FOR SALE PRICE: \$495,000

WILSON MEADE COMMERCIAL REAL ESTATE



0.61 ACRES | 26,572 SF | INDIO BLVD. AND DEGLET NOOR STREET INDIO, CALIFORNIA 92201

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PROPERTY OVERVIEW

- 0.61 Acres / 26,572 sq. ft.
- Cross Streets: Indio Blvd. & Deglet Noor Street
- APN: 611-141-020
- Zoned: DT-SP Downtown Specific Plan
- Uses: Retail, Restaurants, Service providing businesses with office and residential on upper floors.
- Maximum height of four-story but may reach six when community benefits are included.
- Located in the Downtown Corridor of Indio's revitalization program.
- Property has 136.5' of frontage on Indio Blvd.
- Utilities in street.





INDIO OPPORTUNITY ZONE

Financial Incentives

- Defer capital gains taxes until 2026.
- Enjoy a 10% reduction in deferred taxes if investments are held for five years, and an additional 5% reduction for holding investments for seven years.
- Capital gains become entirely tax-free after a ten-year holding period.

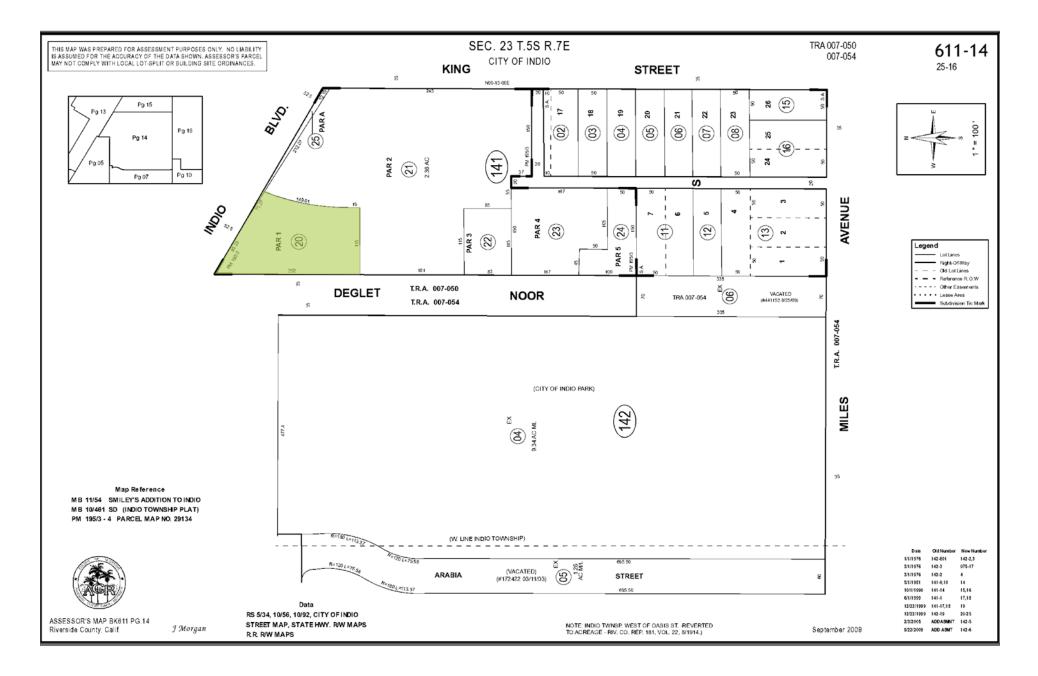
Strategic Opportunities

The Zone offers a prime location for industrial and manufacturing facilities, with available land and existing buildings. It presents opportunities for diverse development, including housing, hospitality, commercial, retail, office, and entertainment spaces. It encompasses a substantial portion of its industrial area, covering approximately 80% of the total 180 acres. Businesses can benefit from electricity costs that are 30% lower than in neighboring cities and counties.

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PLAT MAP | APN: 611-141-020



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AERIAL MAP | DEMOGRAPHICS



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AERIAL MAP | DEMOGRAPHICS

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 the 3rd fastest-growing city in California.
- 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.
- Electricity costs are 30% less in Indio than in neighboring cities.
- 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.
- Subject Property is located south of Highway 111, Indio's main corridor through the city.
- The subject property is easily accessible to schools, JFK Hospital, shopping, restaurants, jobs, and entertainment.
- A developer can achieve up to 20 units per acre
- Vacancy in the Coachella Valley is 5.2% (4th quarter 2023)
- Indio is the largest city in the Coachella Valley and eastern Riverside County. Indio is a "year round" city. However, another 30,000 people reside in the city during the winter months. Indio is known as the "City of Festivals."



2023 DEMOGRAPHICS	1 mile	5 mile
Median Age	32.7	36.5
Population	19,763	165,427
Households	5,062	50,559
Average Household Income	\$48,235	\$83,401
Median Household Income	\$37,114	\$58,672

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YOUR ADVISORS



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