

FOR SALE

# COMMERCIAL LAND FOR SALE

SWC SHOWCASE PARKWAY & AEGEAN STREET | INDIO, CA



**LOCATION:** SWC Showcase Parkway & Aegean Street

**APN's:** 610-311-001, 610-311-002 & 610-311-003

**SIZE:** 40,509 SF

**PRICE:** \$450,000.00

**ZONING:** The Light Industrial (IL) zone provides for offices, business and industrial parks, research and development, warehouses, distribution center, light manufacturing, public and quasi-public uses and supportive commercial uses.

Click to View the [City of Indio Zoning Code](#)

## HIGHLIGHTS

- Located in booming North Indio with easy access to I-10
- Light industrial zoning offers flexibility with a variety of uses permitted or allowed with a CUP
- Hard corner location offers excellent signage and access opportunities
- Site features some improvements including curb, gutter and sidewalks

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**SITE**  
± 40,509 SF  
\$450,000.00

MONROE ST  
SHOWCASE PARKWAY  
AEGEAN ST  
JACKSON ST  
AVENUE 42  
INTERSTATE 10

Walmart  
Save money. Live better.  
Starbucks COFFEE  
IN-N-OUT BURGER  
Cane's  
VALLARTA SUPERMARKETS  
ROSS DRESS FOR LESS  
CHASE  
DUNKIN' DONUTS  
Pollo Loco  
WinCo FOODS  
Starbucks COFFEE  
24 FITNESS  
Burlington  
McDonald's  
Chick-fil-A  
Dutch Bros  
Coming Soon

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