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FOR LEASE

# PALM SPRINGS

NWC VISTA CHINO & GENE AUTRY TRAIL

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## NWC VISTA CHINO & GENE AUTRY TRAIL

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- Anchor tenant, drive-thru, and shop space opportunities adjacent to approximately 232 new residential units
- Located at a high traffic intersection, with approximately 40,324 CPD total
  - Vista Chino – 20,400 CPD
  - Gene Autry Trail – 19,924 CPD
- Well-positioned in the path of newly developed residential, just North of the Palm Springs Airport



E Vincentia Rd

ia Rd

ia Rd

N Los Alamos Rd

N Whitewater Club Dr

N Volturno Rd

E Via Escuela

E Via Escuela

gelo Rd

N San Gorgonio Rd

N San Antonio Rd

N San Clemente Rd

N Los Alamos Rd

Arnico St

N Gordon St

a Rd

ino Rd

N Gene Autry Trl

Executive Dr

E San Juan Rd

E Vista Chino

E Vista Chino

E Vista Chino

E Paseo Barbara

Avenida Fay Norte

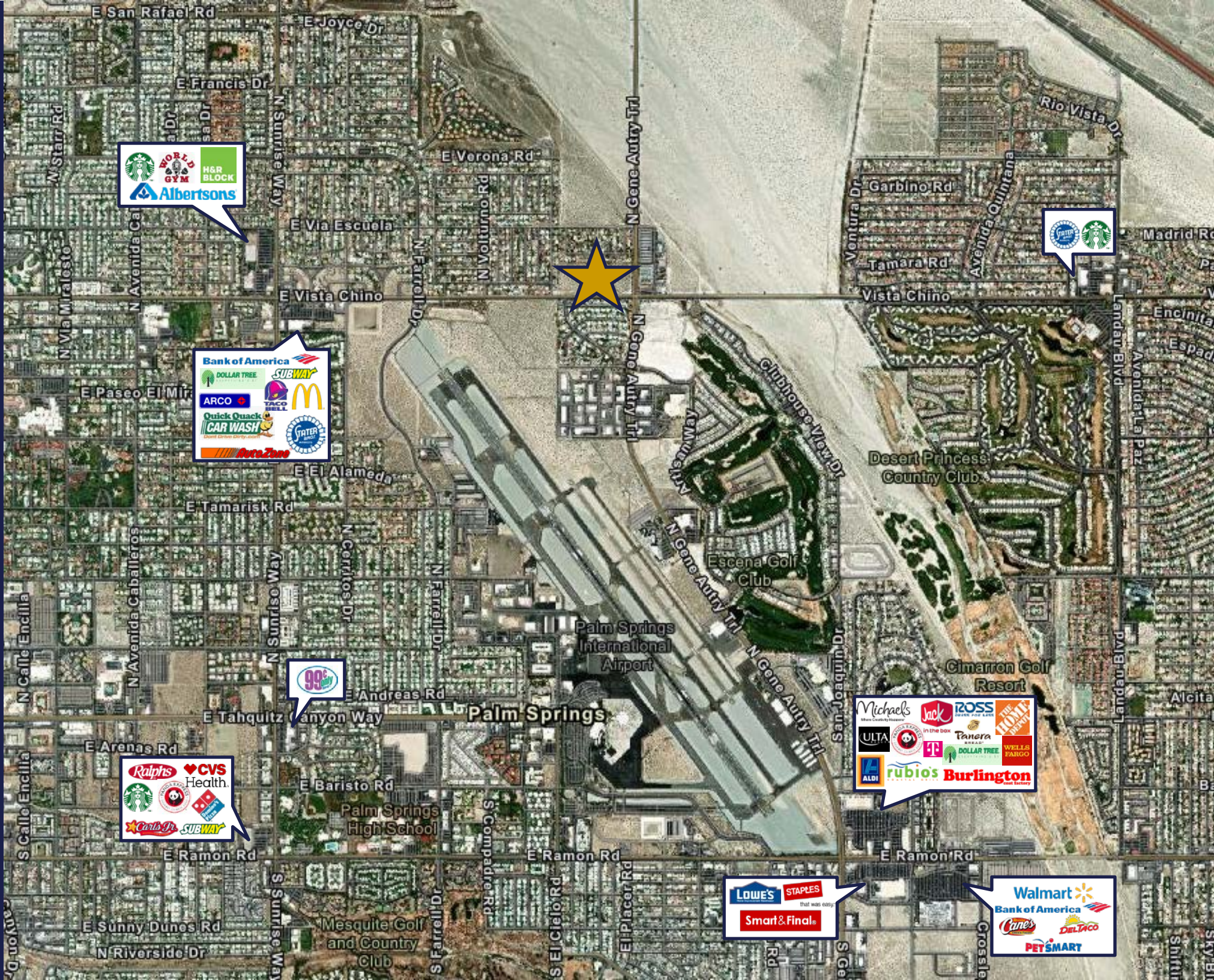
E Camino Rojos

Montessori School of Palm

+/- 2.5 ACRES OF LEASABLE AREA

A  
E  
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W

MARKET OVERVIEW



Starbucks  
World Gym  
H&R Block  
Albertsons

Starbucks  
Foster's

Bank of America  
Dollar Tree  
Subway  
ARCO  
McDonald's  
Quick Quack Car Wash  
AutoZone  
Spater

99c Only

Ralphs  
CVS Health  
Starbucks  
Carib's  
Subway

Michaels  
Ulta  
Aldi  
Rubio's  
Jack in the Box  
Panera Bread  
Dollar Tree  
Ross Dress for Less  
The Home Depot  
Wells Fargo  
Burlington










Lowe's  
Staples  
Smart & Final

Walmart  
Bank of America  
Famous Dave's  
Del Taco  
PetSmart

# EXPANDED DEMOGRAPHIC PROFILE

Estimated 2022

## VISTA CHINO & GENE AUTRY TRAIL | PALM SPRINGS, CA

 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	2,514	53,943	95,631
Forecasted Population (2027)	2,765	55,821	98,155
 HOUSEHOLDS			
Households	1,146	23,135	43,101
 AVG HH INCOME			
Avg Household Income	\$124,898	\$103,174	\$103,316
 MEDIAN HH INCOME			
Median Household Income	\$86,874	\$66,497	\$63,835
 \$\$\$ PER CAPITA INCOME <small>Est.</small>			
Proj. Per Capita Income	\$57,296	\$44,530	\$45,154
 DAYTIME DEMOS <small>Total</small>			
Number of Businesses	185	2,901	4,671
Total Number of Employees	1,958	26,859	40,863
 RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	1,506 59.9%	26,573 49.3%	47,034 49.3%
Black or African American	64 12.5%	1,926 3.6%	3,253 3.4%
American Indian	28 1.1%	885 1.6%	1,522 1.6%
Asian	124 4.9%	3,553 6.6%	5,401 5.7%
Pacific Islander	4 0.2%	91 0.2%	147 0.2%
Other Race	447 17.8%	13,133 24.3%	24,260 25.4%
Two or More Races	341 13.6%	7,782 14.4%	13,744 14.4%
Hispanic (Any Race)	861 34.2%	23,264 43.1%	42,360 44.4%
 AGE DISTRIBUTION			
Median Age	43.5 yrs	46.0 yrs	46.9 yrs
 HOUSING			
Owner Occupied Housing Units	620	14,695	26,707
Renter Occupied Housing Units	234	8,440	14,856

Proposed Residential

Proposed Retail



Gene Atry Trail – 19,924 CPD

Vista Chino – 20,400 CPD

Proposed Retail

Gas Station

**LEASING:**



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