

MADISON POINTE | Future 20 Acre Mixed-use Development

Madison & Hwy 111

2 PADS AVAILABLE - EV | QSR DT | Medical



Please Contact

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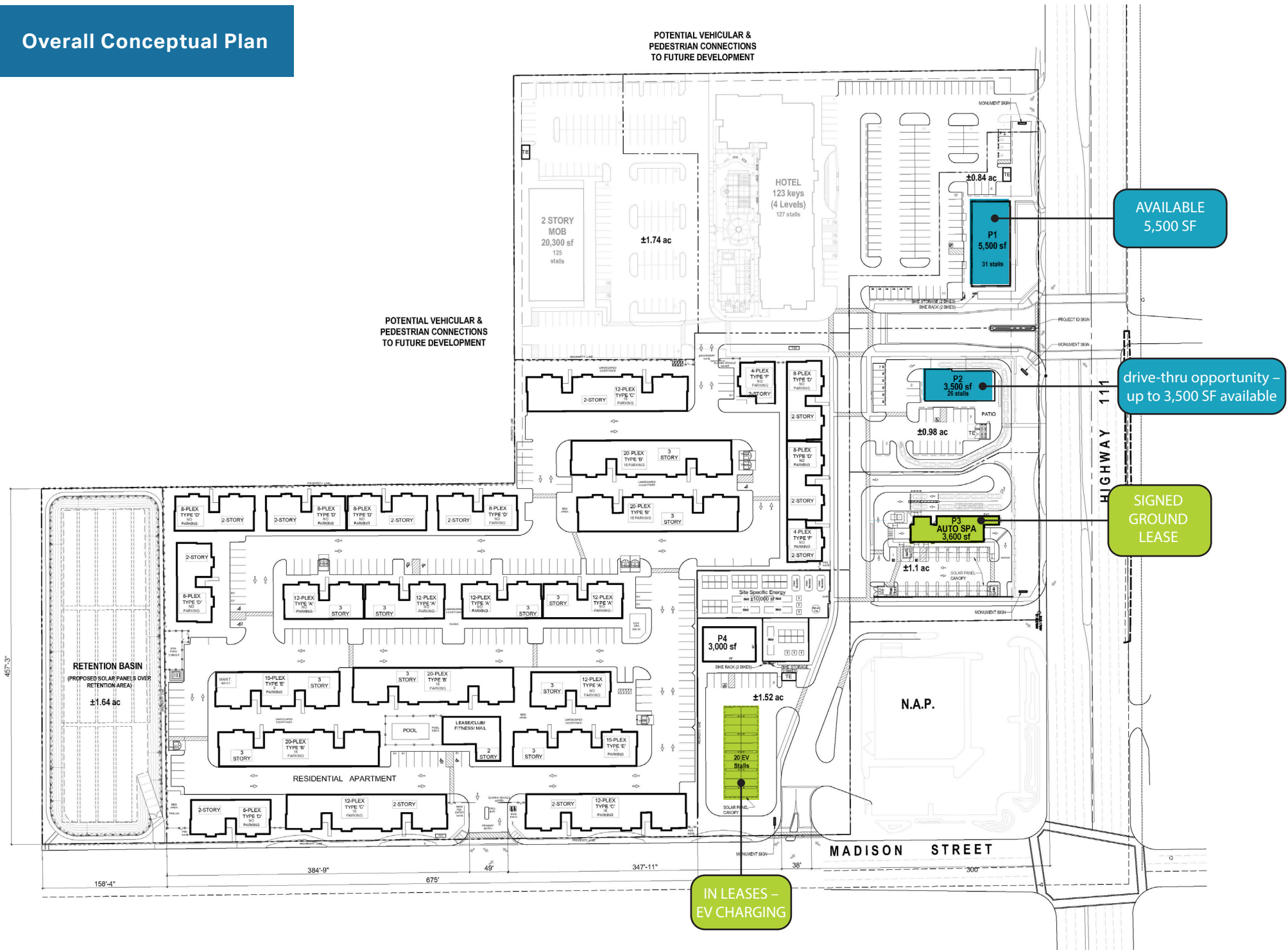
 epstein & associates

MATTHEWS
REAL ESTATE INVESTMENT SERVICES

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

FOUNDING
MEMBER | **CHAINLINKS**
RETAIL ADVISORS

Overall Conceptual Plan



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Goldenvoice Music Festivals 2023

Coachella Number of Attendees: 500,000

Stagecoach Number of Attendees: 75,000

Total Revenue: \$1.5 billion

Distance to Nearby Areas

Eldorado Polo Club (Goldenvoice Festival Grounds)	2 Miles
Bermuda Dunes Airport	4 Miles
Indian Wells Tennis Gardens (2nd Largest Tennis Stadium in the World 16,000 Seats)	4 Miles
I-10 Freeway On Ramp (Jefferson St.)	4 Miles
Acrisure Arena	8 Miles
Jacqueline Cochran Regional Airport	9 Miles
Thermal Club	13 Miles
Palm Springs International Airport	19 Miles

Nearby Hotels & Resorts

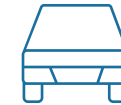
La Quinta Marriott	108 Keys
Indian Wells Resort	215 Keys
Mira Monte	215 Keys
Fantasy Springs Resort Casino	250 Keys
La Quinta Resort Hotel	786 Keys
JW Marriott Desert Springs Resort & Spa	884 Keys



PROPERTY HIGHLIGHTS

- + 20 acre mixed use development consisting of multi-family, medical office, hotel and retail pads.
- + Finished pads for sale or ground lease. All on-site work completed for each parcel.
- + Mid/End 2027 delivery.
- + Located at the gateway to Indio, just South of Jefferson St.
- + Madison St. is the direct link to the famous Coachella and Stagecoach Music Festivals.

TRAFFIC COUNTS



Madison Ave: North: 9,024 CPD
South: 8,353 CPD

HWY - 111: West: 33,727 CPD
East: 24,889 CPD

DEMOGRAPHICS:



Population



Daytime
Population



Households



Med.
Household Income



Avg.
Household Income

1 MILE	17,618	2,974	5,909	\$72,985	\$117,958
2 MILE	53,819	11,183	18,684	\$75,392	\$116,968
3 MILE	93,474	20,006	32,713	\$83,261	\$122,118

3-MILE RETAIL AERIAL



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