

Plaza One Eleven

81850-81940 HIGHWAY 111 | 100% LEASED | INDIO, CA



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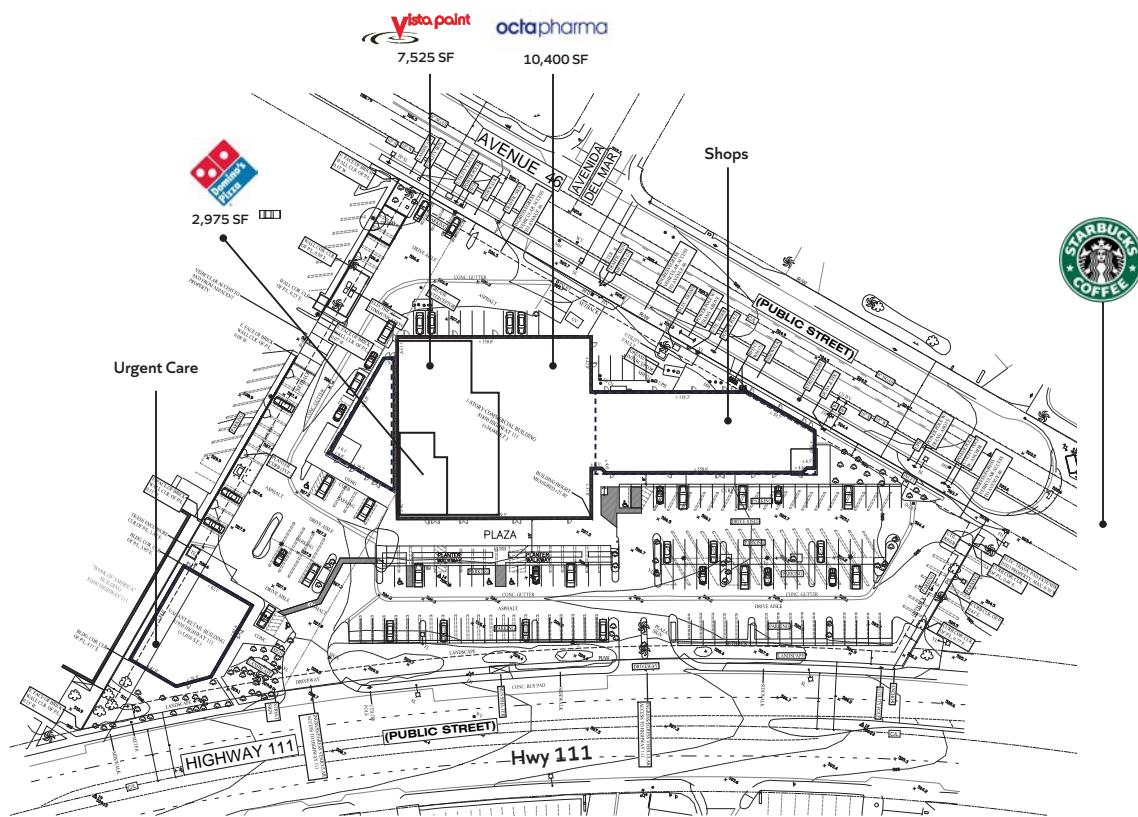
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KEY EVENTS IN THE AREA

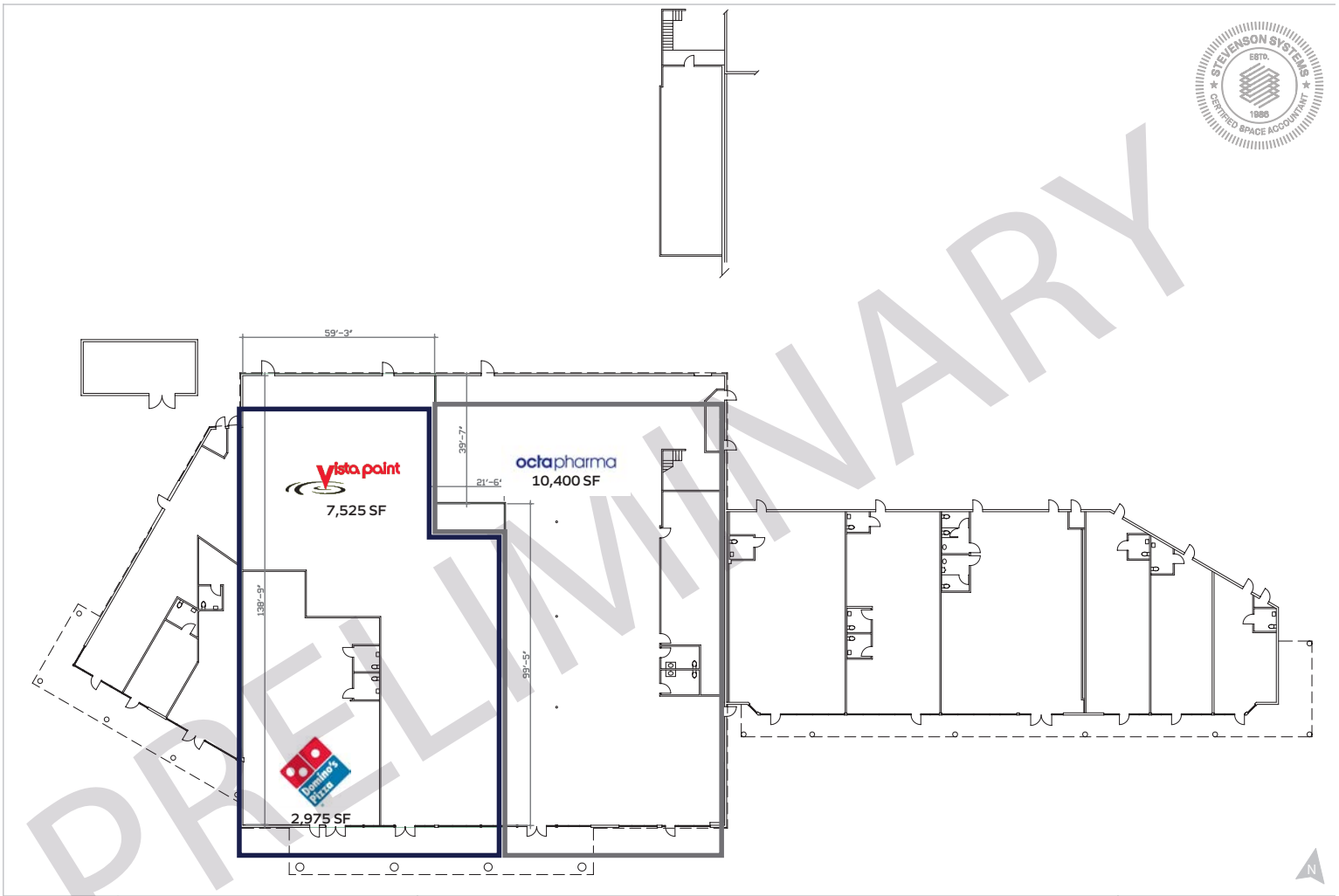
- **Coachella Music Festival** - attended by over 250,000 people in April of 2019
- **Stagecoach Music Festival** - held annually in April/May -- attended by over 75,000 people in 2019
- **Indian Wells Tennis Garden** - annual professional tennis tournament in March sees 450,000 attendees each year. Hosts multiple concerts and events throughout the year
- Riverside County Fair & National Date Festival - integral parts of Coachella Valley/Indio which attract in excess of 315,000 people

AREA HIGHLIGHTS

- The City of Indio is one of the fastest-growing cities in Riverside County
- Multiple commercial projects under construction and/or planned, including Indio Grand Marketplace development; a 40-acre high-end living, shopping, and family entertainment experience directly across from Indio Crossroads
- Thousands of new homes coming online in the near future
- Numerous institutional home builders have purchased land in Coachella Valley in recent years



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



FEATURES

- 100% Leased
- Recently completed multimillion dollar remodel – exterior, parking lot, landscaping, etc.
- High visibility location along Hwy 111 in central Indio
- Close proximity to many national retailers, planned Indio Fashion Mall, Indio High School, and state-of-the-art Riverside County Courthouse
- Directly adjacent to Polo Fields which hosts Coachella and Stagecoach music festivals
- Nearby Indian Wells where the heavily attended Indian Wells Tennis Tournament is held annually
- Ample surface parking

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