

Madison Plaza

INDIO, CALIFORNIA

STATER BROS · HWY 111 & MADISON STREET

Seven shop spaces from 900 to 3,460 square feet

01 — THE CENTER

Stater Bros at Hwy 111 and Madison Street.

Madison Plaza is a Stater Bros-anchored neighborhood center on the northeast corner of Hwy 111 and Madison Street in Indio. Pak Inn, America's Tire, PNC Bank, Jiffy Lube, Papa John's and Taco Shop 760 round out a daily-needs lineup that brings shoppers back every week.

1.28M

Annual visits to the center

720K

Annual visits to Stater Bros

28,000

Cars a day on Hwy 111

28,000

Cars a day on Madison Street

113,800

People in the center's trade area

30,619

Square feet of shop space





02 — READY TO OPEN

Energized second-generation space.

Power is Indio's bottleneck, and new ground-up projects across the valley are waiting on the utility. Madison's suites are built, powered and ready for tenant improvements now.



Aerial looking east from Hwy 111 and Madison Street, June 2025.

03 — THE CORNER

Shoppers already come here every week.

The center's own tenants add hundreds of thousands of visits a year on top of Stater Bros.

720K STATER BROS
Visits a year · anchor

95K PAK INN
Visits a year, up 4%

89K AMERICA'S TIRE
Visits a year, up 5%

51K PNC BANK
Visits a year

Seven shop spaces, 900 to 3,460 SF.



Available Leased Not a part

±330 parking stalls on site

Aerial: Esri, Maxar, Earthstar Geographics. Suite lines are approximate. Parking counts are estimates from the aerial; confirm with the site survey.

TENANT ROSTER

022-A	Papa John's	1,520
022-B–D	Pak Inn	2,700
022-E	New Horizon Realty	1,255
022-F	**1 Available**	**1,100**
022-G	**2 Available**	**1,100**
096-A	Madison Cleaners	2,400
096-B–D	**3 Available**	**3,460**
096-E/F	Taco Shop 760	1,789
096-G	Diamond Nails	1,201
096-H	**4 Available**	**910**
096-I	**5 Available**	**900**
096-J	Desert Tax Service	900
096-K	**6 Available**	**1,220**
106-4A	Barber Shop	840
106-B	La Perla Jewelers	1,171
106-C	Dr. Lee, DDS	1,509
106-D–G	Sparklean Laundry	3,360
106-H	**7 Available**	**1,265**
106-4J	Maxcy's Grill	2,019
N.A.P.	Stater Bros	

Numbers match the site plan. Available suites: NNN est. $0.88/SF/mo.

05 — THE SPACES

Built, powered and ready for your build-out.

SUITE	SF	GOOD FIT FOR
81-022 Ste F	1,100	In-line next to Stater Bros. Service, retail or office.
81-022 Ste G	1,100	Coming available. Next to Ste F; combine for 2,200 SF.
81-096 Ste B–D	3,460	Former credit union. Retail, bank or medical.
81-096 Ste H	910	Salon, beauty or service. Combine with Ste I for 1,810 SF.
81-096 Ste I	900	Salon, beauty or service.
81-096 Ste K	1,220	Former insurance office. Medical, pharmacy or office.
81-106 Ste H	1,265	East building. Food or service.

NNN est. $0.88/SF/mo. Availability subject to change.





06 — THE MARKET

Indio is the Coachella Valley's largest city.

More than 92,000 people live in Indio, home of the Coachella and Stagecoach festivals. Madison Plaza serves the established neighborhoods of central and south Indio, and thousands of new homes are approved or proposed north of I-10.

92,360
Indio residents (Jan 2026)

$77,167
Indio median household income (2024)

113,800
People in the center's trade area

+10.7%
Population growth in ZIP 92203 since 2020

1,500
Homes at Del Webb Desert Retreat, approved

Next door
Madison Pointe: Starbucks, EV market and new shops planned

Sources: CA Dept. of Finance E-1 (May 2026); U.S. Census ACS 2020–24; Placer.ai true trade area; City of Indio planning actions.



Madison Plaza

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