

For Sale by Owner

Two Prime 11 Acre Commercial Parcels

Indio, California

Area Highlights

2025

The City of Indio is the **largest and fastest-growing** city in the Coachella Valley. The website *Smartasset.com* listed Indio twice on its annual ranking of the *Top Boomtowns in America*: 2021 #18 and 2022 #54.

Indio's **population** is over 90,000 and growing. The city currently has 3,000 new homes in process. The population's average age is 37, with 27% being eighteen or younger. Projections are Indio's population will be 170,000 by 2035. The local newspaper, *The Desert Sun*, reported in January 2022, "Indio likely to add 7,812 housing units by '29." The *Retail Coach* reports that Indio's 2021 **primary retail trade** area population was 205,276, and its 2021 **secondary trade area** population was 317,367.

The city is development-friendly. In 2022, it updated its zoning and streamlined its approval process. It has an Industrial and Manufacturing Fast Track policy where projects can be approved in as little as 45 days. The City implemented a new online Customer Service Portal to assist with projects www.indio.org/departments/community-development-department

The city currently has about **30 development projects** in the works listed on its website's Development Dashboard www.indio.org/departments/community-development-department/development-dashboard

These two 11-acre parcels are in prime locations in a **City Key Development Zone**, designated as the "**North Freeway Commercial Zone.**" They are on the north side of the I-10 Freeway and on Ave 42, between Monroe and Jackson Streets. Easily accessible and highly visible. There are three major shopping centers in the area.

Recently opened in the area, includes *In-n-Out Burger*, *Raising Cane*, *Sketchers*, a storage facility, *Handel's Ice Cream*, a *WoodSpring Suites Hotel*, *El Pollo Loco*, *Ono Hawaiian BBQ*, and a *Texas Roadhouse* restaurant.

Development occurring nearby includes *Pulte Homes* on Ave 40 building a 1,500-home *Desert Retreat 55+ Community*; *The Greens*, with three fast foods and a restaurant on Ave 42 next to the City's night lighted golf course; and *The Oasis*, a 100-acre development along the freeway west of Monroe Street at Ave 42 which will have some retail, two distribution warehouses, and a large apartment complex.

Coming soon to the area is a Walmart Fueling Station, *Salads and Go*, *Tilly's*, *Jersey Mike's*, a *Dutch Bros Coffee*, and *Chick-fil-A*.

The city has a temporary moratorium on further storage facilities to give the city time to review the quantity and locations of more storage facilities.

There are some issues with electrical power provided by Imperial Irrigation (IID) so the city has recently formed a **power authority** to assist with power grid upgrades to keep up with the development.

The annual **economic impact** of the world-famous *Coachella* and *Stagecoach* Festivals held at the polo grounds in Indio is about \$700 million for the valley and \$250 million for the City of Indio.



Listed on LoopNet: www.loopnet.com/Listing/3-Commercial-Parcels-Indio-CA-10-12-sf/26762580/

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