

# MADISON POINTE

Madison & Hwy 111

RETAIL PADS AVAILABLE - SALE | LEASE | BTS



## Please Contact

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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

# SITE PLAN



## 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 <i>(Goldenvoice Festival Grounds)</i>	2 Miles
Bermuda Dunes Airport	4 Miles
Indian Wells Tennis Gardens <i>(2nd Largest Tennis Stadium in the World 16,000 Seats)</i>	4 Miles
I-10 Freeway On Ramp <i>(Jefferson St.)</i>	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

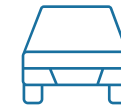
La Quinta Marriott	108 Keys
Indian Wells Resort	215 Keys
Mira Monte	215 Keys
Fantasy Springs Resort Casino	250 Keys
La Quinta Resort Hotel	786 Keys
JW Marriott Desert Springs Resort & Spa	884 Keys



## 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.
- + 2nd Qtr 2025 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

