

CIRCLE K CENTER RESTAURANT PAD

For Lease | ±7,800 SF

40965 Jefferson Street, Indio, CA 92203



Varner Rd

Jefferson St

NOEL F. RAMOS

Partner

DRE# 01338562

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PROPERTY OVERVIEW

CIRCLE K CENTER RESTAURANT PAD FOR LEASE | ±7,800 SF
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Positioned at one of the Coachella Valley's most prominent intersections—the Jefferson Street exit off Interstate 10—this high-visibility site offers exceptional exposure and accessibility. Anchored by a newly constructed Circle K convenience store with a fullservice fuel station, the center benefits from consistent daily traffic and built-in customer draw. An on-site automated car wash further enhances repeat visitation and convenience.

This offering presents a rare opportunity to ground lease a ±7,800 square foot restaurant pad, approved for the development of a ±2,600 square foot building featuring a drive-thru lane—ideal for quick-service or fast-casual concepts seeking strong vehicular traffic and ease of access.

Ownership is offering a flexible ground lease structure with an initial 10-year term and multiple extension options, providing long-term stability in a rapidly growing trade area.

- Jefferson Street exit from the I-10 freeway.
- Freeway accessible
- New Circle K

Property Type:	Retail
Property Subtype:	Restaurant
Size:	±7,800 SF
Year Built:	2023
Price:	\$130,000/year Ground Lease
Term:	Negotiable



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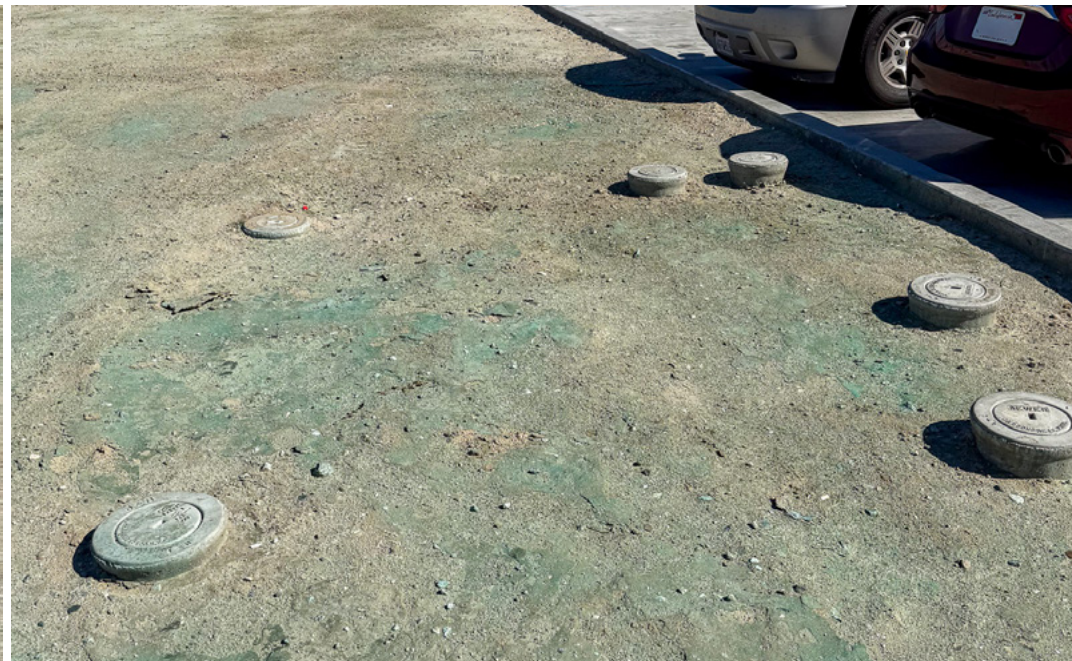
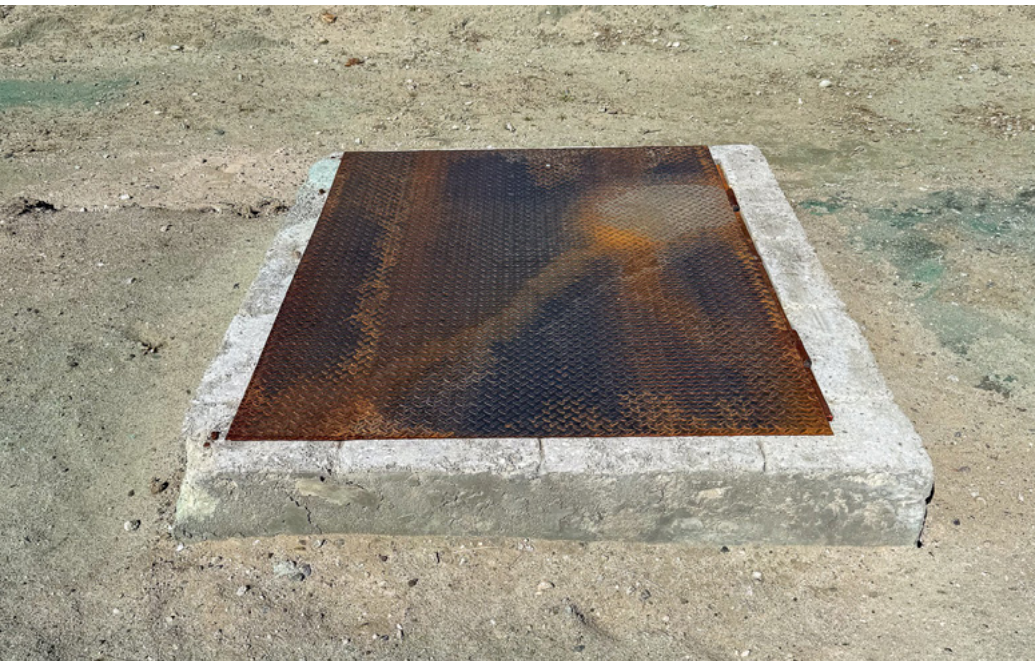
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Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

PROPERTY PHOTOS

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AERIAL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-mile	5-mile	10-mile
Population	5,431	162,617	328,580
Households	2,380	61,797	127,945
Median Household Income	\$82,037	\$88,678	\$88,678
Traffic Volume	Varner Rd. and Jefferson St.: 14,440 I-10 and Jefferson St.: 83,418		

YOUR ADVISOR



NOEL F. RAMOS

Partner

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DISCLAIMER

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