

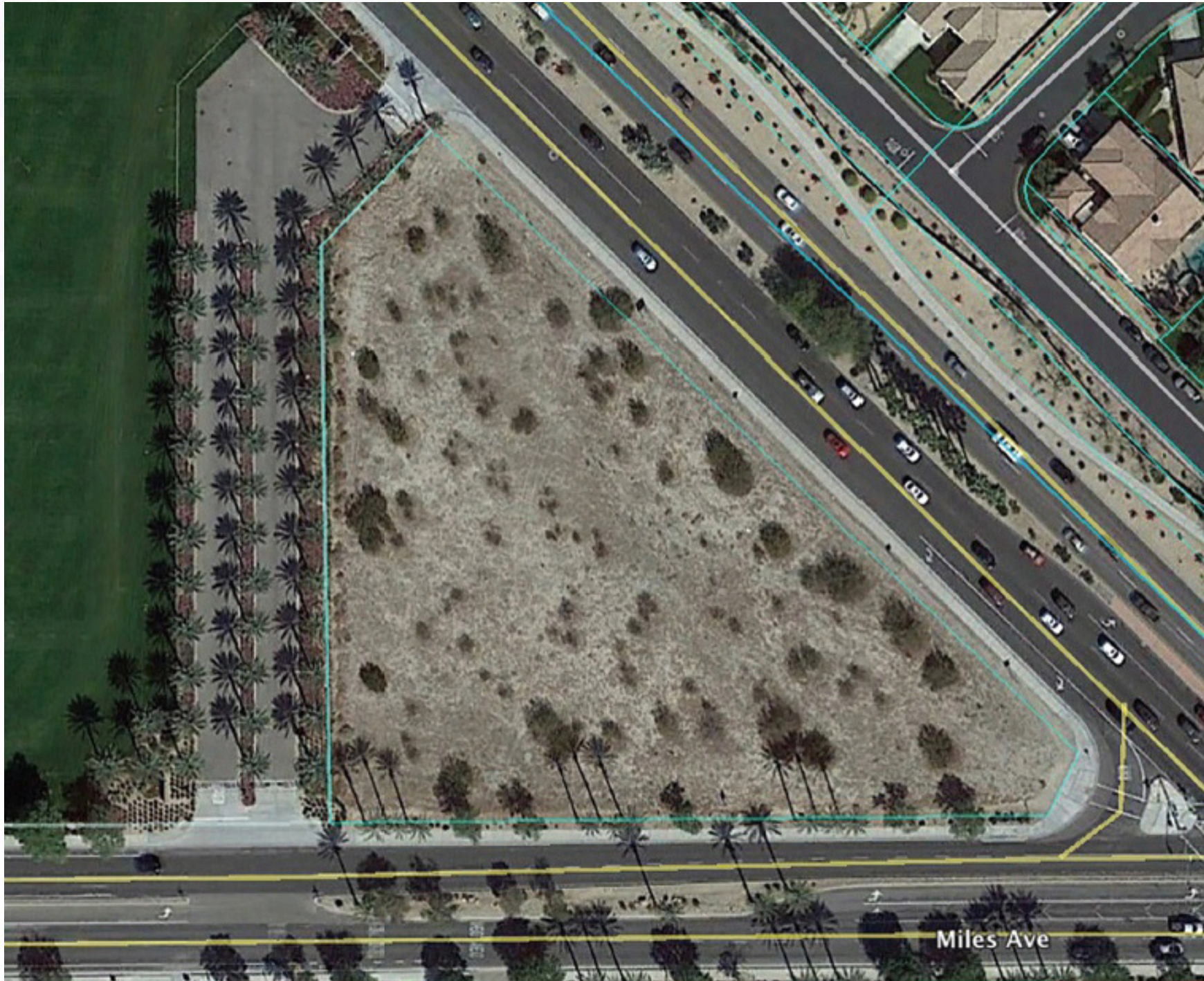


INDIAN POINT

NWC WASHINGTON ST. & MILES AVE
INDIAN WELLS, CA



HAAGEN COMPANY



INDIAN POINT

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SITE HIGHLIGHTS

- The parcel is 2.65 AC
- Retail 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)

SITE INFORMATION

NWC WASHINGTON ST. & MILES AVE.

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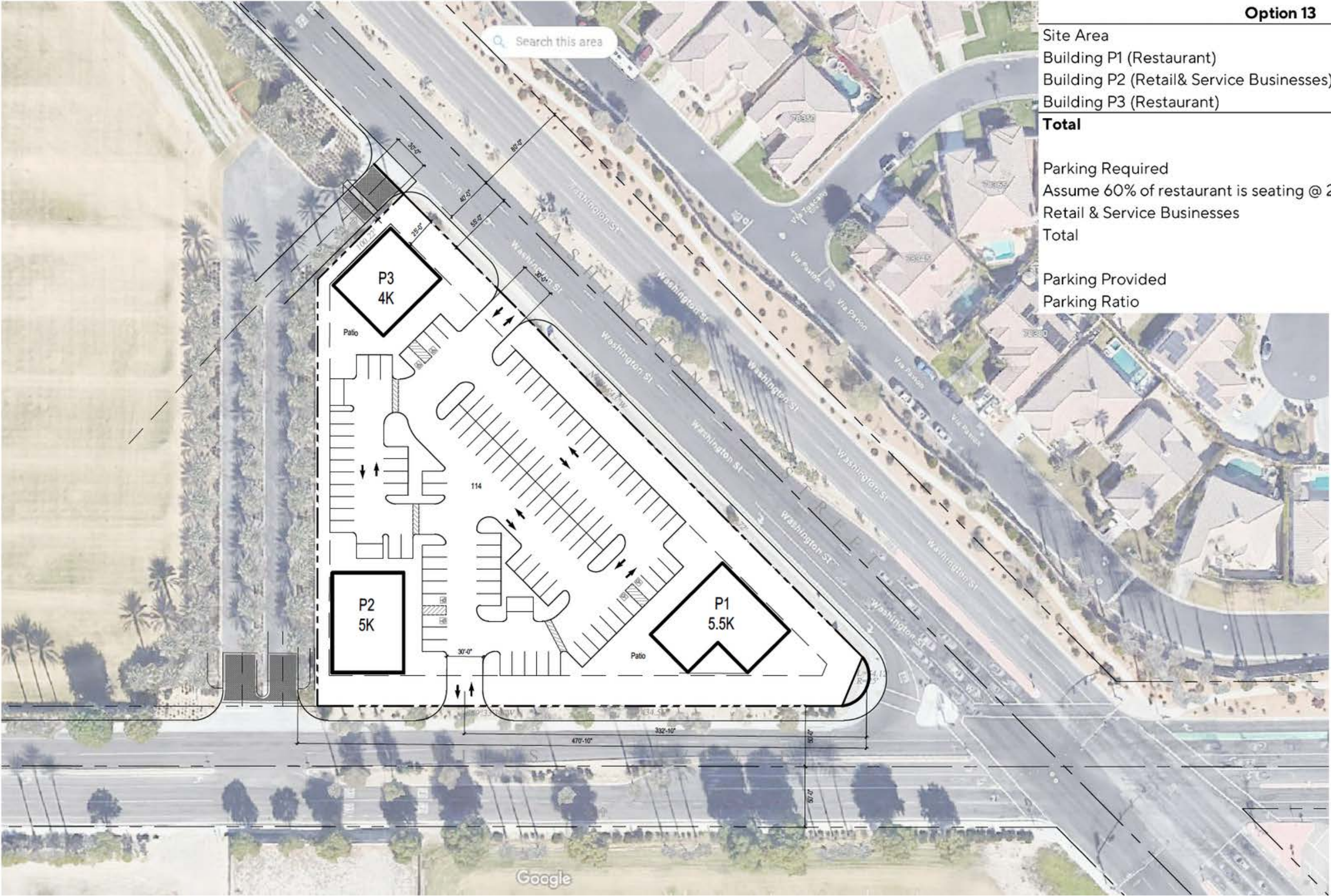


Site Location

Indian Wells Tennis Garden

SITE LOCATION
NWC WASHINGTON ST. & MILES AVE.

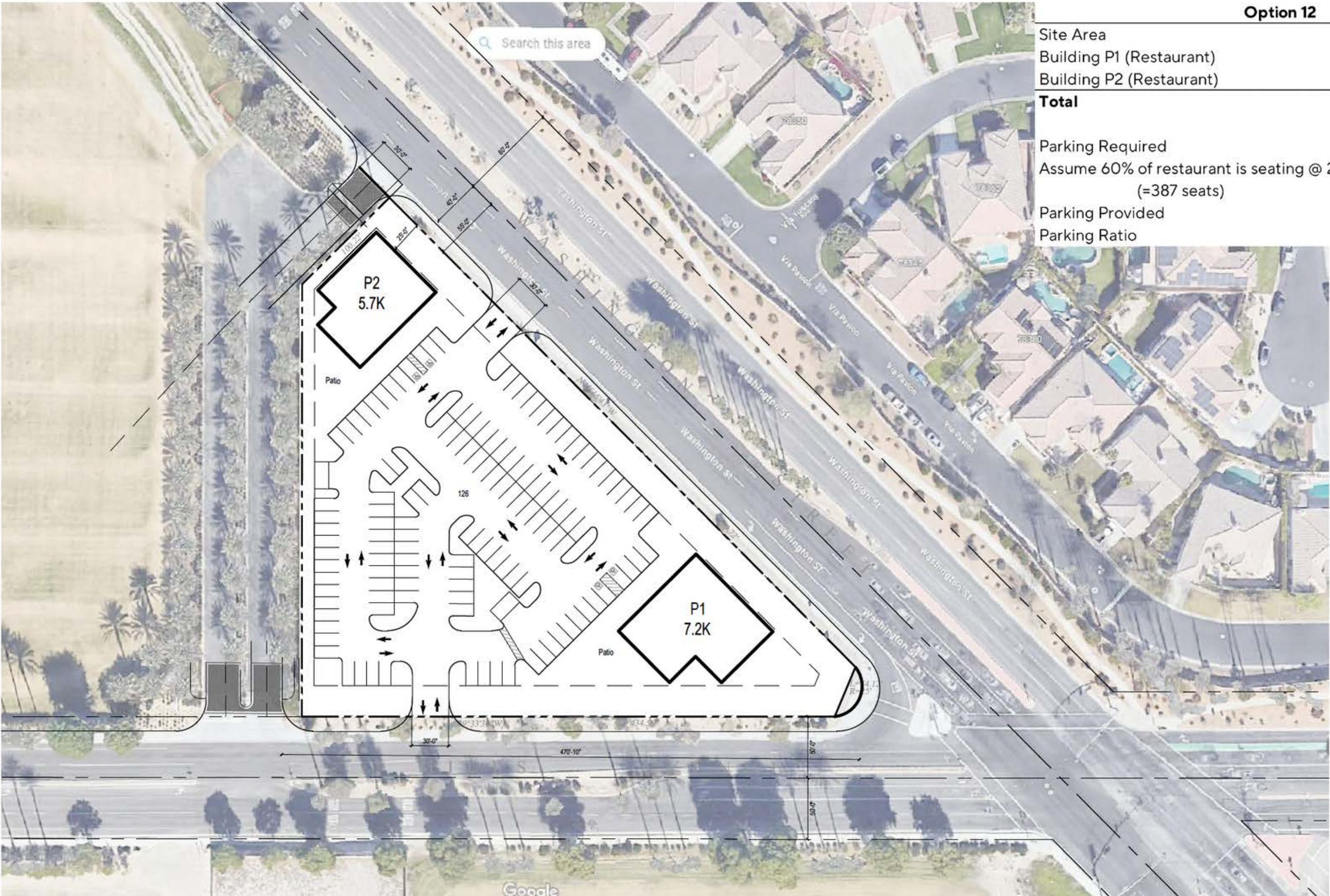
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Option 13

Site Area	±2.6 ac
Building P1 (Restaurant)	5,500 sf
Building P2 (Retail& Service Businesses)	5,000 sf
Building P3 (Restaurant)	4,000 sf
Total	14,500 sf
Parking Required	
Assume 60% of restaurant is seating @ 20sf/seat	95
Retail & Service Businesses	20
Total	115
Parking Provided	114 stalls
Parking Ratio	7.9 /1000

PROPOSED SITE PLAN
NWC WASHINGTON ST. & MILES AVE.



Option 12

Site Area	±2.6 ac
Building P1 (Restaurant)	7,200
Building P2 (Restaurant)	5,700 sf
Total	12,900 sf
Parking Required	
Assume 60% of restaurant is seating @ 20sf/seat (=387 seats)	129
Parking Provided	126 stalls
Parking Ratio	9.8 /1000

PROPOSED SITE PLAN
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PROPOSED RENDERING
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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)



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Greater Palm Springs Region

TOURISM

Tourism is the largest industry in Greater Palm Springs, attracting **14.1 million annual day and overnight visitors**. These visitors contribute significantly to the region's economy, **generating a total of \$8.7 billion in sales at local businesses** in 2022.

In addition to its thriving tourism industry, Greater Palm Springs boasts a vibrant calendar of annual events and music festivals that attract visitors from far and wide. From the renowned Coachella Valley Music and Arts Festival to the Palm Springs International Film Festival, these cultural celebrations not only enhance the region's allure but also significantly contribute to its economic prosperity, fostering growth and opportunity for local businesses.





DEMOGRAPHICS

2026 ESTIMATES

	1 MILE	3 MILES	5 MILES
Population	7,609	69,009	175,057
Households	3,225	29,683	72,087
Average Household Income	\$157,215	\$155,895	\$141,848
Median Age	46.4	47.2	45.5



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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.

