

HERITAGE COURT

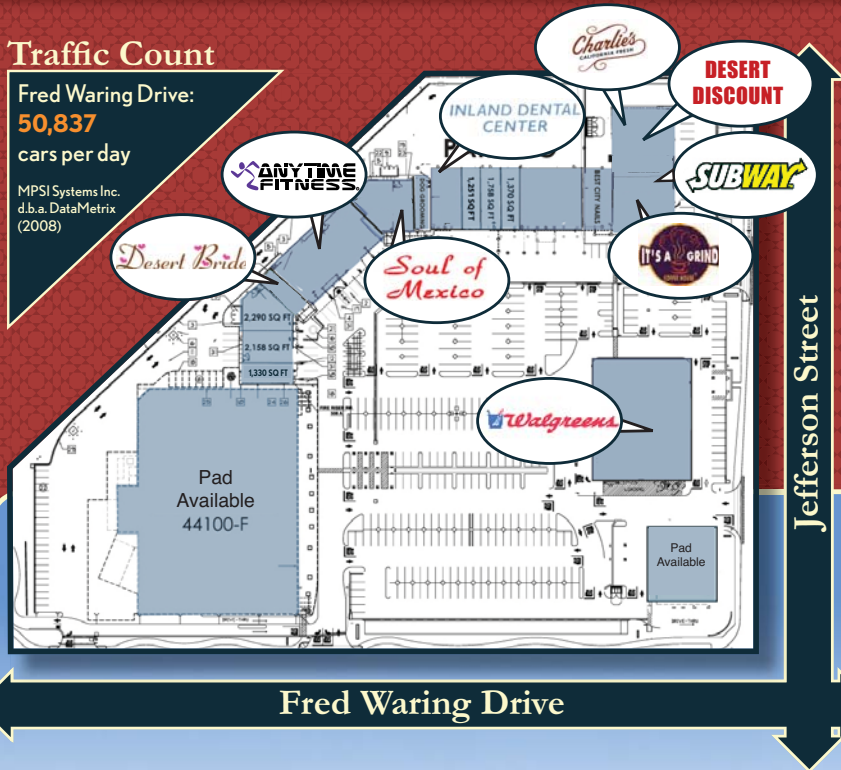
NATIONALL ANCHORED NEIGHBORHOOD RETAIL CENTER

SEC Corner of Fred Waring Dr. & Jefferson St. • Indio, CA
Anchor, Corner Pad and Shop Space Available

Traffic Count

Fred Waring Drive:
50,837
cars per day

MPSI Systems Inc.
d.b.a. DataMetrix
(2008)



HIGHLIGHTS:

- 360 degrees of mature residential
- Directly connected to Heritage Palms Country Club whose residents exceed annual income of \$100,000
- Dedicated pedestrian and golf cart pathways exclusive to the nearby Indio residents
- Parcel and in line shops available
- Newly inducted into the California Enterprise Zone that grants certain hiring and sales/use tax credits, business deductions and other business empowerment arrangements



SHARP COMMERCIAL, INC.

sales • leasing • management

For more information please contact exclusive agent:

Heather Sharp

heather@sharpcommercialinc.com

760.773.3050 t 760.773.5890 f

41865 Boardwalk, Suite 120 | Palm Desert, CA 92211

www.sharpcommercialinc.com

DRE License # 01758032



NATIONALLY ANCHORED NEIGHBORHOOD RETAIL CENTER

SEC Corner of Fred Waring Dr. & Jefferson St. • Indio, CA
Anchor, Corner Pad and Shop Space Available



DEMOGRAPHICS	POPULATION		MEDIAN AGE		AVERAGE INCOME
	1 Mile	9,390	43	\$94,242	
	3 Mile	94,585	43	\$81,543	
	5 Mile	143,908	45	\$85,935	



PROPERTY DESCRIPTION: Featuring a wide variety of successful businesses such as Walgreen's, Anytime Fitness, Subway, It's a Grind Coffee House, Soul of Mexico, Charlie's California Fresh, and Desert Bride. 360 degrees of rooftops and newly inducted into the Enterprise Zone*.

LOCATION DESCRIPTION: Ideally located at the intersection of newly widened streets of Fred Waring Drive and Jefferson Street in Indio, Heritage Court, the East Valley Golf Community's convenient shopping destination is a Class A shopping center surrounded by mature and new residential neighborhoods. Just a short distance from Palm Springs, Heritage Court is strategically located between the cities of Indio, La Quinta, and Bermuda Dunes. Heritage Court is an idyllic, first class, and convenient residential retail center in an area poised for tremendous growth.

***THE ENTERPRISE ZONE:** Businesses located within the Enterprise Zone at Indio Towne Center are eligible to receive State Income Tax credits and other financial incentives. The Enterprise Zone Incentives include Employee Hiring Credit, Sales and Use Tax Credit, Business Expense Deduction, and Net Interest Deduction for Lenders.



SHARP COMMERCIAL, INC.
sales • leasing • management

For more information please contact exclusive agent:

Heather Sharp

heather@sharpcommercialinc.com

760.773.3050 t 760.773.5890 f

41865 Boardwalk, Suite 120 | Palm Desert, CA 92211

www.sharpcommercialinc.com

DRE License # 01758032