

OFFERING MEMORANDUM



RUBIDOUX ST. LOT

INDIO, CA 92201

HomeSmart

73301 Fred Waring Dr 101
Palm Desert, CA 92260
Office: 7605742299

<http://desertcoastlux.com>



Richard H MacMillan

Realtor
Mobile: 17605742299
rhmacmillan@yahoo.com

License #: 01183445



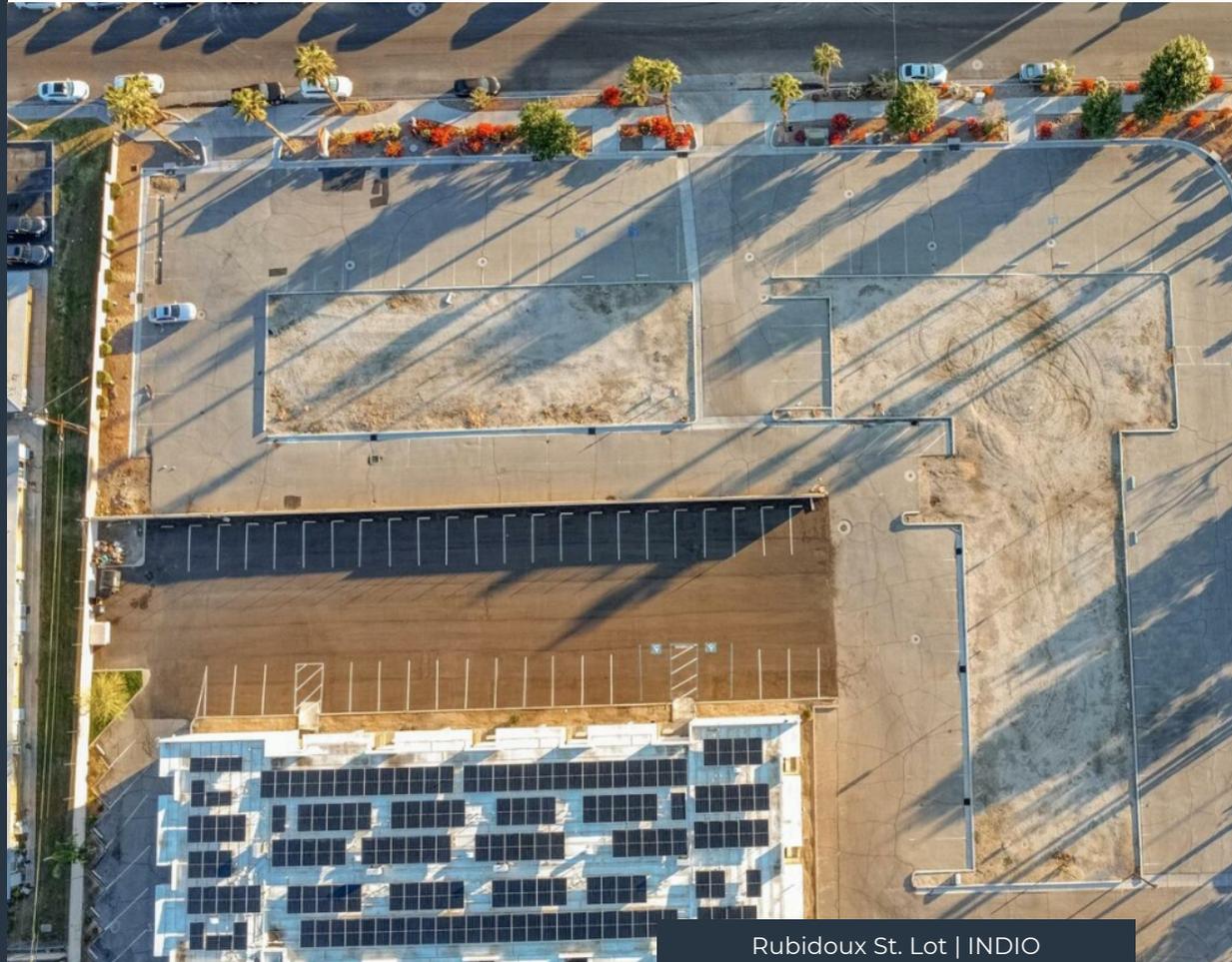


PROPERTY SUMMARY

Offering Price	\$849,900.00
Building SqFt	0 SqFt
Lot Size (acres)	1.69
Lot Square Ft.	73,616
Parcel ID	614-031-017
Zoning Type	Commercial - MPDO
County	Riverside
Frontage	0.00 Ft
Coordinates	33.713369,-116.228047

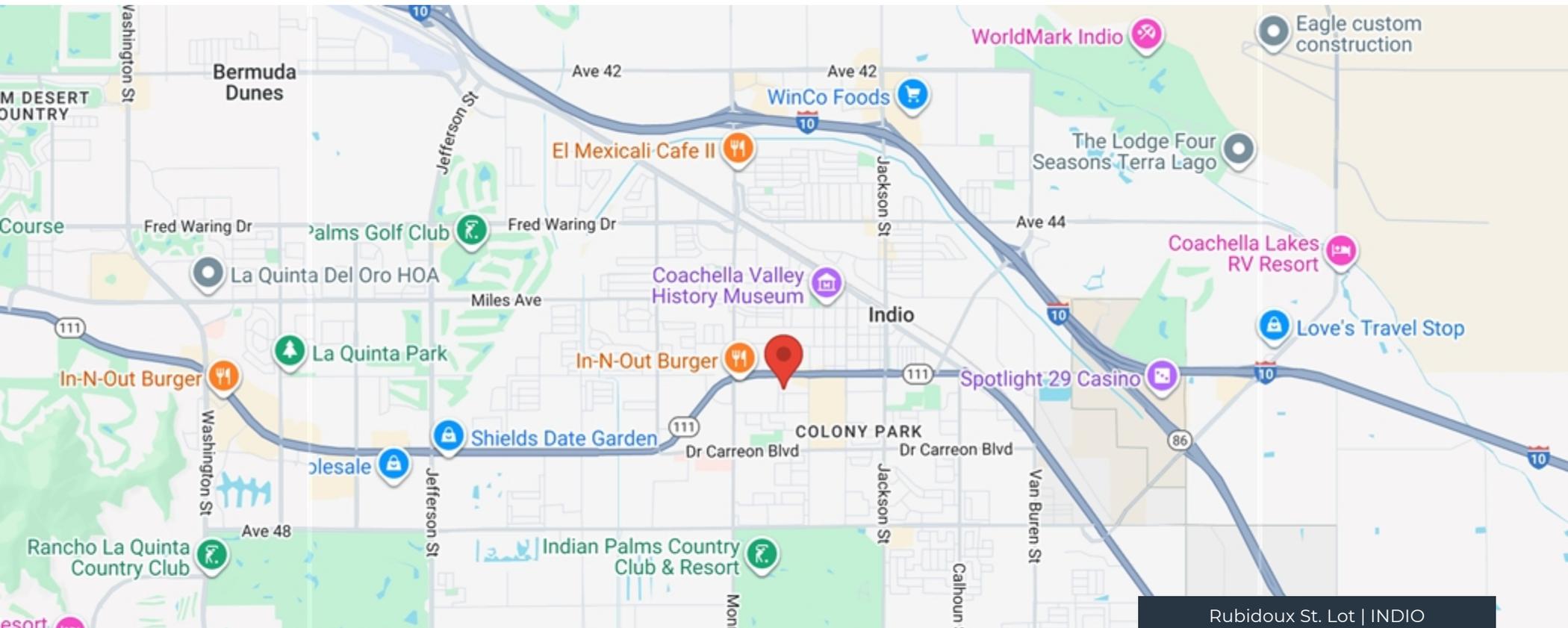
INVESTMENT SUMMARY

Now available is an exceptional 1.69-acre commercial parcel ideally located on the northeast corner of Rubidoux St. and Plaza Ave. in Indio, CA. Zoned MPDO-Hwy 111-SP, this highly versatile site offers a wide range of commercial development opportunities within one of Indio's most active growth corridors. Located directly in the center of Indio just south of HWY 111 and east of Monroe St. this parcel is positioned near established retail, service, and industrial uses, the parcel benefits from strong visibility, convenient access, and close proximity to major thoroughfares, including Highway 111 and Jackson Street. The land is level, usable, and ideal for developers, investors, or end-users seeking a prime location in a rapidly expanding market. Surrounded by ongoing commercial development, this parcel offers excellent long-term potential for a variety of permitted uses under the MPDO zoning designation, including retail, office, service-commercial, and mixed commercial applications (buyer to verify). Don't miss this opportunity to secure a premium site in the path of growth.



INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Value Add Opportunity.
- Versatile Zoning for many applications.





LOCATION HIGHLIGHTS

- Located on Indio, Ca 92201, a major thoroughfare and premier location in the submarket.
- One of the fastest growing cities in California.
- Dominant retail corridor.



3 MILE RADIUS



POPULATION
102,098



DAYTIME POPULATION
90,174



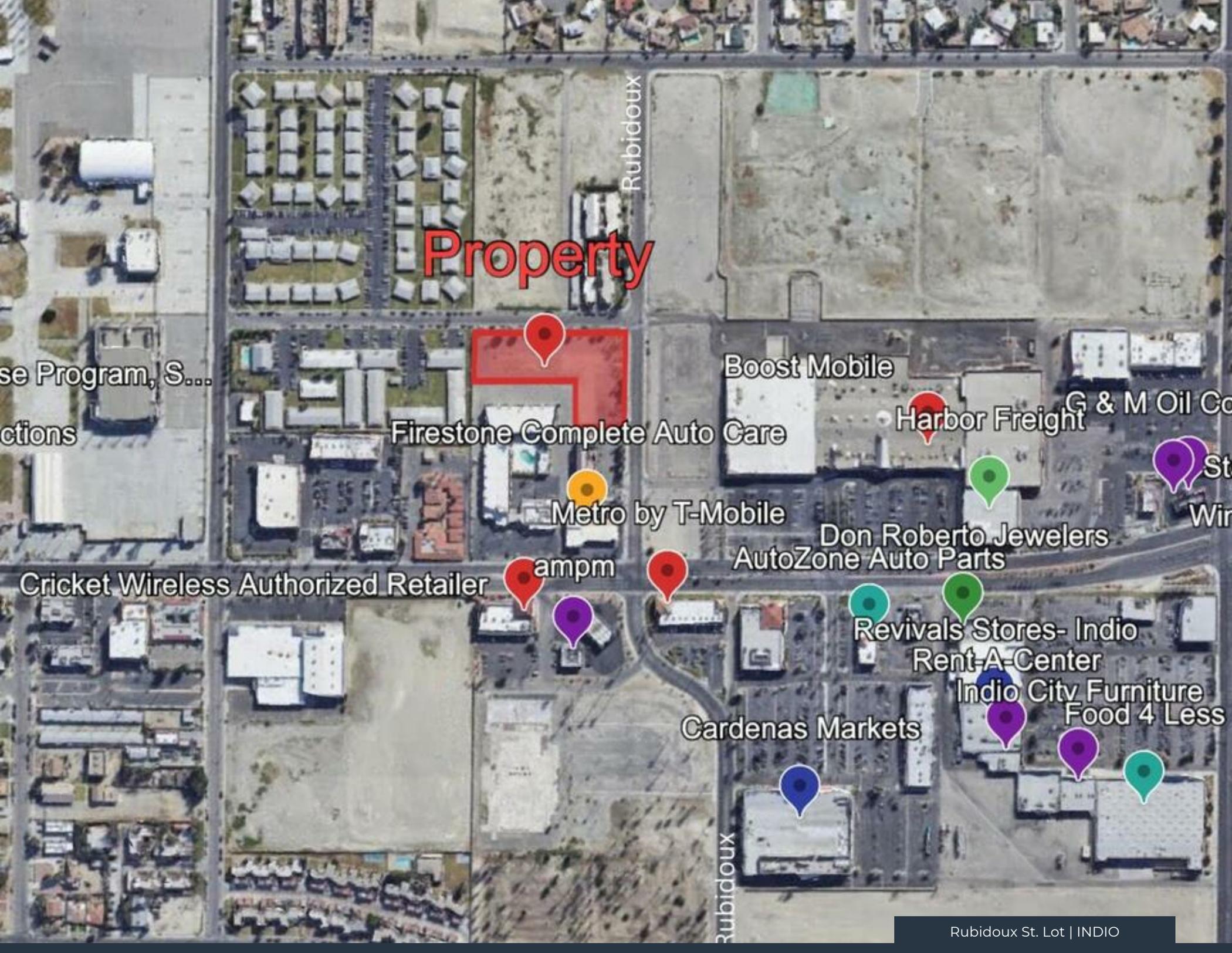
HOUSEHOLDS
31,784



AVG. HOUSEHOLD INCOME
\$ 107,613

Rubidoux St. Lot | INDIO





Property

Rubidoux

se Program, S...

ctions

Boost Mobile

Firestone Complete Auto Care

Harbor Freight

G & M Oil Co

Metro by T-Mobile

St

Wire

Cricket Wireless Authorized Retailer

ampm

AutoZone Auto Parts

Don Roberto Jewelers

Revivals Stores- Indio

Rent-A-Center

Indio City Furniture

Food 4 Less

Cardenas Markets

Rubidoux

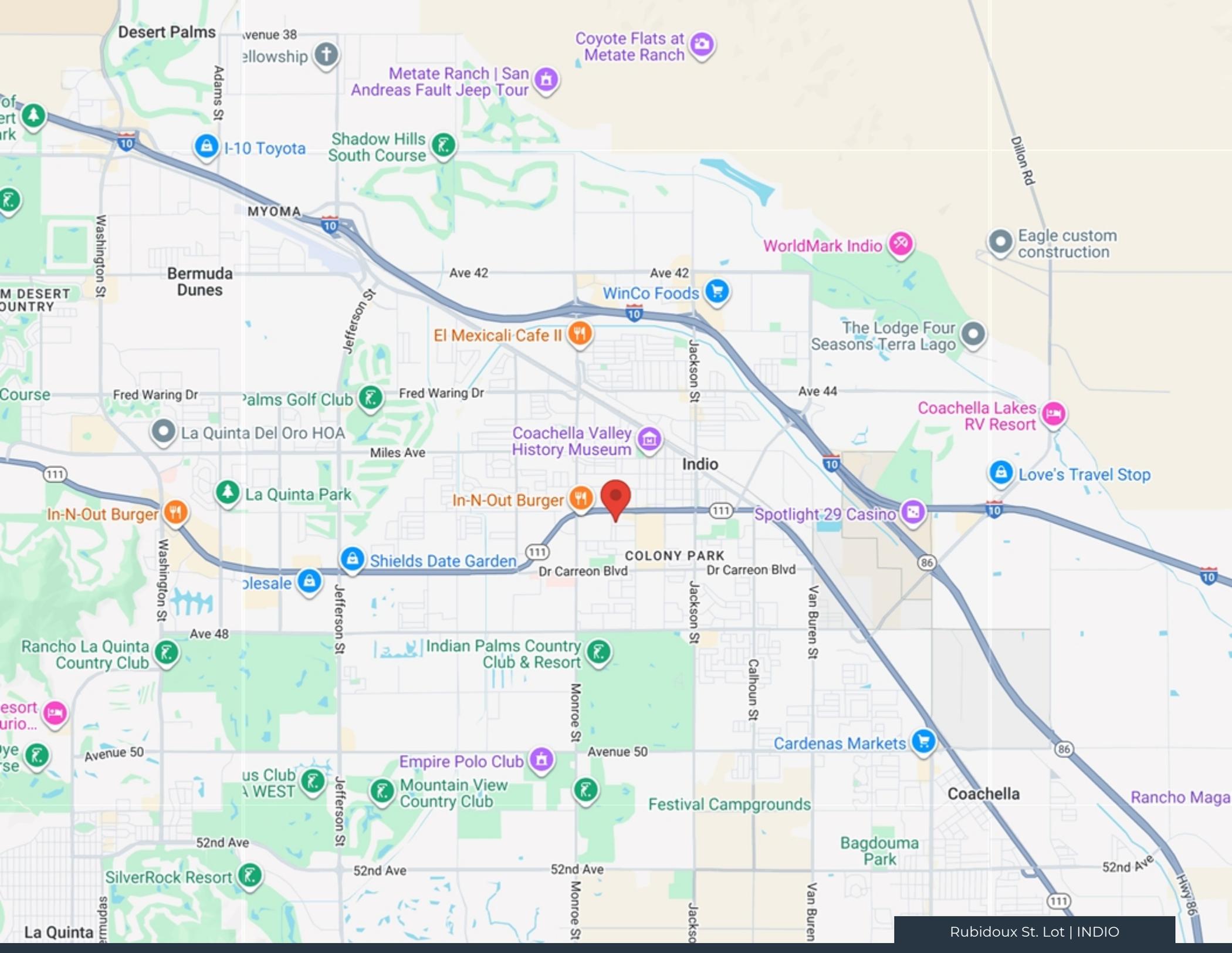
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,729	58,081	96,716
2010 Population	18,218	92,198	150,680
2025 Population	19,180	102,098	168,921
2030 Population	18,941	103,378	172,728
2025-2030 Growth Rate	-0.25 %	0.25 %	0.45 %
2025 Daytime Population	22,198	90,174	155,696

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	719	2,378	4,316
\$15000-24999	663	2,263	3,926
\$25000-34999	779	2,394	4,156
\$35000-49999	831	3,212	5,337
\$50000-74999	989	5,196	8,655
\$75000-99999	804	4,405	7,467
\$100000-149999	554	5,276	8,905
\$150000-199999	308	2,846	5,139
\$200000 or greater	393	3,814	7,449
Median HH Income	\$ 50,623	\$ 76,936	\$ 78,356
Average HH Income	\$ 75,538	\$ 107,613	\$ 113,432



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,933	16,146	28,239
2010 Total Households	5,147	26,740	46,283
2025 Total Households	6,039	31,784	55,351
2030 Total Households	6,068	32,619	57,356
2025 Average Household Size	3.03	3.17	3.02
2025 Owner Occupied Housing	2,298	20,782	36,482
2030 Owner Occupied Housing	2,363	21,624	38,344
2025 Renter Occupied Housing	3,741	11,002	18,869
2030 Renter Occupied Housing	3,704	10,996	19,012
2025 Vacant Housing	305	6,424	13,329
2025 Total Housing	6,344	38,208	68,680



Rubidoux St. Lot | INDIO

ABOUT INDIO

Indio (Spanish for "Indian") is a city in Riverside County, California, United States, in the Coachella Valley of Southern California's Colorado Desert region. Indio is approximately 125 miles (201 km) east of Los Angeles, 23 miles (37 km) east of Palm Springs, and 98 miles (158 km) west of Blythe, California. The population was 89,137 in the 2020 United States census, up from 76,036 at the 2010 census, an increase of 17%.

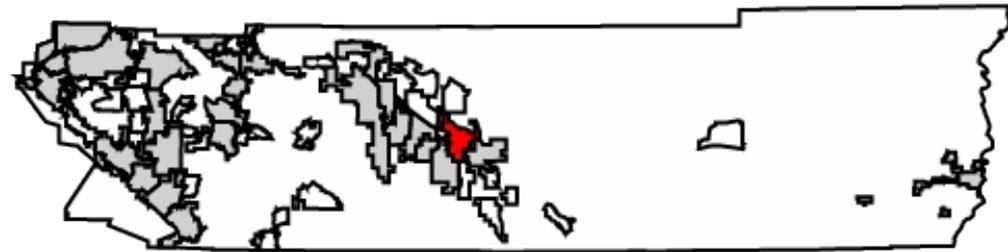


CITY OF INDIO

COUNTY	RIVERSIDE
INCORPORATED	5/15/1930

AREA POPULATION

CITY	33.2 SQ MI
LAND	33.2 SQ MI
ELEVATION	-13 FT



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from HOMESMART and it should not be made available to any other person or entity without the written consent of HOMESMART.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to HOMESMART. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. HOMESMART has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, HOMESMART has not verified, and will not verify, any of the information contained herein, nor has HOMESMART conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE HOMESMART ADVISOR FOR MORE DETAILS.**

RUBIDOUX ST. LOT

INDIO, CA 92201



HomeSmart

73301 Fred Waring Dr 101
Palm Desert, CA 92260
Office: 7605742299

<http://desertcoastlux.com>



Richard H MacMillan

Realtor
Mobile: 17605742299
rhmactmillan@yahoo.com

License #: 01183445