



Canopy at Citrus

Jefferson Street & Avenue 50, Indio, CA 92201



Brian J. Quinn

Senior Vice President
+1 858 352 2902
brian.quinn@jll.com
RE 01009041

Bryan Cunningham

Senior Vice President
+1 858 410 6326
bryan.cunningham@jll.com
RE 01348498

Under construction

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

Property Highlights

New Unique Retail Opportunity

- First of its kind enclave of trending restaurants and popular shops in this part of the valley
- Fully designed village with extensive indoor/outdoor dining spaces in a unique setting
- Beautiful and fully approved drive-thrus with extensive post pandemic design and patios
- 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
- Directly connected to Citrus Plaza - the most successful center in the Valley, both as to sales volume and intensive customer counts

Eat. Drink. Shop.



Currently under construction

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.



Come and enjoy



Popular shops



Trending restaurants

Canopy at Citrus

Citrus Plaza

Bldg	Use	SF	Bldg	Use	SF
A	Ralphs Fuel Station		E1	Available	1,060
B	Mechanics Bank	2,100	E2	Available	1,215
C	Chipotle	2,400	E3	Available	1,143
D1-3	Luna's Bar & Grill	3,421	E4	Available	1,149
D4	Sumo Dog	1,060	E5-6	Canopy Jewelers	2,134
D5-6	Coral Sushi & Sake Bar	2,242	G1-2	Cork & Fork	2,760
			G3-5	Keedy's Fountain & Grill	3,791

Suite	Tenant	SF	Suite	Tenant	SF
906-100	Desert Casual	1,400	950-130	Postal Connection	
906-120	Mario's Italian Cafe		950-140	VIP Nails	
908	Ralphs		980	CVS Pharmacy	
950-100	Citrus Cleaners		990-100	Heirloom Craft Kitchen	
950-110	Hair Masters		990-110	Tu Madres Cantina & Grill	
950-120	Available		990-130	The Vintage Coffee House	



Availabilities

Eat. Drink. Shop.

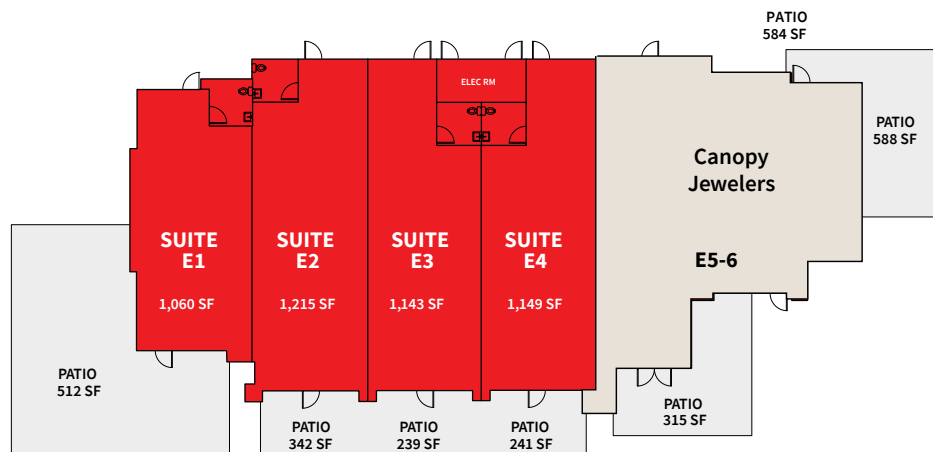
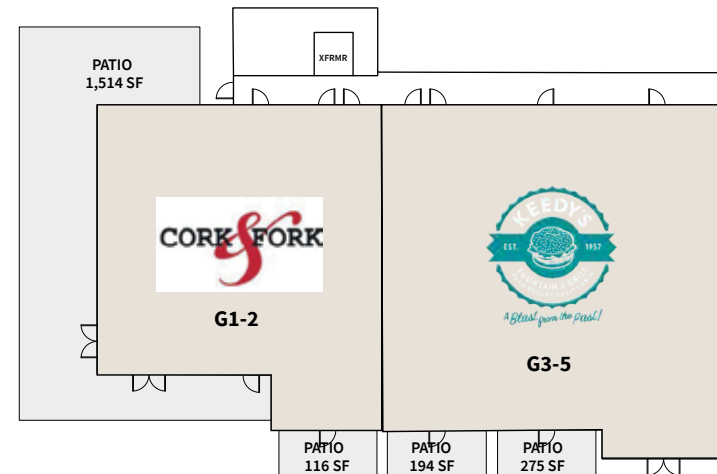
Shops D

Bldg	Use	SF
D1-3	Luna's Bar & Grill	3,421
D4	Sumo Dog	1,060
D5-6	Coral Sushi & Sake Bar	2,242



Shops G

Bldg	Use	SF
G1-2	Cork & Fork	2,760
G3-5	Keedy's Fountain & Grill	3,791



Shops E

Bldg	Use	SF	Patio SF
E1	Available	1,060	512
E2	Available	1,215	342
E3	Available	1,143	239
E4	Available	1,149	241
E5-6	Canopy Jewelers	2,134	

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



Trade area map

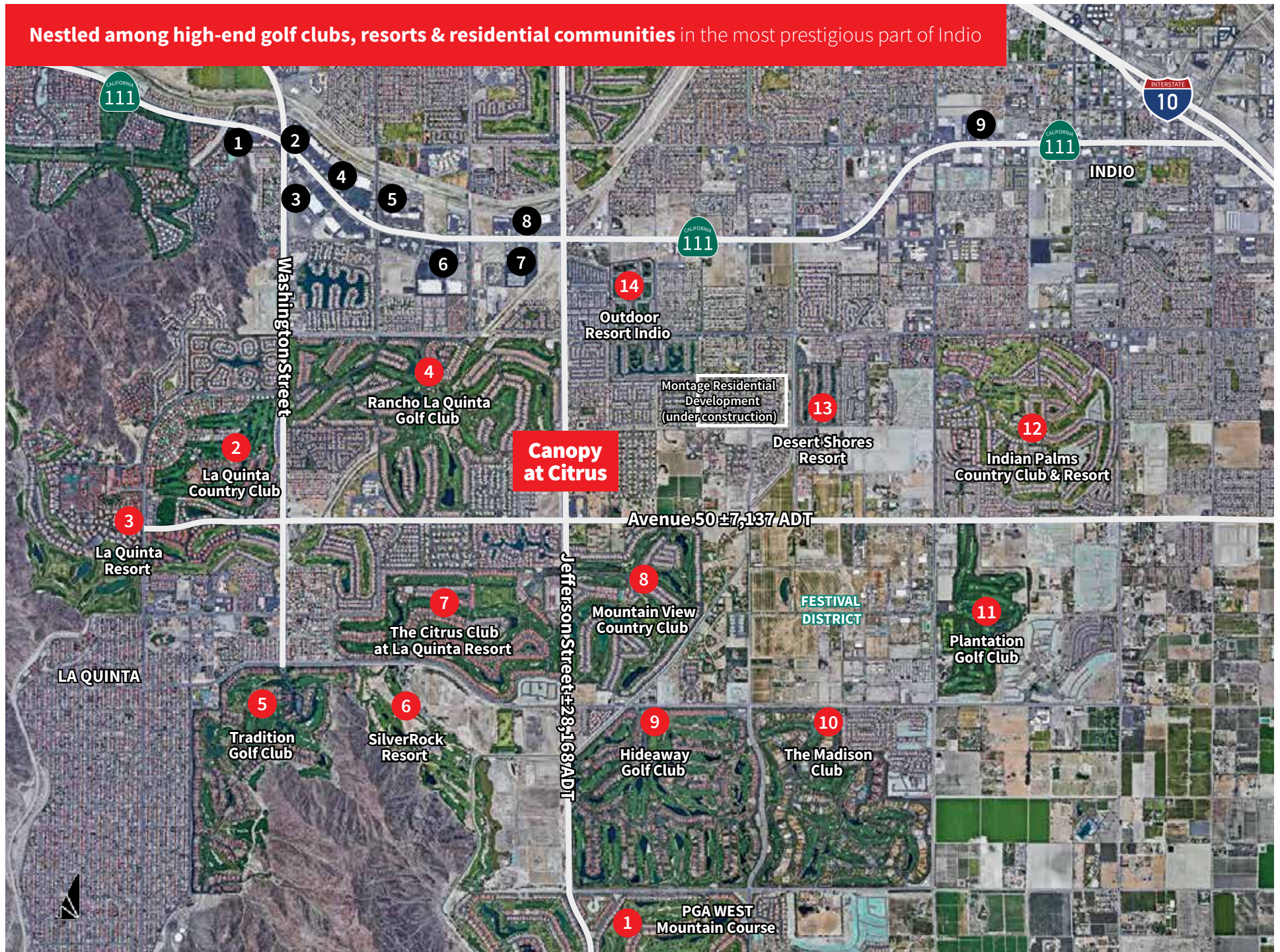
Golf clubs & resorts

- | | | | |
|---|--|----|---|
| 1 |  | 9 | 
HIDEAWAY |
| 2 |  | 10 | 
— THE —
MADISON
CLUB |
| 3 | 
A WALDORF ASTORIA RESORT | 11 | 
The Plantation |
| 4 |  | 12 | 
INDIAN PALMS |
| 5 | 
TRADITION [®]
GOLF CLUB | 13 | 
DESERT SHORES
RESORT
THE MOTORCROSS COMMUNITY |
| 6 | 
SILVER ROCK
RESORT | 14 | 
OUTDOOR
RESORT
INDIO |
| 7 | 
THE
CITRUS
CLUB
AT LA QUINTA RESORT [™] | 15 | 
Heritage PALMS |
| 8 | 
MOUNTAIN VIEW
COUNTRY CLUB [®] | 16 | 
Big Rock
GOLF COURSE |

Retail shops

- | | |
|---|--|
| 1 | VONS |
| 2 | 
IN-N-OUT
BURGER |
| 3 | TRADER JOE'S [®] LOWE'S [®] ULTA [®] WORLD MARKET [®] TJ-maxx [®] TARGET [®] Planet Fitness [®] |
| 4 | STATER BROS [®] HOBBY LOBBY [®] petco [®] BIG5 [®] ROSS [®] DRESS FOR LESS [®] |
| 5 | SPROUTS [®] FARMERS MARKET [®] BED BATH & BEYOND [®] BEST BUY [®] OfficeMax [®] |
| 6 | Walmart [®] Marshalls [®] PETSMART [®] |
| 7 | COSTCO [®] WHOLESALE [®] BevMo! [®] Starbucks [®] Panda Express [®] |
| 8 | THE HOME DEPOT [®] Smart & Final [®] extra! 99c only [®] STORES [®] DOLLAR TREE [®] |
| 9 | Food4Less [®] 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

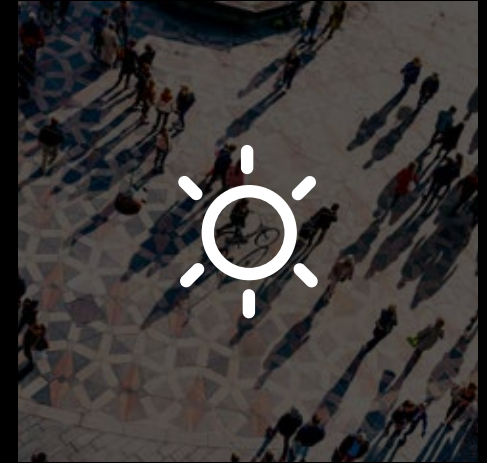


Population

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:

Brian J. Quinn

Senior Vice President
+1 858 352 2902
brian.quinn@jll.com
RE 01009041

Bryan Cunningham

Senior Vice President
+1 858 410 6326
bryan.cunningham@jll.com
RE 01348498

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

