

FOR SALE
PRICE: \$495,000

WILSON MEADE
COMMERCIAL REAL ESTATE



FERGUSON
Bath, Kitchen & Lighting Gallery



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

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

72100 Magnesia Falls Drive, Ste 2, Rancho Mirage, CA 92270
wilson-meade.com
DRE# 02051182

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

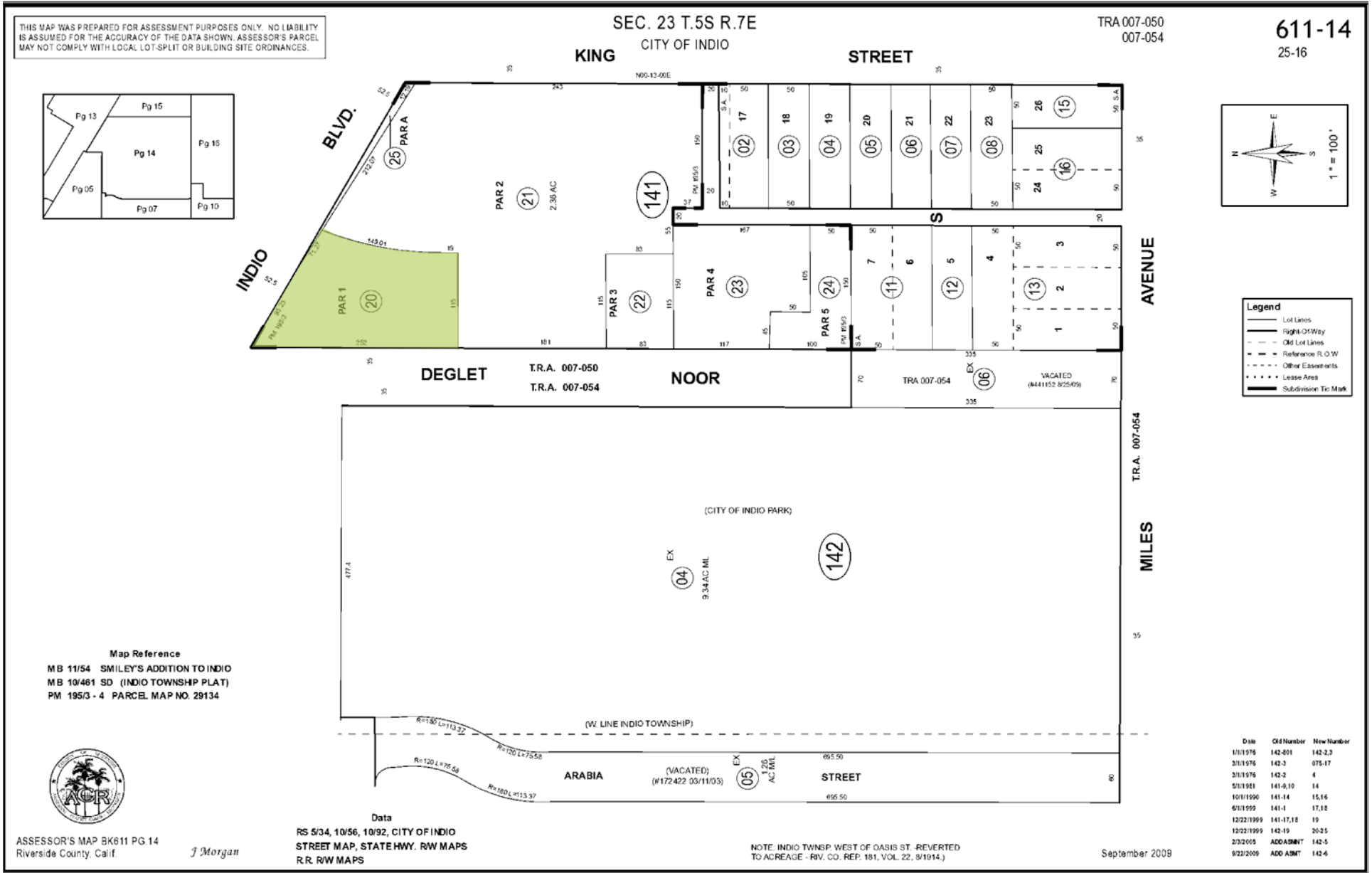
Financial Incentives

- 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.

PLAT MAP | APN: 611-141-020



AERIAL MAP | DEMOGRAPHICS



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WILSON MEADE COMMERCIAL REAL ESTATE | 2024

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

YOUR ADVISORS



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72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
Phone Number: 760.837.1880 | wilson-meade.com