGENCO.COM | 310-820-1200 X114





**AERIAL VIEW**  
SEC AVE. 52 & MONROE

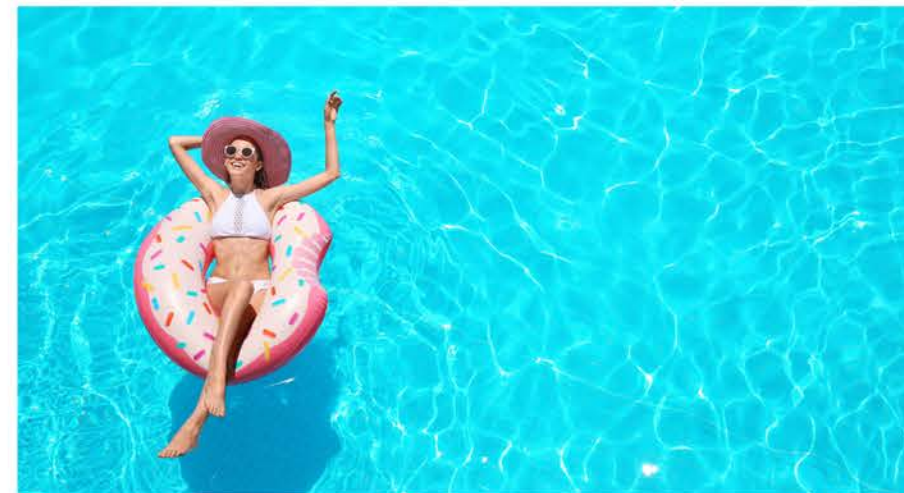
  
HAAGENCO.COM | 310-820-1200 X114



# VISTA SANTA ROSA, CA

Nestled amidst the picturesque landscapes of Southern California, Vista Santa Rosa embodies a vibrant community teeming with opportunities for commercial real estate investment. Adjacent to the thriving cities of Indio, La Quinta, Vista Santa Rosa, and Thermal, Vista Santa Rosa enjoys a strategic location amidst a nexus of economic activity.

The region boasts a plethora of undeveloped parcels, strategically situated near upscale resorts and residential projects, presenting an enticing prospect for development ventures. Renowned for its equestrian heritage, Vista Santa Rosa exudes an aura of rustic charm, with numerous ranch properties dotting its scenic countryside. Here, the allure of the Old West harmoniously coalesces with modern aspirations, making it an ideal locale for innovative commercial real estate endeavors.



**VISTA SANTA ROSA**  
SEC AVE. 52 & MONROE

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# NEARBY POINTS OF INTEREST

- Empire Polo Club
- The Madison Club
- Hideaway Golf Club
- Desert International Horse Park
- PGA West Golf Courses
- Jacqueline Cochran Regional Airport
- The Thermal Club Race Track/BMW Performance Center



**POINTS OF INTEREST**  
SEC AVE. 52 & MONROE

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# DEMOGRAPHICS

## 2023 ESTIMATES

	1 MILE	3 MILES	5 MILES
Population	2,075	67,935	153,597
Households	889	20,388	48,760
Average Household Income	\$120,791	\$131,727	\$117,813
Median Age	46.2	34.3	35.9





# CONTACT US

Phone : 310.820.1200 x 114

Website : [Haagenco.com](http://Haagenco.com)

Email : [gbradbury@haagenco.com](mailto:gbradbury@haagenco.com)

Address : 12302 Exposition Blvd.,  
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.

