

# 8.24 ACRES OF COMMERCIAL LAND

Doctor Carreon Blvd., Indio, CA 92201

**WILSON MEADE**  
COMMERCIAL REAL ESTATE

**FOR SALE**    **Reduced Price**  
~~\$3,000,000~~    **\$2,850,000**



**Kate Rust**  
Executive Vice President  
DRE# 01267678  
kate@wilson-meade.com  
760-409-1532

**Danyell Meade**  
Senior Associate  
DRE# 02056792  
dmeade@wilson-meade.com  
760-899-8980

**Michael Meade**  
Broker | Co-Founder  
DRE# 01480973  
mmeade@wilson-meade.com  
760-409-6474

72100 Magnesia Falls Drive, Suite 2 | Rancho Mirage, CA 92270  
wilson-meade.com | CalDRE# 02051182



# PROPERTY DESCRIPTION

FOR SALE | 8.24 ACRES OF COMMERCIAL LAND  
Doctor Carreon Blvd., Indio, CA 92201

## PROPERTY HIGHLIGHTS

8.24 acres of land. Located in the medical corridor and less than a mile of John F. Kennedy Memorial Hospital. The property is zoned Regional Commercial and Connected Neighborhoods-14.

- » Utilities in street, curb and gutter, and sidewalks
- » Centrally Located in the Coachella Valley
- » **APN's:** 614-130-035 (3.03 acres) | 614-130-015 (1.06 acres) | 614-140-056 (4.15 acres)

## ZONING

- » **Connected Neighborhoods—14 (CN-14) zone** encourages walkable, mixed residential communities with a variety of housing types—from single-family homes to small multi-family and courtyard apartments—at densities up to 14 units per acre. Limited live-work and small-scale commercial uses are allowed along corridors or at neighborhood edges to support daily needs.
- » **Regional Commercial (RC) zone** is intended for large-scale retail, dining, entertainment, and service uses that serve both residents and visitors. Typically located near major freeway connections and key intersections, this zone supports high-visibility, regional commercial activity.

Located near a “Key Development Zone” within the Midtown District, this property enjoys proximity to the Fairgrounds and major community centers, presenting an ideal site for redevelopment or new construction.

## MAJOR AIRPORTS WITHIN A FEW HOURS DRIVE

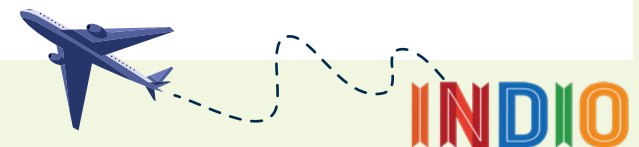
JACQUELINE COCHRAN REGIONAL AIRPORT	~ 9 MILES
PALM SPRINGS INTERNATIONAL AIRPORT (PSP)	~ 21 MILES
ONTARIO INTERNATIONAL AIRPORT (ONT)	~ 80 MILES
JOHN WAYNE AIRPORT (SNA)	~ 120 MILES
LOS ANGELES INTERNATIONAL AIRPORT (LAX)	~ 140 MILES
SAN DIEGO INTERNATIONAL AIRPORT (SAN)	~ 145 MILES

## Strategic Connectivity & Accessibility

Indio's central location provides exceptional access to major markets across Southern California and the Southwest. The I-10 freeway—carrying over 30 million vehicles annually—links directly to Los Angeles, Phoenix, and beyond, while Highway 111 and State Routes 86 and 111 connect the Coachella Valley and Mexico trade routes.

Air travel is just as convenient, with Palm Springs International Airport only 20 miles away and Jacqueline Cochran Regional Airport just nine miles from the city.

Indio's connectivity by freeway, air, and commerce makes it one of the most accessible and business-friendly cities in the region.





# PHOTOS

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WILSON MEADE COMMERCIAL REAL ESTATE | 2025

\*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.



# AREA MAP

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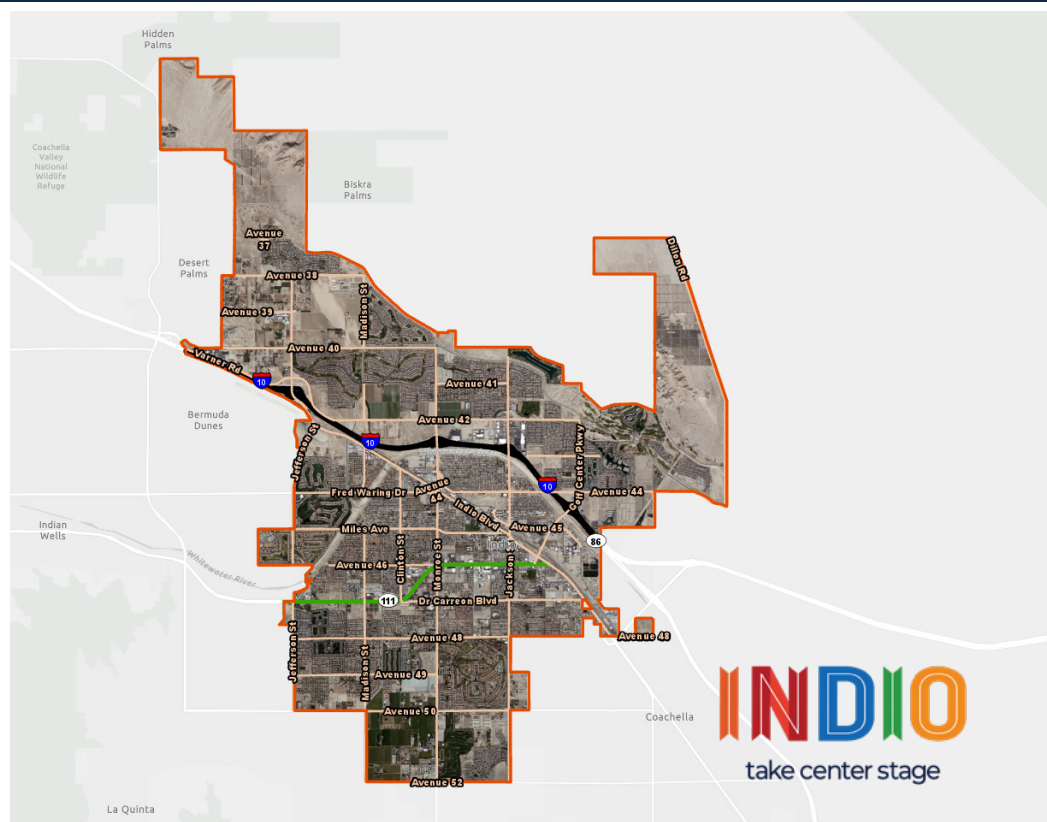
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## AREA OVERVIEW

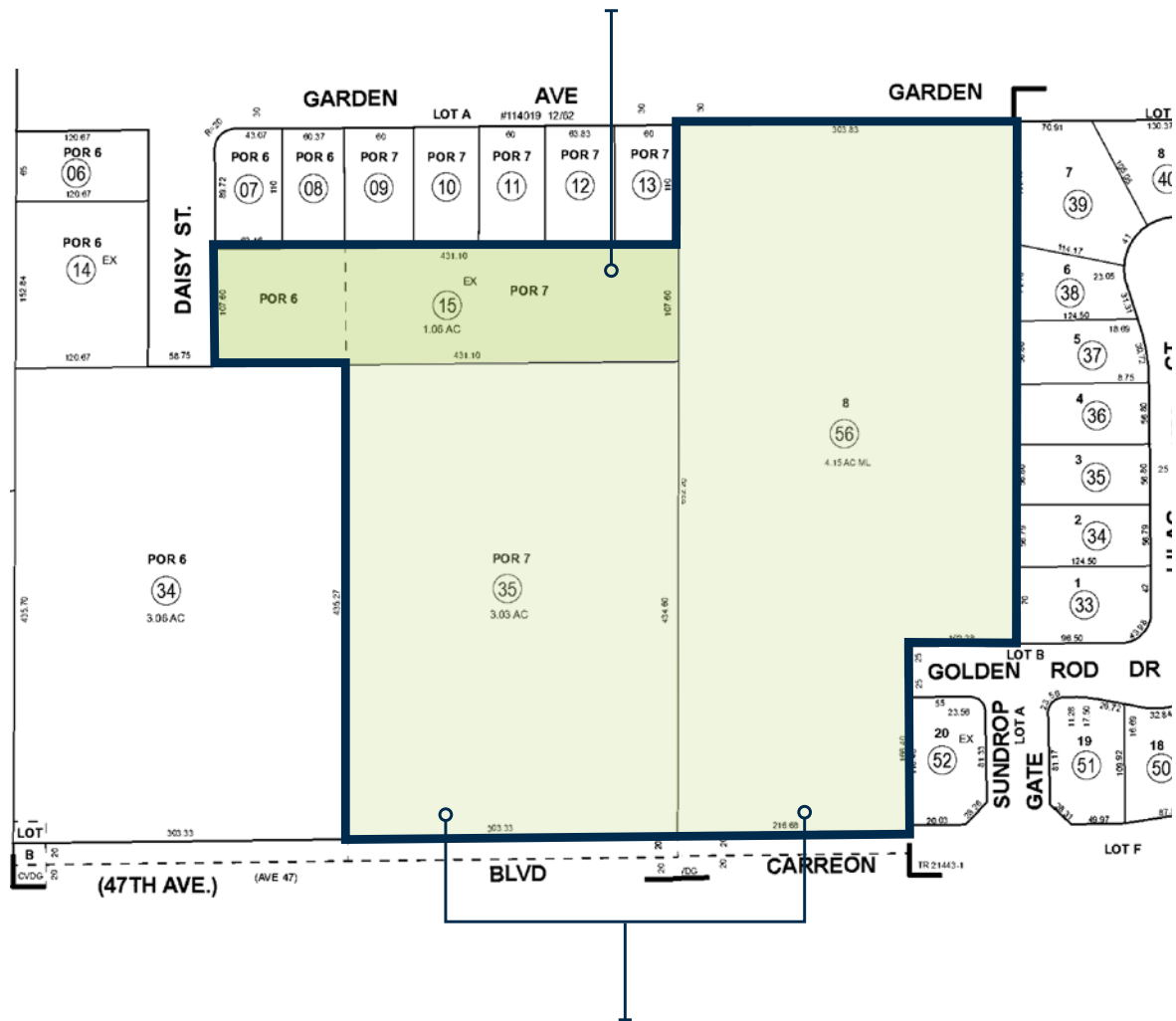
## INDIO, CALIFORNIA

- ▶ Incorporated in 1930, the city of Indio is recognized as a vibrant Desert Community where people live, work, play, and shop.
- ▶ The city of Indio focuses greatly on community infrastructure. In the last 6 years Indio has invested more than \$100 million in infrastructure improvements within the city.
- ▶ Indio is one of the fastest-growing communities in Riverside County.
- ▶ Indio is ranked one of the best places to live for young families.
- ▶ One-Stop Permitting Process. Indio has streamlined their permitting process with finance, development services, public works, and the fire department.
- ▶ College of the Desert Expansion: COD expanded downtown Indio campus from 40,000 sq. ft. to 80,000 sq. ft. and from 4,320 students to 9,640 students.
- ▶ The subject property is easily accessible to schools, JFK Hospital, shopping, restaurants, jobs, and entertainment.
- ▶ More than 2,000 businesses and a \$1B Annual Economic impact, Indio offers a diverse economy.

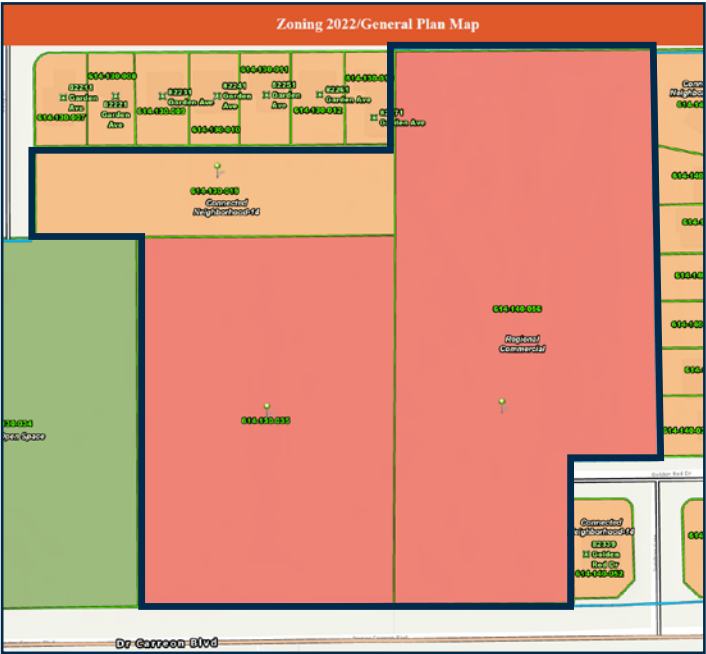


	From Subject Property	
DEMOGRAPHICS	1 mile	5 mile
Median Age	33.8	38.9
2024 Population	22,446	184,564
2024 Households	7,082	60,791
Average Household Income	\$56,868	\$94,496
Median Household Income	\$43,114	\$66,657

APN: 614-130-015  
CN-14 ZONING



APN'S: 614-130-035 & 614-140-056  
RC ZONING



# YOUR ADVISORS



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Wilson Meade Commercial, INC. Broker Lic. 02051182  
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270  
Phone Number: 760.837.1880 | wilson-meade.com