

FOR LEASE

45460 Fargo St., Indio, CA
±12,000 SF AVAILABLE



LOCKEHOUSE

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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

SUMMARY

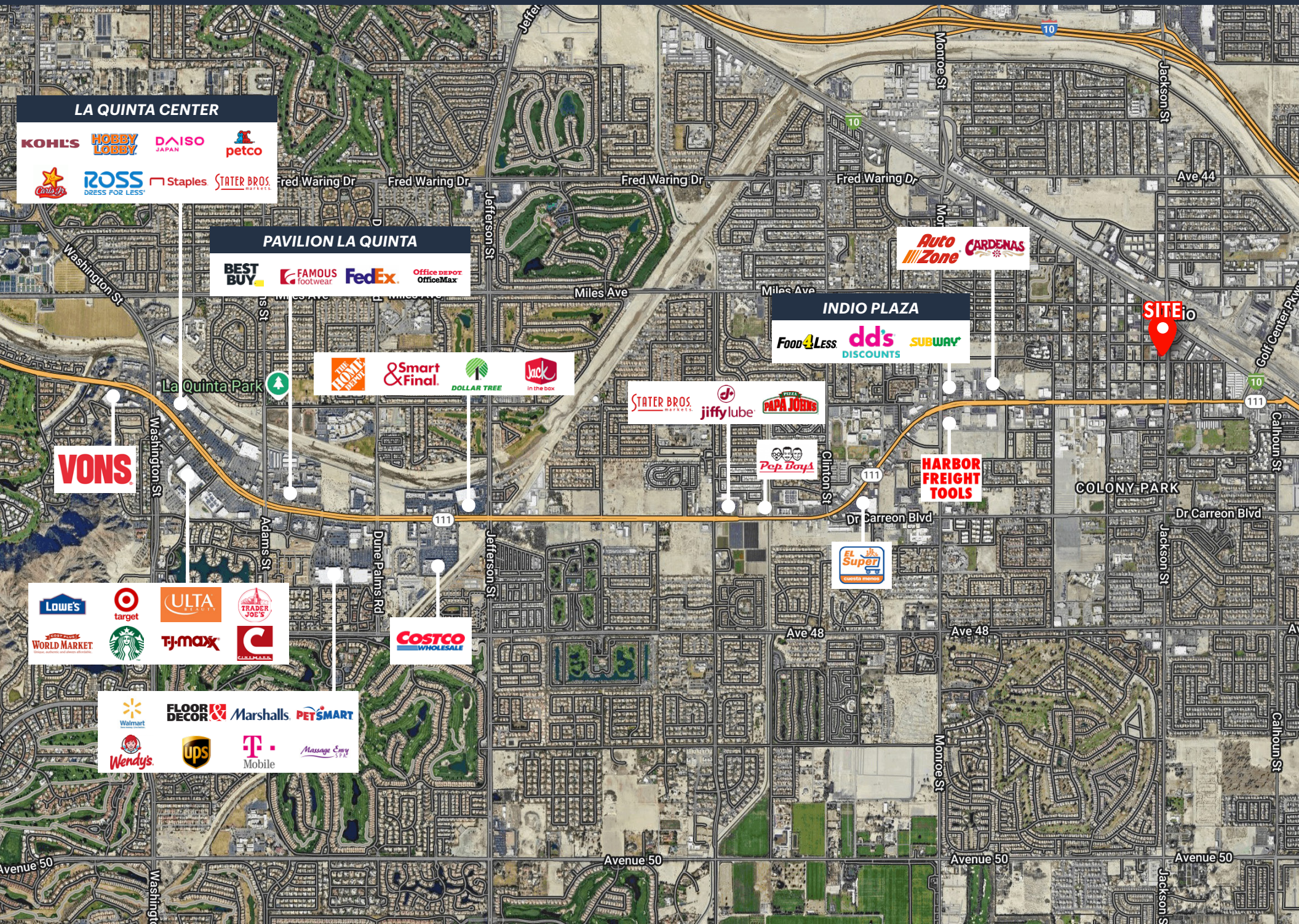
ADDRESS	45460 Fargo St., Indio, CA
CROSS STREET	Fargo St. & Requa Ave.
AVAILABLE	±12,000 SF
PARKING	20 Spaces
ASKING RENTS	Contact Brokers
NNN	Estimated at \$TBD/SF
TERM	Negotiable
AVAILABLE	Now

HIGHLIGHTS

- Freestanding building with on-site parking
- Versatile floorplan ideal for retail, service, or flex use
- Excellent visibility on Fargo St with quick access to CA-111 & I-10
- Located in downtown revitalization zone with \$200M+ in investment
- Near Skyline at Bliss & Oasis, a 64-unit mixed-use development







LA QUINTA CENTER

KOHL'S HOBBY LOBBY DAISO petco

ROSS DRESS FOR LESS Staples STATER BROS.

PAVILION LA QUINTA

BEST BUY FAMOUS footwear FedEx Office DEPOT OfficeMax

THE HOME DEPOT Smart & Final. DOLLAR TREE Jack in the box

STATER BROS. MARKETS jiffy lube PAPA JOHN'S

Auto Zone CARDENAS

INDIO PLAZA

Food 4 Less dds DISCOUNTS SUBWAY

Pep Boys

HARBOR FREIGHT TOOLS

EL Super

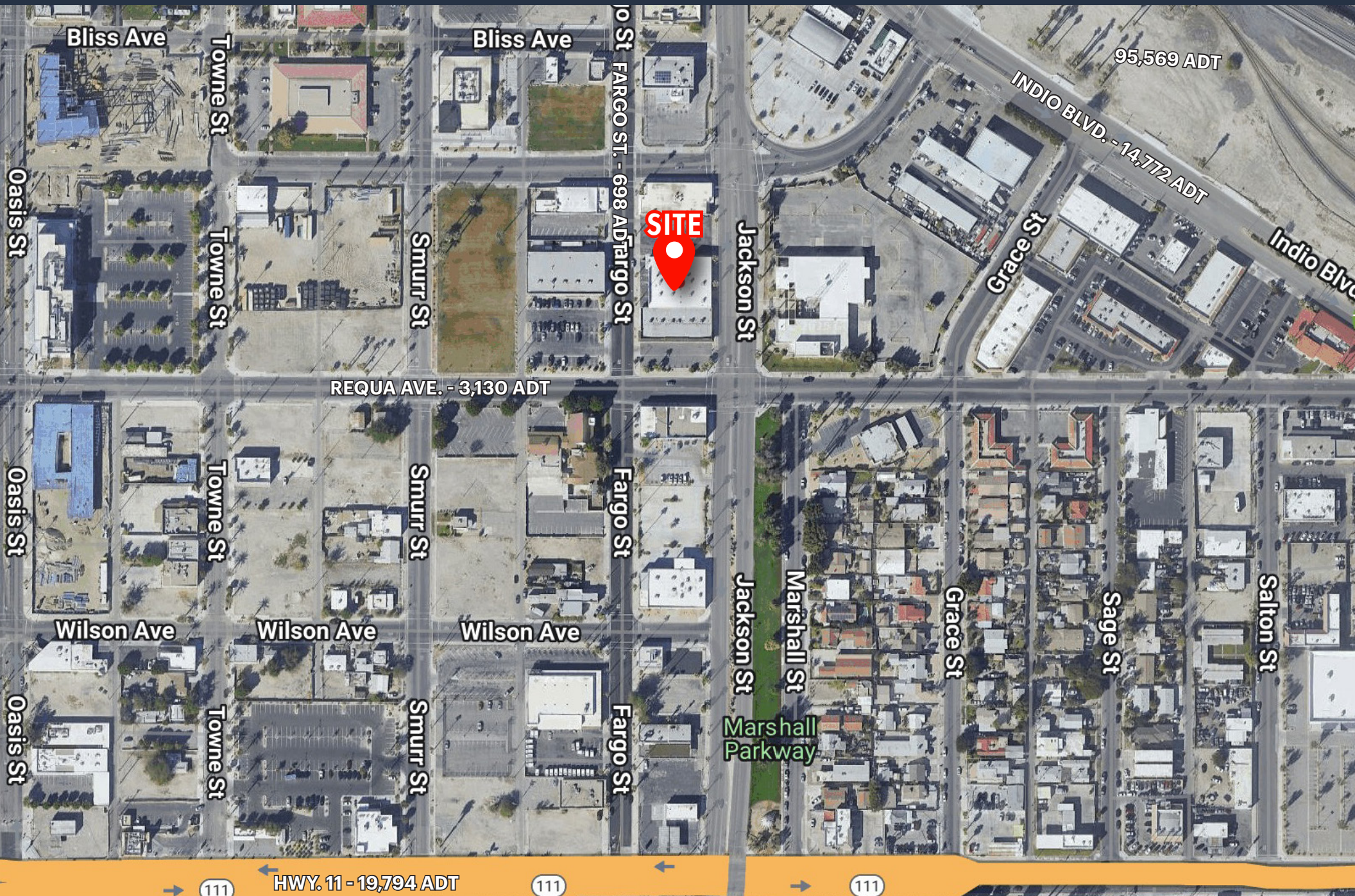
LOWE'S target ULTA TRADER JOE'S

WORLD MARKET Starbucks TJ-MAXX CASHMACK

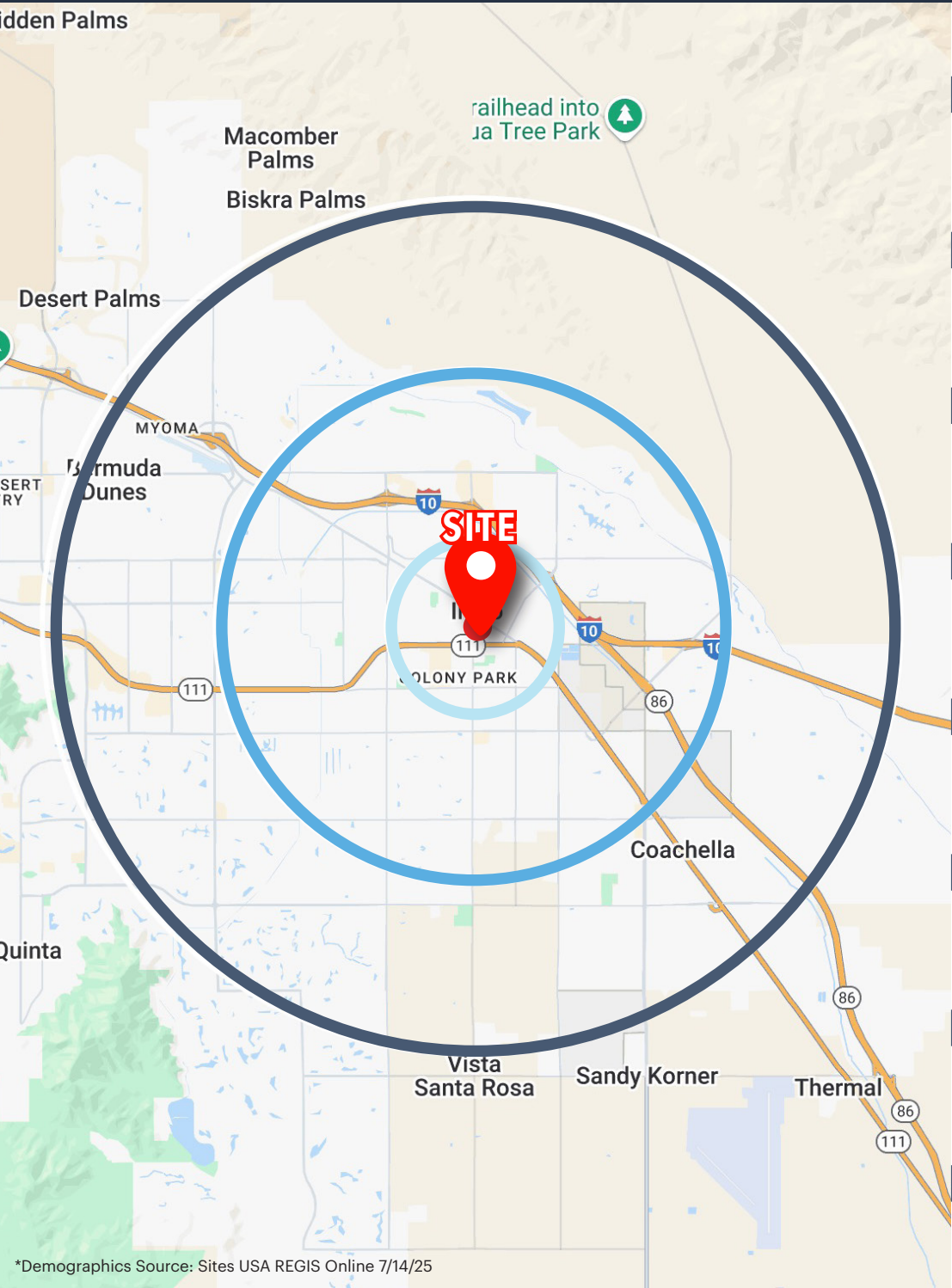
COSTCO WHOLESALE

Walmart FLOOR DECOR Marshalls PETSMART

Wendy's ups T-Mobile Massage Envy



*Traffic Counts Source: Sites USA REGIS Online 7/14/25



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
15,052	102,503	171,399



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
8,700	46,725	84,268



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$83,588	\$106,040	\$118,666



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
7.6%	19.1%	22.4%



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$199.93 M	\$1.74 B	\$3.06 B



HOUSEHOLD DENSITY PSM

1 MILE	3 MILES	5 MILES
4,794	3,626	2,183



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
28.1%	26.2%	33.0%



HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
2.6%	4.2%	7.5%



*Demographics Source: Sites USA REGIS Online 7/14/25