

MULTI-TENANT RETAIL | ±5,712 SF
81-765 Highway 111, Indio, CA 92201
For Sale | \$1,849,000



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PROPERTY OVERVIEW

Meade Commercial is proud to offer 81765 Highway 111, Indio California for sale. The center is configured in five (5) units with four (4) in place tenants. Suite ranges from 790-2,771 square feet, with Desert Medical LLC anchoring the project in suites 2 & 3 on a long-term lease through March 31, 2032. Smaller format users in suites 1, 4 & 5 provide complimentary traffic and are on a mix of term and month-to-month leases, many with long operating histories at the location, supporting tenant stability and retention.

The current in-place income is approximately \$109,010 with annual increases and the flexibility to increase month-to-month tenants. There is an additional \$46,114 of annual NNN charges collected covering all property expenses. This income profile, at the indicated asking price of \$1,849,000, equates to an initial CAP rate of roughly 5.90%, with modeled NOI growth over the hold period driven by contractual rent escalations and consistent NNN recoveries.

The building was constructed in 1997. It is a single-story wood frame construction on approximately 0.63 AC and twenty-six (26) on-site parking spaces with excellent visibility and access to highway 111. Located in the rapidly growing City of Indio, branded the "City of Festivals," the asset benefits from strong surrounding demographics, robust visitor traffic, and an active pipeline of nearby retail and mixed-use development that supports long-term demand and investor upside.

TYPE:	Retail
BUILDING SIZE:	±5,721 sq. ft.
LAND:	0.63 acres
YEAR BUILT:	1997
CONSTRUCTION:	Wood Frame
PARKING:	26
ZONING:	MUC (Mixed Use Commercial)



The Private Club Barbershop

The Private Club Barbershop occupies approximately 22% of the project and opened at 81765 Highway 111 in 2024 as the concept's second Coachella Valley location. The brand offers a premium, "private club" grooming experience alongside a barber supply component that serves other barbershops throughout the Valley, positioning the space as both a high end service destination and a trade hub for local barbers.

Desert Physical and Pain Management

Desert Physical Medicine & Pain Management anchors the property at 81765 Highway 111, Indio, CA, occupying over 48% of the building and operating at this location since 2009. The clinic delivers patient centered regenerative medicine, physical medicine and rehabilitation, and chiropractic care focused on pain reduction, improved mobility, and long term quality of life. A broad mix of non invasive treatments, from medical pain management to therapy and wellness services, generates consistent, year round patient traffic and underpins the asset's income stability.

Three Generations Barbershop

Three Generations Barbershop has operated at the property since 2012, occupying roughly 15% of the building. The shop provides traditional barbering and hair care services for men, women, and children in a family oriented setting, driving steady, repeat neighborhood traffic and complementing the property's service retail merchandising.

Perfect Nails

Perfect Nails is the longest standing tenant at 81765 Highway 111, in continuous operation since 2001 and occupying nearly 14% of the building. The salon offers a full menu of nail services—including manicures, pedicures, acrylic and gel applications, and nail art—serving as a daily needs personal care destination and highlighting the property's strong tenant retention history.

RENT ROLL

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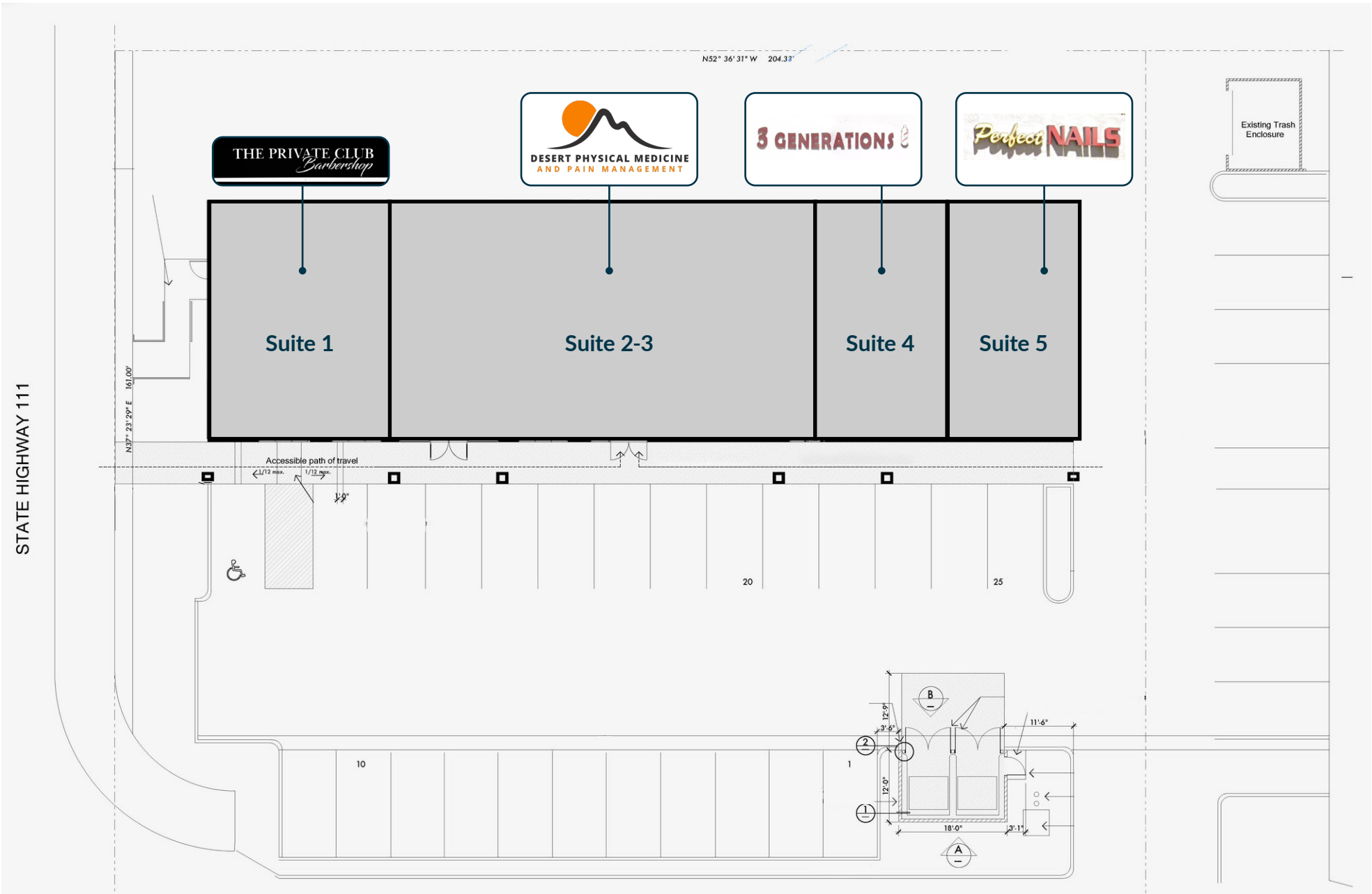
Suite	Tenant	Sq. Ft.	\$/Sq. Ft.	Monthly Base Rent	Annual Base Rent	Monthly NNN	NNN/SF
Suite 1	Private Club Barbershop	1,271	\$1.34	\$1,703.17	\$20,438.04	\$762.60	\$0.60
Suite 2 & 3	Desert Physical and Pain Management	2,771	\$1.73	\$4,783.00	\$57,396.00	\$2,078.25	\$0.75
Suite 4	Three Generations Barbershop	880	\$1.50	\$1,322.00	\$15,864.00	\$528.00	\$0.60
Suite 5	Perfect Nails	790	\$1.62	\$1,276.00	\$15,312.00	\$474.00	\$0.60
Annual Base Rent					\$109,010.00		

Tenant Notes:

- Private Club Barbershop: Three percent (3%) increases annually - Expires 01/15/2028
- Desert Medical and Pain Management : Four percent (4%) increases annually - Expires 03/31/2032
- Three Generations Barbershop: Month-to-month
- Perfect Nails: Month-to-month

FLOOR PLAN

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AERIAL MAP | DEMOGRAPHICS

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	1-mile	3-mile	5-mile
Population	24,029	106,707	193,915
Households	7,544	34,006	65,619
Median Household Income	\$45,146	\$63,410	\$67,110
Average Daily Traffic	Highway 111 24,889 ADT Ave 46 & Monroe 28,589 ADT		

YOUR ADVISORS



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