

INDIO SQUARE | MIXED USE FOR LEASE
44105 Jackson Street, Indio, CA 92201

WILSON MEADE
COMMERCIAL REAL ESTATE

250-13,191
Sq. Ft.



**CORNER PAD
(Build to Suit)**

JACKSON STREET



Scan QR Code
For Listing

NOEL F. RAMOS
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72100 Magnesia Falls Drive | Suite 2 | Rancho Mirage, CA 92270
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PROPERTY DESCRIPTION

INDIO SQUARE | MIXED USE FOR LEASE
44105 Jackson Street, Indio, CA 92201

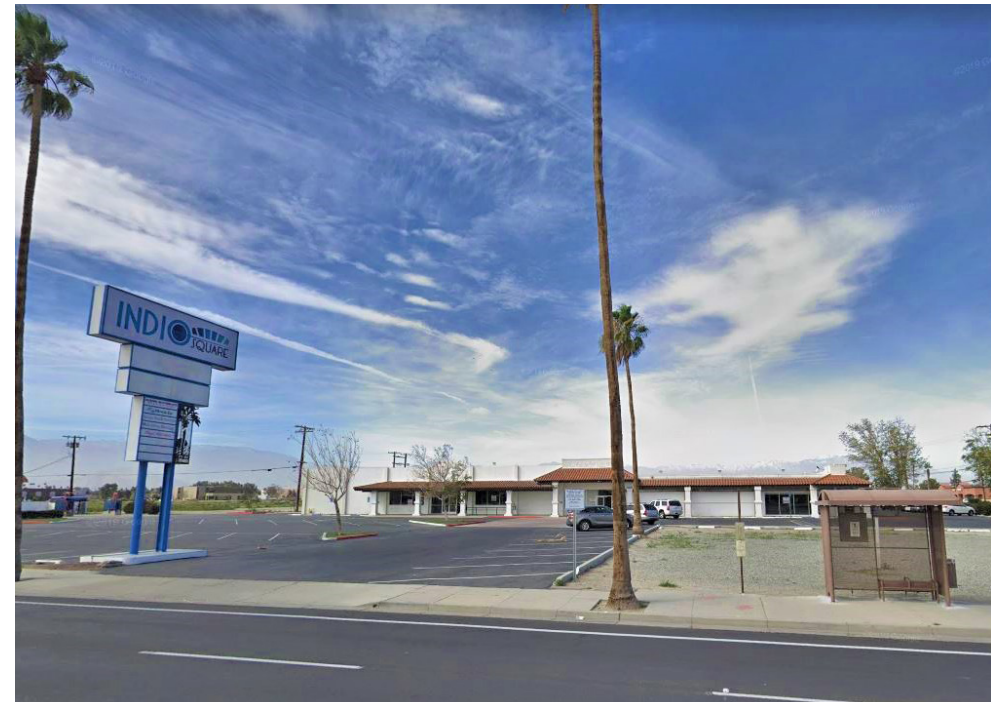
Indio Square is located at the SWC of Avenue 44 and Jackson Street. Recently undergoing close to \$1,500,000 in improvements, it has been the neighborhood center for over 4,000 homes and close to 80,000 residents for over 30 years.

Located near the largest DMV in the Coachella Valley and close to College of the Desert, City Hall and Larson Justice Center. Indio Square has a substantial daytime population.

Indio Square is ideal for a business wanting to serve a growing population and neighboring visitors that frequent the area daily.

PROPERTY HIGHLIGHTS

- Easy ingress and egress
- Highly visible storefront locations available
- Perfect for sit-down restaurants and services such as a florist shop, formal gowns, party supply stores, etc.
- Corner pad can be a build to suit for a fast-food restaurant or gas station
- Pylon signage available at an extra charge
- Executive Suite spaces are situated around an interior courtyard that will feature outdoor seating with covered shade
- Free Wi-fi throughout
- Ample parking



SITE PLAN

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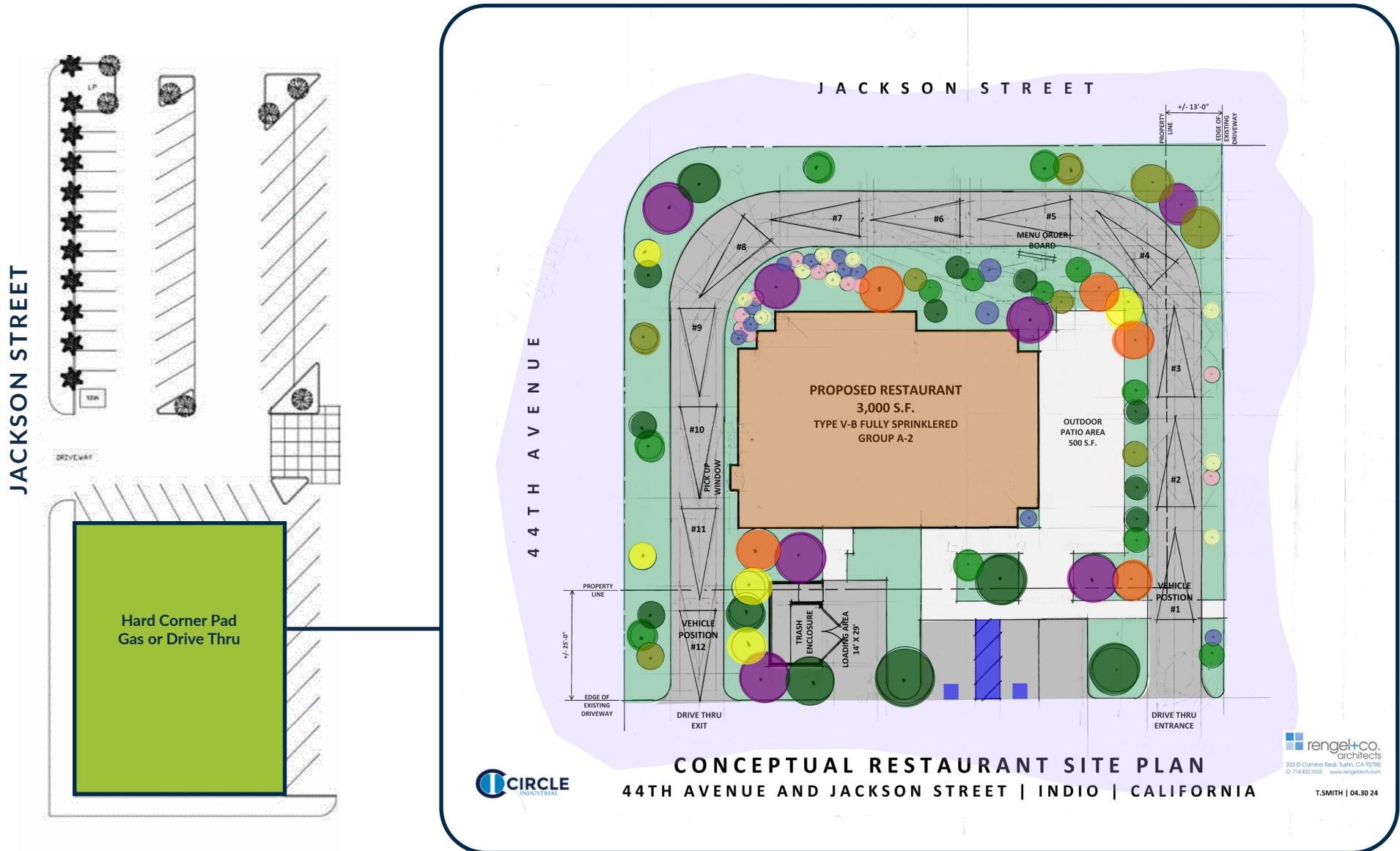
Lease Type(s)	Total Space	Lease Term	Lease Rate
Modified Gross	2,300-13,194 SF	Negotiable	\$1.10 SF/month
Full Service Gross	250-300 SF	Negotiable	\$600/month
Ground Lease	12,214 SF	Negotiable	\$40,000/year

AVAILABLE
 UNAVAILABLE



CONCEPTUAL RESTAURANT SITE PLAN

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CONCEPTUAL RESTAURANT SITE PLAN
44TH AVENUE AND JACKSON STREET | INDIO | CALIFORNIA



T.SMITH | 04.30.24

AVAILABLE SPACES

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
100	Available	13,191 SF	Modified Gross	\$1.10/SF	
101/102	Key Essentials (Counseling)				
103	Majestic Barbershop				
104	MJ Alterations				
105	Herbalife				
106	Pelayos Hair Salon				
107	Desert Medical				
108	Eva's Cleaning Service				
111	Gospel of Peace				
112	Gospel of Peace				
113	Wine Expedia				
114	Iglesia Pentecostes				
115	Rubberstamp				
116	Jiu Jitsu School				
117	Available	2,300 SF	Modified Gross	\$1.10/SF	
203	Esmeralda Shayne Salon				
204	Desert Medical				
205	Tattoo Paradise				
301	Private Force Patrol				
302	Lopez Income Tax				
303	Magic Stitches				
304	Available	300 SF	Full Service Gross	\$600/month	
305	Barbershop				
306	Paco's Shoe Repair				
307	Available	250 SF	Full Service Gross	\$600/month	
308	Available	250 SF	Full Service Gross	\$450/month	
309	Kargenda Builder				
310	Crockett Law Group				
311	Han Motor Group				
Hard Corner Pad	Gas or Drive Thru	12,214 SF	Ground Lease	\$40,000 per year	3,000 SF Building

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WILSON MEADE COMMERCIAL REAL ESTATE | 2025

Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

ADDITIONAL PHOTOS

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RETAIL MAP | DEMOGRAPHICS

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YOUR ADVISOR



NOEL F. RAMOS

Partner

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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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