



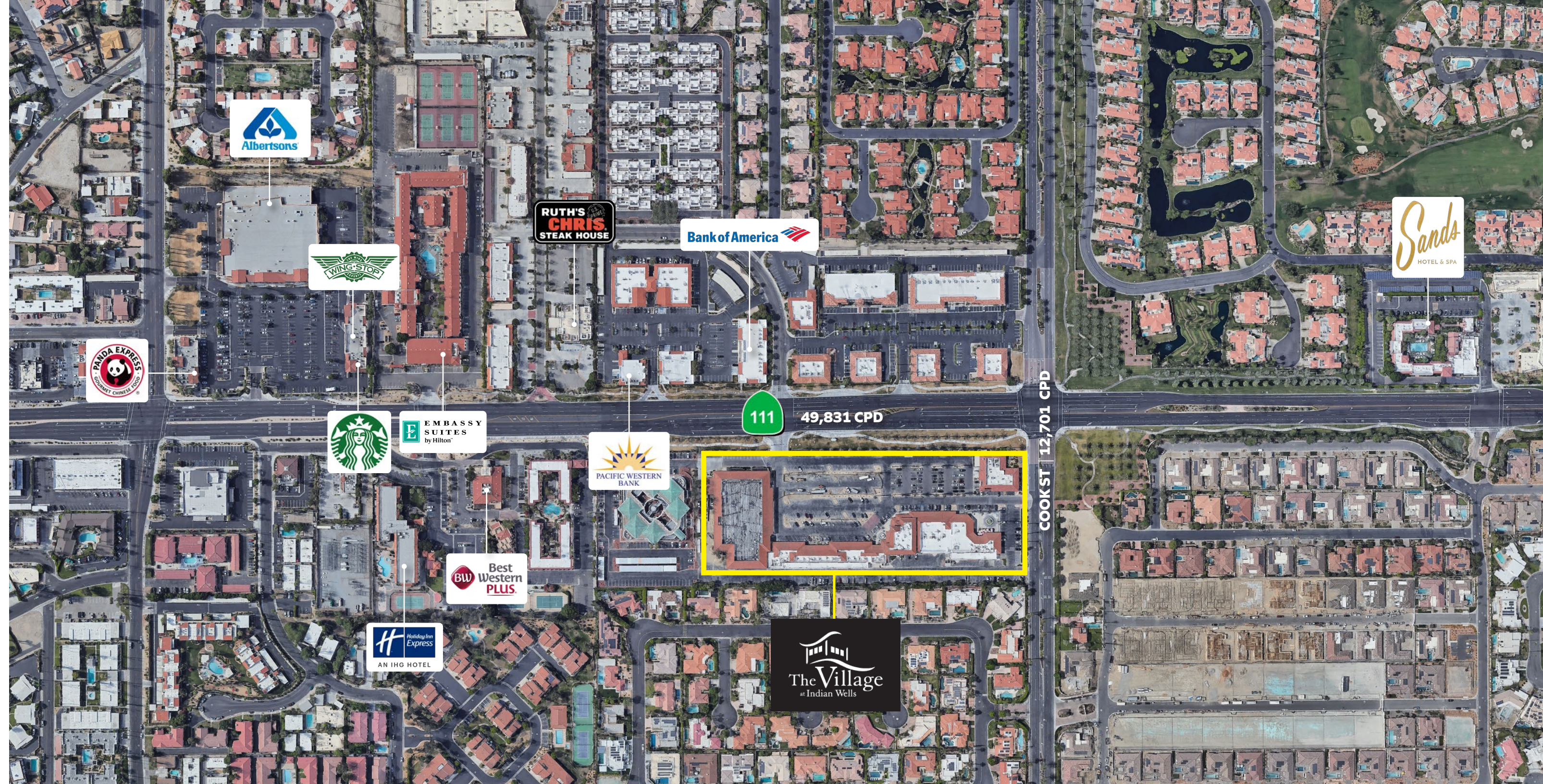
The Village
at Indian Wells



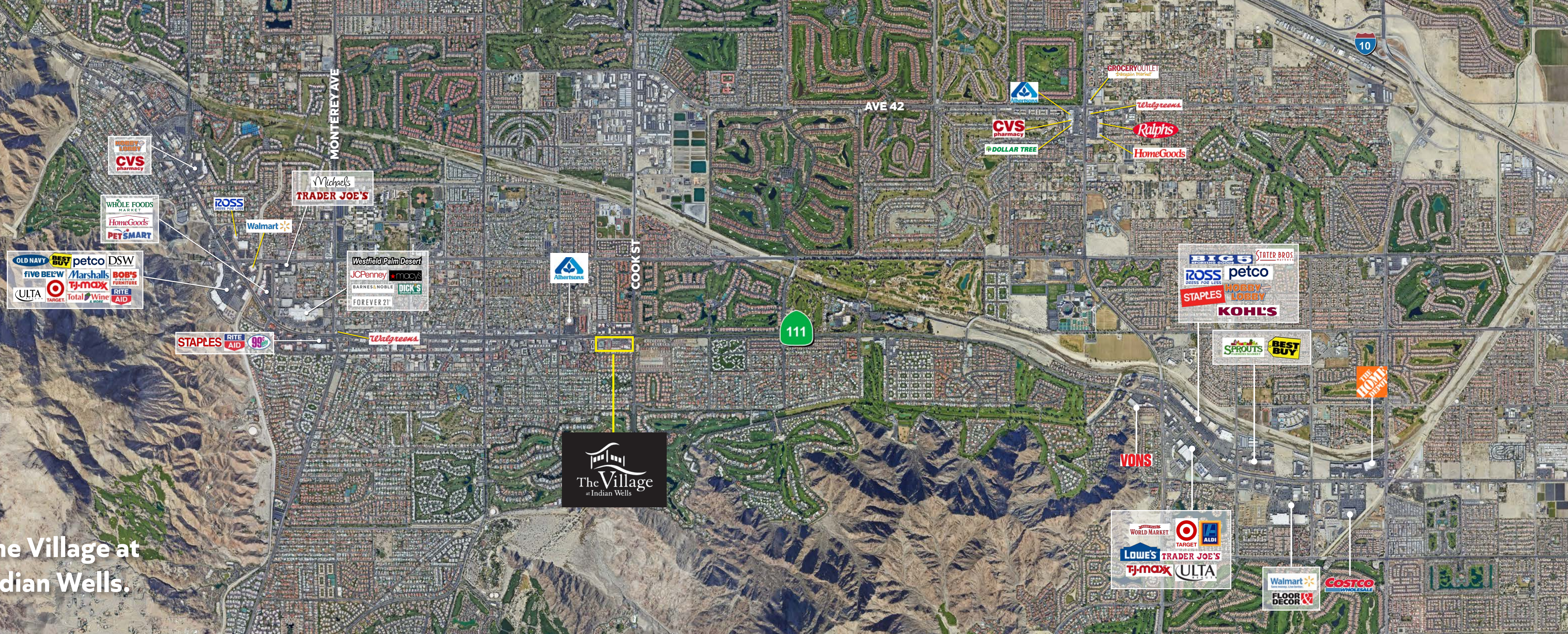
The Village at Indian Wells.

The Village at Indian Wells is a well-located retail shopping center along the HWY 111 corridor in Indian Wells. Anchored by a high-volume Sprouts, the site boasts heavy daily needs traffic and is well merchandised with service, food, grocery, and other retail uses.

Situated amidst the main commercial arterial HWY 111 (49,831 ADT), the site benefits from great exposure and visibility, as well as being the main daily needs center for the surrounding residential communities.



The Village at Indian Wells.



HOBBY LOBBY
CVS pharmacy

WHOLE FOODS MARKET
HomeGoods
PET SMART

OLD NAVY
BEST BUY
petco
DSW
five BELOW
Marshalls
BOB'S FURNITURE
ULTA
TARGET
TJ-maxx
Total Wine
RITE AID

ROSS
DRESS FOR LESS

Walmart

Michaels
TRADER JOE'S

Westfield Palm Desert
JCPenney
macy's
BARNES & NOBLE
DICK'S
FOREVER 21

STAPLES
RITE AID
99¢

Walgreens

Albertsons

111

The Village
at Indian Wells

Albertsons

CVS pharmacy

DOLLAR TREE

GROCERY OUTLET
Bargain Market

Walgreens

Ralphs

HomeGoods

BIG 5
ROSS
DRESS FOR LESS
STAPLES
petco
HOBBY LOBBY
KOHL'S

SPROUTS
BEST BUY

THE HOME DEPOT

VONS

WORLD MARKET
TARGET
ALDI
LOWE'S
TRADER JOE'S
TJ-maxx
ULTA

Walmart
FLOOR DECOR

COSTCO
WHOLESALE

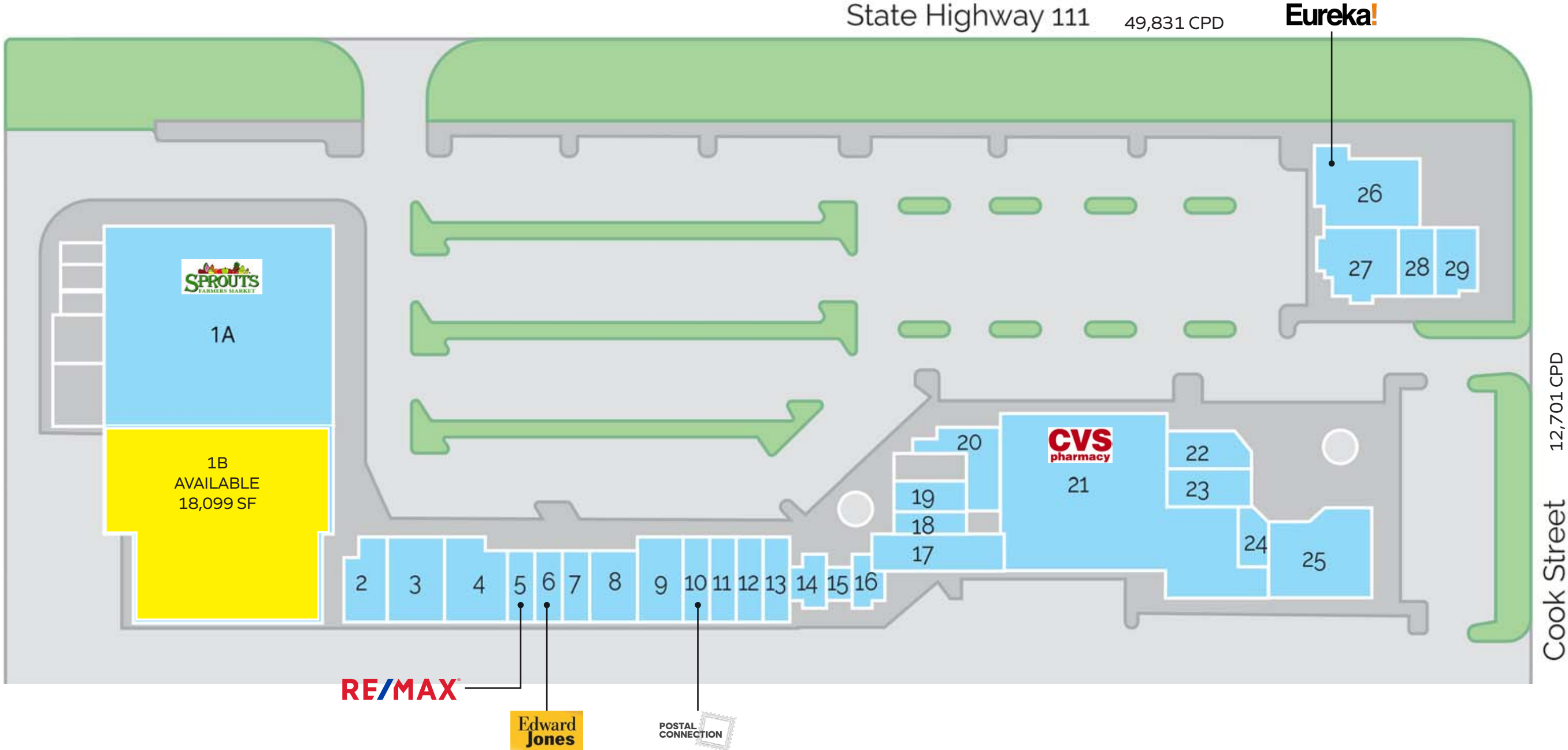
Property Highlights.

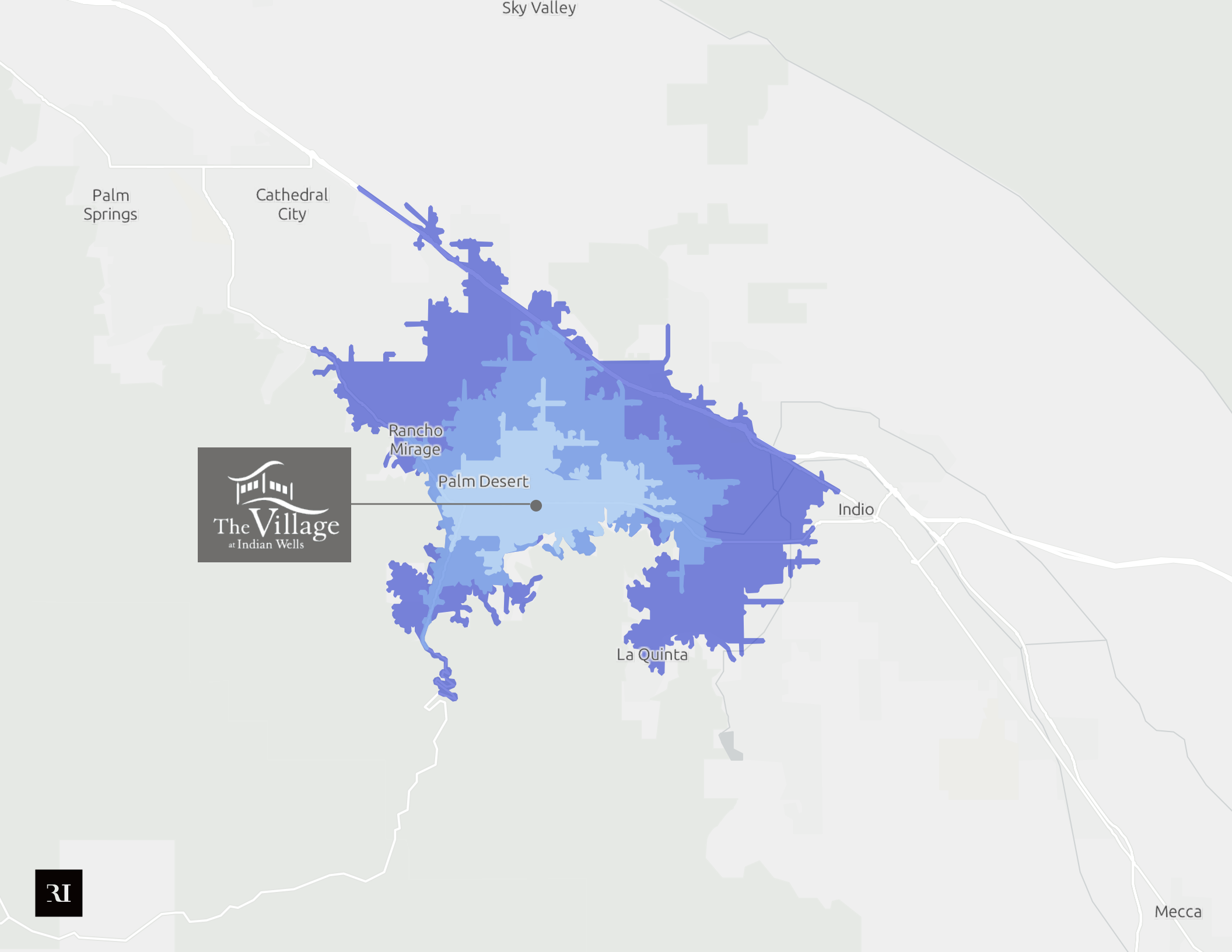
- Anchored by Sprouts and CVS
- 18,099 SF anchor opportunity
- Affluent demographics and solid family households
- Established retail volumes throughout the Hwy III Corridor
- Hwy III: 49,831 CPD
- Cook St: 12,701 CPD



Site Plan.

74895-74989 HWY 111
INDIAN WELLS, CALIFORNIA





Area Demographics.

	7 MINUTES	10 MINUTES	15 MINUTES
Total Population	23,701	54,854	128,621
Average Household Income	\$112,878	\$123,842	\$119,180
Average Disposable Income	\$81,172	\$87,405	\$85,187
Daytime Population	40,099	79,648	162,732
Median Age	51.7	57.0	51.8

Steady residential growth in surrounding submarket

Highest concentration of daily needs shoppers in immediate trade area

88,769

daytime employees within fifteen minute drive time

36.79%

of the population in the immediate trade area has earned a bachelor's degree or higher

Analytics

mobile data shows consistent traffic at the center throughout the day



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