

MADISON POINTE | Future 20 Acre Mixed-use Development

Madison & Hwy 111

2 PADS AVAILABLE - EV | QSR DT | Medical



Please Contact

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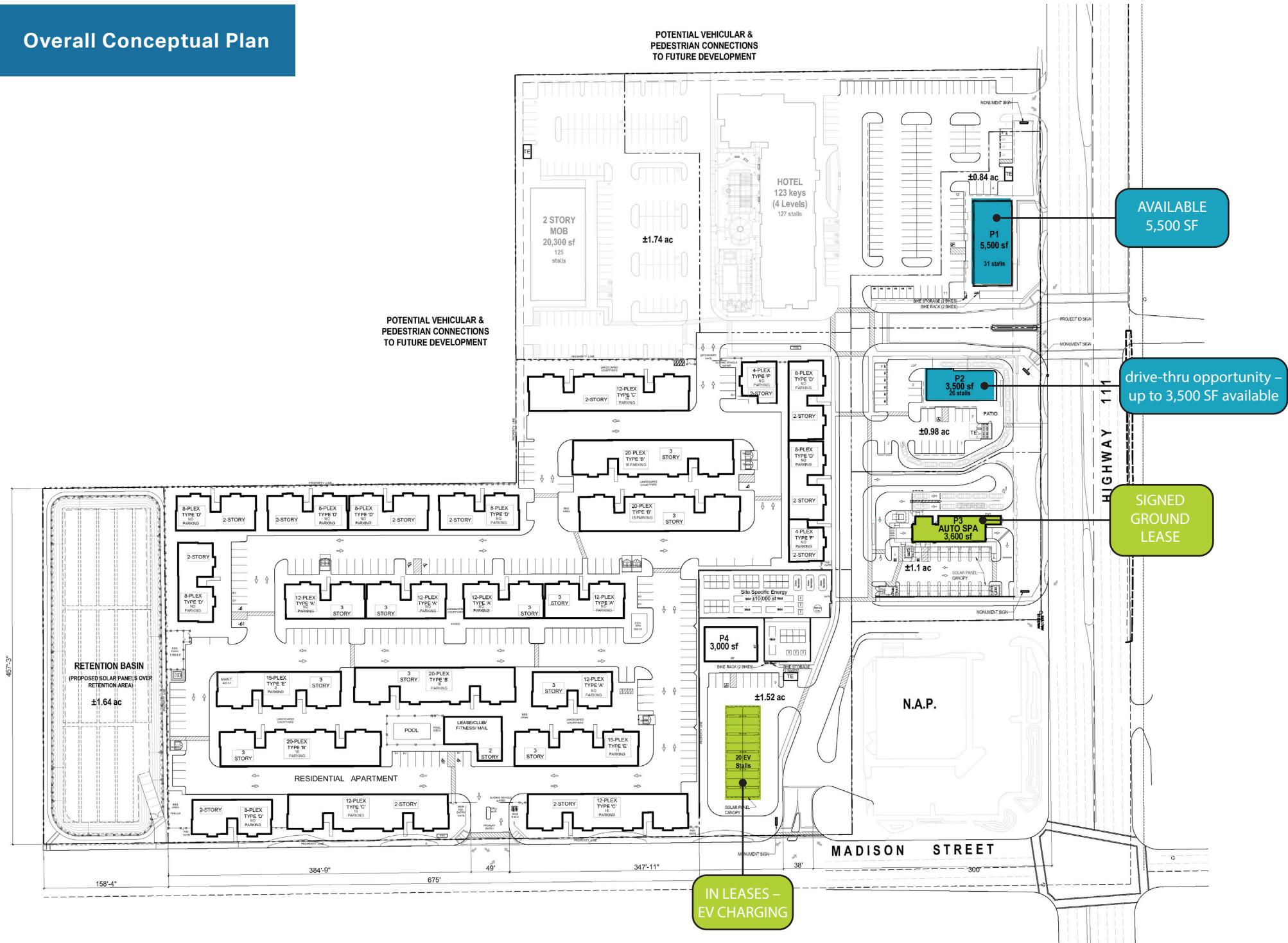
FOUNDING MEMBER | CHAINLINKS RETAIL ADVISORS

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

Overall Conceptual Plan

POTENTIAL VEHICULAR & PEDESTRIAN CONNECTIONS TO FUTURE DEVELOPMENT

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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 4 Miles
16,000 Seats)

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 Med. Household Income



AVG 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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