



Citrus Plaza & Canopy at Citrus

Jefferson Street & Avenue 50, Indio, CA 92201



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RE 01009041

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Property Highlights

- First of its kind enclave of trending restaurants and popular shops in this part of the valley
- Anchored by high volume Ralphs Grocery store, CVS and several prominent tenants
- Aesthetically pleasing design and very well maintained center
- Providing convenient access to dining and shopping to the high-end desert resort communities of Indio, La Quinta and Palm Desert in the Coachella Valley
- Citrus Plaza and Canopy at Citrus are in close proximity and serve the communities of PGA West, Hideaway, Madison Club, The Quarry, Tradition, Andalusia and Rancho La Quinta CC among others

Eat. Drink. Shop.



Property highlights

Come and see

The first retail center of its kind in this high-end trade area - a fully designed village with a curated mix of great restaurants & eclectic shops between extensive outdoor spaces.



Canopy at Citrus is directly connected to Citrus Plaza **the most successful center in the valley**, both as to sales volume and intensive customer counts.

Canopy at Citrus

Bldg	Use	SF	Bldg	Use	SF
A	Ralphs Fuel Station		E1/E2	Babe's Smokehouse	2,275
B	Mechanics Bank	2,100	E3	Modern Hippie interiors	1,143
C	Chipotle	2,400	E4	Jersey Mike's	1,149
D1-3	Luna's Bar & Grill	3,421	E5/E6	Ryan Ryan Jewelers	2,134
D4	Sumo Dog	1,060	G1-2	Cork & Fork	2,760
D5-6	Coral Sushi & Sake Bar	2,242	G3-5	Keedy's Fountain & Grill	3,791

Citrus Plaza

Suite	Tenant	SF	Suite	Tenant	SF
906-100	Available	2,910	950-130	Postal Connection	1,400
906-120	Mario's Italian Cafe	3,087	950-140	VIP Nails	1,400
908	Ralphs	58,925	980	CVS Pharmacy	18,360
950-100	Citrus Cleaners	1,750	990-100	Heirloom Craft Kitchen	1,985
950-110	Hair Masters	1,400	990-110	Local on 50th	2,707
950-120	Fresh Juice Bar	1,400	990-130	The Vintage Coffee House	1,300



Welcome to the newest shopping & dining destination of the entire East Valley



Avenue 50 ±7,137 ADT



Citrus Plaza



Jefferson Street ±28,168 ADT

Trade area map

Golf clubs & resorts

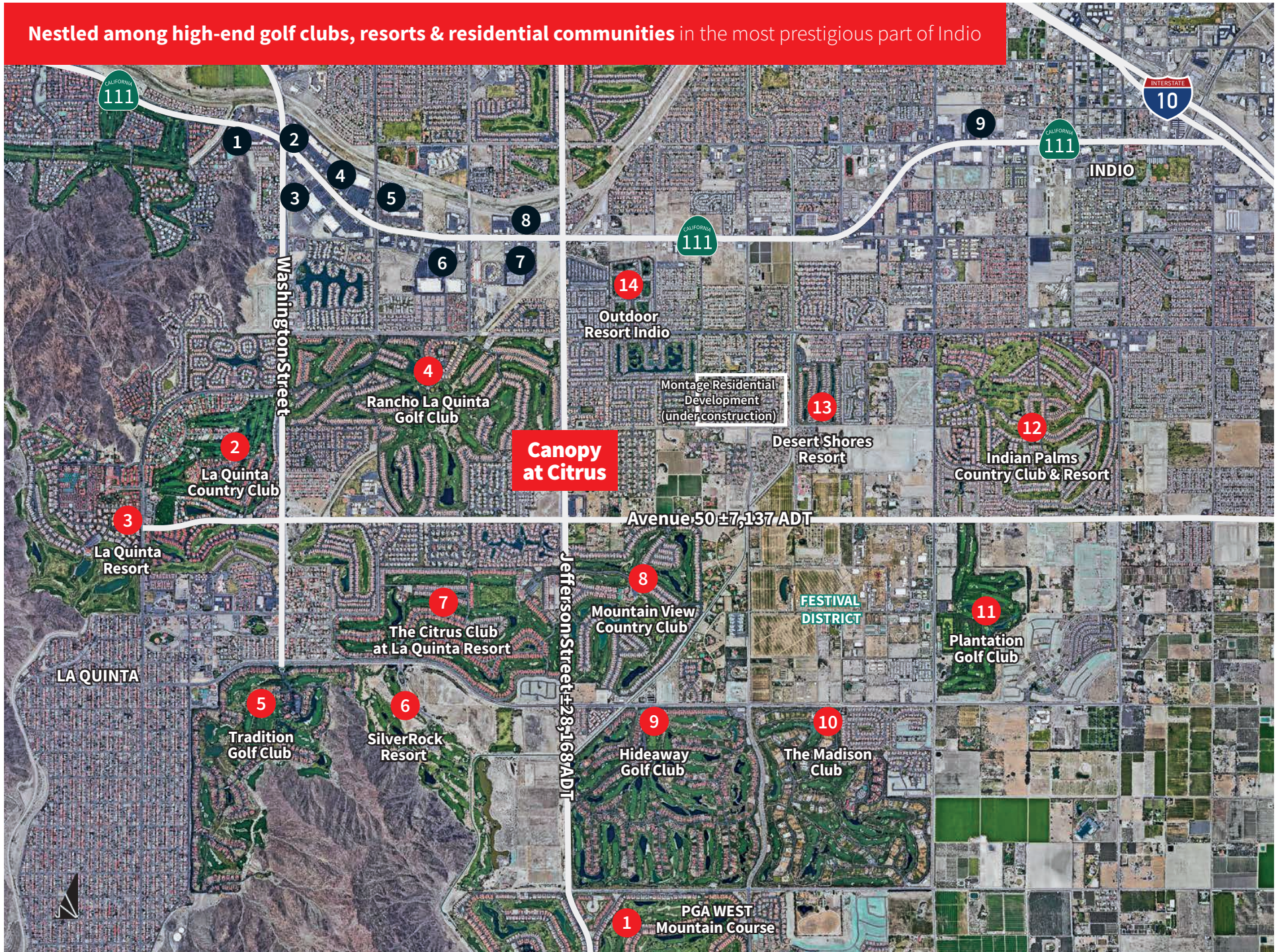
- 1  PGA WEST FAIRWAYS
- 2  La Quinta COUNTRY CLUB
- 3  La Quinta RESORT & CLUB
A WALDORF ASTORIA RESORT
- 4  RANCHO LA QUINTA COUNTRY CLUB
- 5  TRADITION GOLF CLUB
- 6  SILVER ROCK RESORT
- 7  THE CITRUS CLUB
AT LA QUINTA RESORT™
- 8  MOUNTAIN VIEW COUNTRY CLUB®

- 9  HIDEAWAY
- 10  THE MADISON CLUB
- 11  The Plantation
- 12  INDIAN PALMS
Country Club & Resort
- 13  DESERT SHORES RESORT
THE MOTORCOACH COMMUNITY
- 14  OUTDOOR RESORT INDIO
- 15  Heritage PALMS
- 16  Big Rock GOLF COURSE
A COMMUNITY OF GOLFERS

Retail shops

- 1  VONS
- 2  IN-N-OUT BURGER
- 3  TRADER JOE'S  LOWE'S  ULTA BEAUTY  COSTCO WORLD MARKET  TJ-maxx  TARGET  planet fitness
- 4  STATER BROS  HOBBY LOBBY  petco  BIG 5  ROSS DRESS FOR LESS
- 5  SPROUTS FARMERS MARKET  BED BATH & BEYOND  BEST BUY  OfficeMax®
- 6  Walmart  Marshalls  PETSMART
- 7  COSTCO WHOLESALE  BevMo!  STARBUCKS  PANERA BREAD
- 8  THE HOME DEPOT  Smart & Final extra!  99c ONLY STORES  DOLLAR TREE
- 9  FOOD 4 LESS  CARDENAS

Nestled among high-end golf clubs, resorts & residential communities in the most prestigious part of Indio



Demographics



Traffic counts

±28,168
Jefferson Street

±7,137
Avenue 50

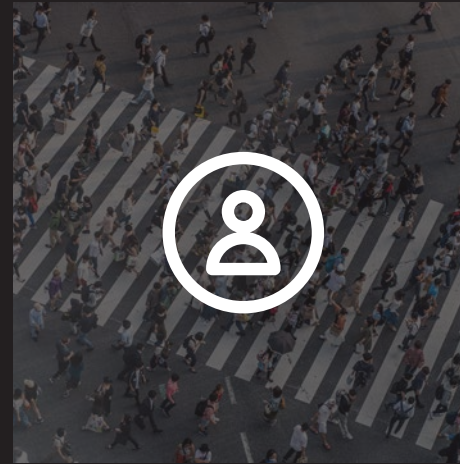


Average HHI

\$176,685
1 Mile

\$111,855
3 Miles

\$103,043
5 Miles



Population

5,730
1 Mile

67,586
3 Miles

168,299
5 Miles



Daytime population

3,569
1 Mile

45,636
3 Miles

102,943
5 Miles

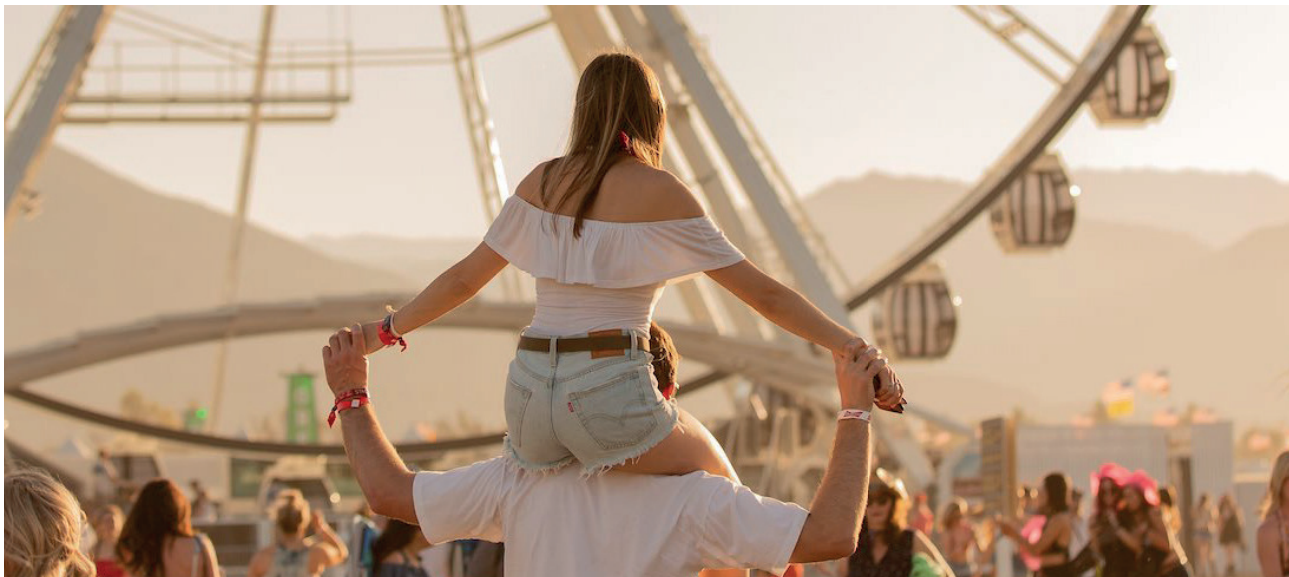
The city is home to numerous cultural events, most notably the **Coachella Valley Music and Arts Festival** which brings in about **250,000 people** each year and **Stagecoach Country Festival** that brings in **75,000 people**. Indio is the largest and fastest growing city in eastern Riverside County, with **2,700 new housing units** being planned or under construction.

INDIO
City of Festivals™





Nearly 1.4 million visitors each year





For additional information, please contact:

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