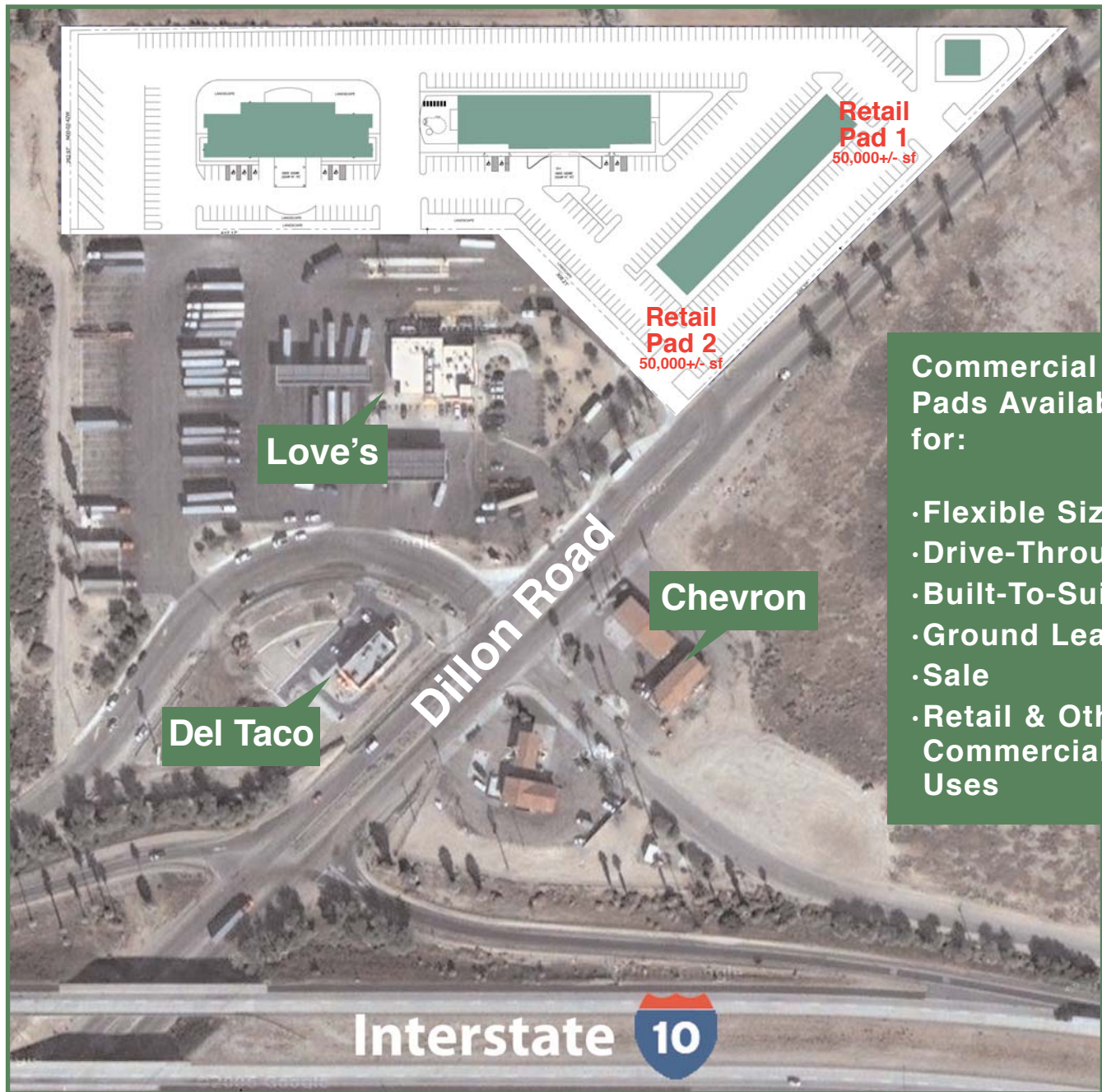


Coachella Valley, California



Commercial Pads Available for:

- Flexible Sizes
- Drive-Throughs
- Built-To-Suits
- Ground Lease
- Sale
- Retail & Other Commercial Uses



Coachella Valley, California

For information, please contact:

Kevin@McArthurBird.com
 www.McArthurBird.com
 818-804-8888

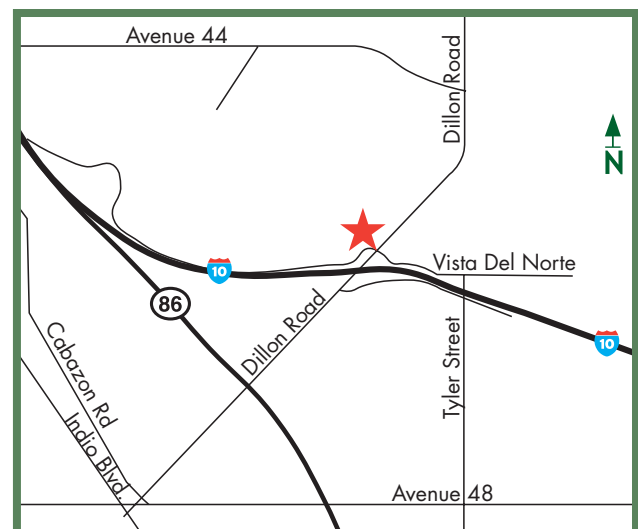
Retail Shops & Pads Available



McArthur Bird LLC

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McArthur Bird LLC

Palm Place

Market Features

- Acre parcels for sale along project frontage
- Daytime population projected to triple within next year
- 24,800 New homes proposed/under application
- 25,700 New homes under development
- 4.18 Three-mile average household size
- 24.76% Census household growth 2000 to 2005
- 20.42% Projected census household growth to 2010
- Economic Empowerment Zone - Tax Incentives
- Crossroads of Interstate 10, Highway 111 & Highway 86

Demographics

	<u>3 Miles</u>	<u>5 Miles</u>
Population (2005)	35,858	92,160
Avg. Household Income	\$42,237	\$47,455
Daytime Population	9,486	26,932

Traffic Counts

Interstate 10 @ Dillon: 150,000 ADT



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