



83407 Highway 111  
Indio, CA 92201

83373 Highway 111  
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# 83373 - 83407 Highway 111 Indio, CA 92201





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## EXECUTIVE SUMMARY

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NAI Capital is pleased to present the opportunity to lease an Auto Dealership and Automotive Facility. 83407 Highway 111, Indio, CA 92201 (Auto Dealership) features an approximately +/-22,360 SQFT sales office and showroom situated on +/-208,216 SQFT of improved land. 83373 Highway 111, Indio, CA 92201 (Automotive Facility) features an approximately +/-1,500 SQFT building situated on +/-28,314 SQFT of improved land. The flexible zoning of the property allows for a wide range of commercial uses, including retail, medical, and office. The Auto Dealership and Automotive Facility consist of the following: well-maintained showroom and sales office, auto servicing department with multiple bays, and abundant parking for over 800 vehicles.

The property is strategically located along highway 111 which benefits from visibility, pro auto and commercial related businesses and convenient access to the 10 freeway making this a great thoroughfare for commercial traffic. The VPD indicates over 30,500 vehicles traveling daily through Highway 111. The tremendous upside of this property would be well suited for a Tenant who wants to take advantage of the Turnkey Auto Dealership and Automotive Facility. Property tours are available by appointment.

# PROPERTY OVERVIEW

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## Property Type

Auto Dealership and Automotive Facility



## Class

B



## Address

83373-83407 Highway 111  
Indio, CA 92201



## Location

Located on Highway 111 and convenient access to the 10 Freeway



## APN

612-032-001, 612-040-001, 612-040-004,  
612-040-005, 612-040-008



## Construction

Concrete



## Year Built

1956 and 1982



## Zoning

MU-C [Mixed Use - Commercial]



## Property Area

Auto Dealership +/- 22,360 SQFT sales office and showroom situated on +/- 208,314 SQFT of improved land

Auto Facility +/- 1,500 SQFT building situated on +/- 28,314 SQFT of improved land



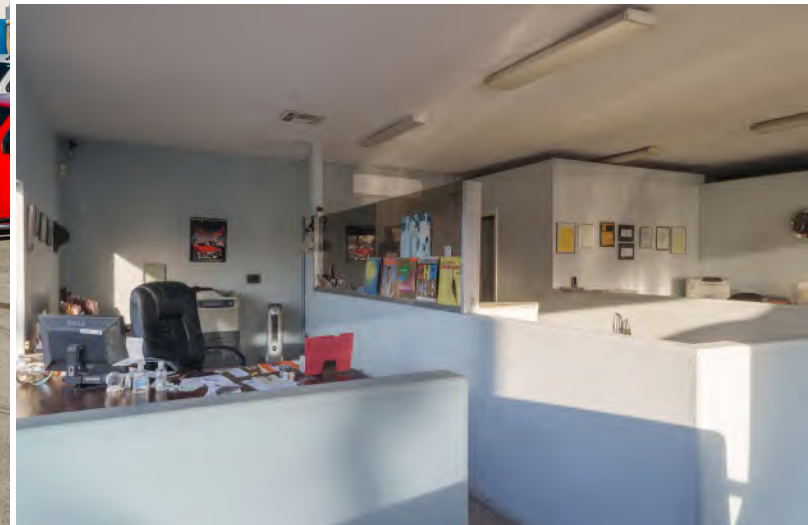
# PROPERTY HIGHLIGHTS

- Auto Dealership +/-22,360 SQFT sales office and showroom situated on +/- 208,216 SQFT of improved land
- Automotive Facility +/-1,500 SQFT building situated on +/-28,314 SQFT of improved land
- Well Maintained Showroom, Sales Office, and Auto Servicing Department with Multiple Bays
- Fully Paved and Gated
- Potential for Electric Vehicle (EV) Charging Station
- Grandfathered In Auto Sales License
- Turnkey Site with Extensive Parking for Immediate Occupancy
- Large Pylon Sign: Visible to Daily Traffic (VPD indicates over 30,500 vehicles)
- Convenient Access to the 10 Freeway and Highway 111
- Properties can be Leased Individually
- Excellent Visibility and Access with ±525 Feet of Frontage on Both Highway 111 and Indio Boulevard
- Zoned MU-C (Mixed Use – Commercial), The Current Zoning Code Allows for an Abundance of Uses and Development Possibilities
- Strategic Signalized Hard Corner Location Positioned for Strong Commercial Exposure



83373 Highway 111  
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## Automotive Facility Photos



**83407 Highway 111  
Indio, CA 92201  
Auto Dealership  
Photos**





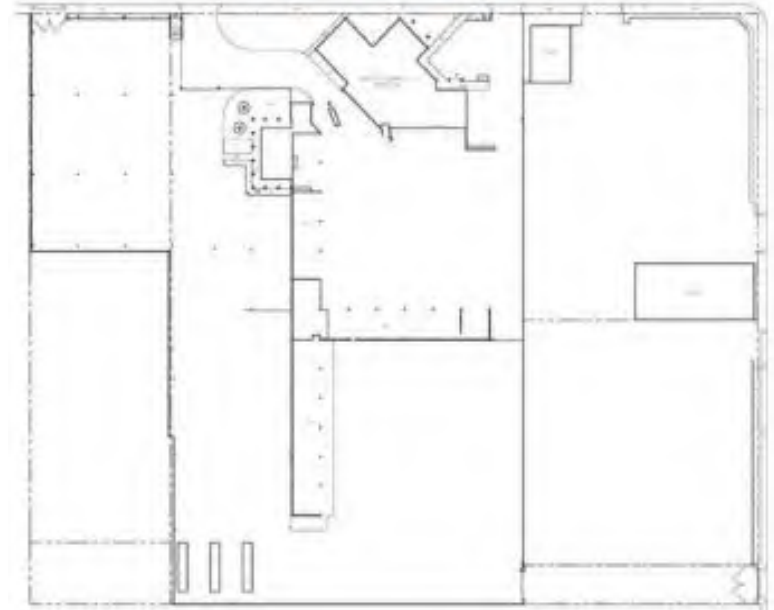
## MAIN BUILDING

Two-story main building featuring a showroom, 14 offices, restroom, storage area, garage, kitchen, and breakroom.

## SECOND FLOOR



## SITE PLAN



## SMALLER BUILDING



Smaller building includes a showroom, four offices, storage area, restroom, and waiting room/lobby.

# MARKET OVERVIEW

City of Indio  
Riverside County, CA

Indio is a city located in eastern Riverside County, California within the Coachella Valley region of the United States. It has a population of approximately 94,000 residents and sits along Interstate 10, serving as a major transportation corridor connecting Southern California to the Southwest. Indio is widely recognized as the “City of Festivals,” hosting major events such as the Coachella Valley Music and Arts Festival and Stagecoach.

## Demographics:

The city’s population is diverse, with a predominantly Hispanic/Latino community along with White and Asian residents. The median age is approximately 38.6 years, and the median household income is around \$76,000.

## Economy:

Indio’s economy is supported by tourism, retail, healthcare, and local government services. The city’s location along Interstate 10 supports a network of retail centers, restaurants, and service businesses. Major music festivals generate significant seasonal economic activity, benefiting hospitality and commercial sectors throughout the city.

## Education:

Indio is served by the Desert Sands Unified School District, which provides education across elementary, middle, and high schools. The city is also home to the College of the Desert – Indio Campus, which offers higher education and workforce training programs.

## Transportation:

Indio offers regional connectivity anchored by Interstate 10 and State Route Highway 111, providing access throughout the Coachella Valley and to larger regional markets. The average commute time is approximately 23 minutes, with proximity to Palm Springs International Airport.

## Recreation:

Indio features numerous parks and recreational amenities including Indio Municipal Golf Course, Indio Sports Park, and community park facilities. The city also hosts annual community events including the Riverside County Fair & National Date Festival.

Overall, Indio is a growing and diverse city with a strong tourism-driven economy and expanding commercial opportunities.

Top Employers in Indio: include **JFK** Memorial Hospital, Desert Sands Unified School District, Riverside County, City of Indio, and Empire Polo Club.



Estimated Population (2025)  
94,275



Total Businesses  
4,300



Total Employees  
43,300



Total Household Expenditure  
\$4.1B



Median Household Income  
\$76,579



Total Employees  
45,884



Median Age  
38.6

**NAI**Capital

# AERIAL VIEW

Indio | California





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