

# AVAILABLE FOR LEASE



**FORMER CVS**  
82-270 HIGHWAY 111, INDIO, CA 92201



## PROPERTY FEATURES

- ±16,480 SF Former CVS Space Available.
- Excellent Frontage Along Busy Hwy 111.
- Drive Thru on Northwestern Side of Building.
- Stand-Alone Pad Building in Front of Cardenas Market.
- Easy Access to I-10 Freeway Just to the East.
- Proximity to Indio High School.
- Strong Surrounding Retail.

## 3 MILE RADIUS DEMOS

**107,758**  
POPULATION



**\$102,763**

AVERAGE  
HOUSEHOLD  
INCOME

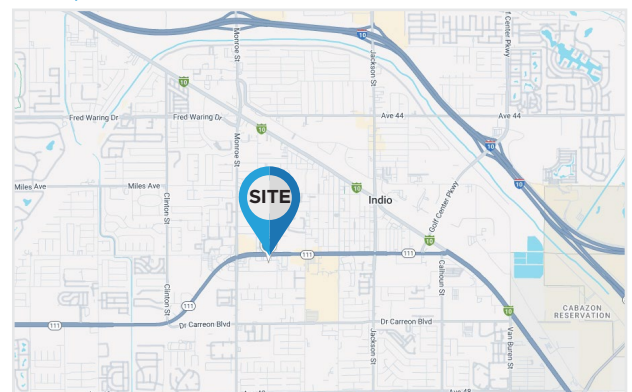
DAYTIME  
DEMOGRAPHICS

**51,334**

## TRAFFIC COUNTS

On Monroe St & Hwy 111:

**±58,619 CPD**



**John Jennings**  
Partner  
+1 909 406 4000  
jjennings@catalystretail.com  
Lic. #02025511

**Jay Nichols**  
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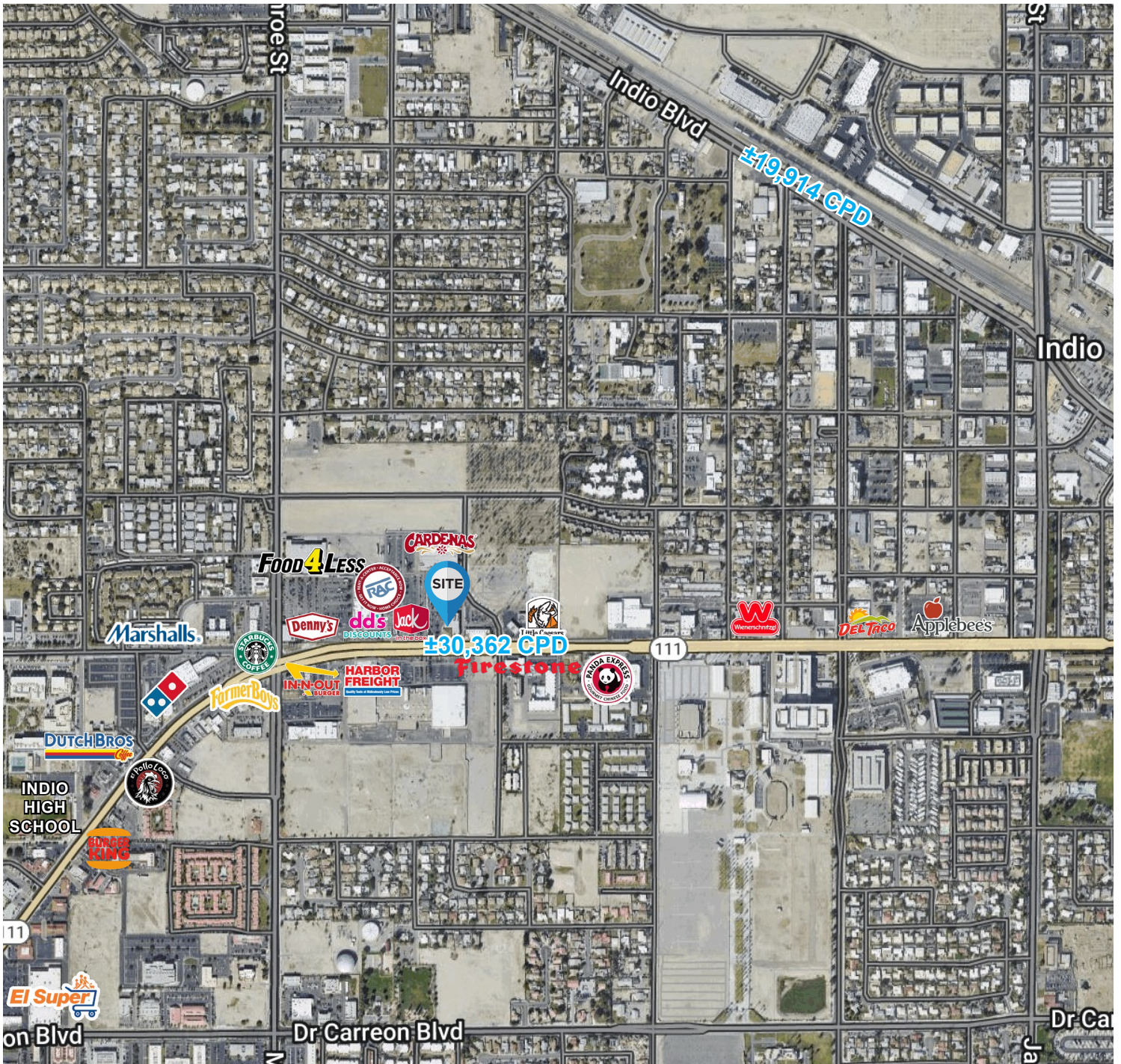
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82270 CA-111 Indio, CA 92201	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	22,449	107,758	182,052
2029 Projected Population	22,593	110,677	188,218
2020 Census Population	22,346	97,738	164,767
2010 Census Population	20,517	91,213	152,731
Projected Annual Growth 2024 to 2029	0.1%	0.5%	0.7%
Historical Annual Growth 2010 to 2024	0.7%	1.3%	1.4%
2024 Median Age	30.9	36.0	37.9
<b>Households</b>			
2024 Estimated Households	6,715	33,946	60,514
2029 Projected Households	6,849	35,408	63,432
2020 Census Households	6,478	30,528	53,268
2010 Census Households	5,626	26,946	46,977
Projected Annual Growth 2024 to 2029	0.4%	0.9%	1.0%
Historical Annual Growth 2010 to 2024	1.4%	1.9%	2.1%
<b>Race and Ethnicity</b>			
2024 Estimated White	26.8%	36.5%	40.3%
2024 Estimated Black or African American	4.4%	3.5%	3.0%
2024 Estimated Asian or Pacific Islander	3.0%	4.0%	3.9%
2024 Estimated American Indian or Native Alaskan	1.8%	1.5%	1.4%
2024 Estimated Other Races	64.0%	54.5%	51.4%
2024 Estimated Hispanic	78.8%	67.3%	64.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$68,098	\$102,763	\$113,442
2024 Estimated Median Household Income	\$52,895	\$81,445	\$86,027
2024 Estimated Per Capita Income	\$20,711	\$32,536	\$37,814
<b>Business</b>			
2024 Estimated Total Businesses	678	2,304	4,243
2024 Estimated Total Employees	6,276	17,834	33,826
2024 Estimated Employee Population per Business	9.3	7.7	8.0
2024 Estimated Residential Population per Business	33.1	46.8	42.9



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