



Marcus & Millichap
DIG INDUSTRIAL GROUP

COACHELLA VALLEY DEVELOPMENT LAND

APN: 611-410-018, INDIO, CA 92201

Exclusively Listed By: **CHRISTIAN DESNOES & DAN MURRAY**

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Marcus & Millichap
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EXECUTIVE SUMMARY

Marcus & Millichap is pleased to present a rare industrial opportunity located on Commerce Street in Indio, CA. This ± 1.24 -acre parcel is zoned IH (Heavy Industrial), offering a broad array of permitted industrial uses and development potential in one of Riverside County's fastest-growing industrial corridors. Permitted uses include warehousing and storage, freight/trucking facilities, vehicle repair, manufacturing, recycling facilities, utility yards and IOS — all allowed by-right. Additional uses such as auto impound, large vehicle sales, and offices (in conjunction with mini-storage) may be permitted with discretionary approval. The parcel's flat topography, ± 125 feet of frontage, and nearby access to critical utilities make it a prime candidate for build-to-suit development, industrial buildings, or an owner-user operation.

Located within minutes of I-10, Avenue 48, and Dillon Road, the site offers excellent regional connectivity for logistics, trucking, and distribution operations. Surrounded by established industrial operators such as UPS, Sunbelt Rentals, and Ferguson Plumbing, the area continues to see strong demand from users looking to expand or establish operations in the Coachella Valley. With Indio's industrial vacancy below 3.5% and limited available industrial land, this property represents an exceptional development or investment opportunity within a highly constrained and high-growth market.



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PARCEL APN: 611-410-018
INDIO, CA 92201

SECTION 1 OFFERING SUMMARY

Marcus & Millichap
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PROPERTY HIGHLIGHTS

THE OFFERING

Purchase Price

\$475,000

Price Per Land SF

\$8.79

Land Area SF

54,014

Lot Size (Acres)

1.24

ABOUT THE PROPERTY

- » ±1.24 Acres of Flat, Usable IH-Zoned Land in Indio, CA
- » Permitted Uses Include: Warehousing & Storage, Trucking & Freight Facilities, Manufacturing / Processing / Assembly, Vehicle Repair & Recycling Facilities, Utility Yards & Fleet-Based Services
- » Ideal for Industrial Development
- » ±125' of Frontage on Commerce Street with Excellent Visibility & Truck Access
- » Development Standards Allow 55' Building Height (65' with Features), 10' Setbacks, and Outdoor Storage Options

ABOUT THE LOCATION

- » Strategic Location in Indio's Heavy Industrial Corridor
- » Direct Access to Avenue 48, Dillon Road, and I-10 Freeway
- » Within 1 Mile of Jacqueline Cochran Regional Airport & ±20 Minutes to Palm Springs International Airport
- » Surrounded by Regional & National Industrial Users: UPS, Ferguson, Sunbelt Rentals
- » Utilities Available: Water: Indio Water Authority (IWA), Sewer: Valley Sanitary District (VSD), Electricity: Imperial Irrigation District (IID), Gas: Southern California Gas Company (SoCalGas)
- » Indio's Population Projected to Surpass 100,000 by 2030



PROPERTY DESCRIPTION

PROPERTY ADDRESS

Parcel APN: 611-410-018

Indio, CA 92201

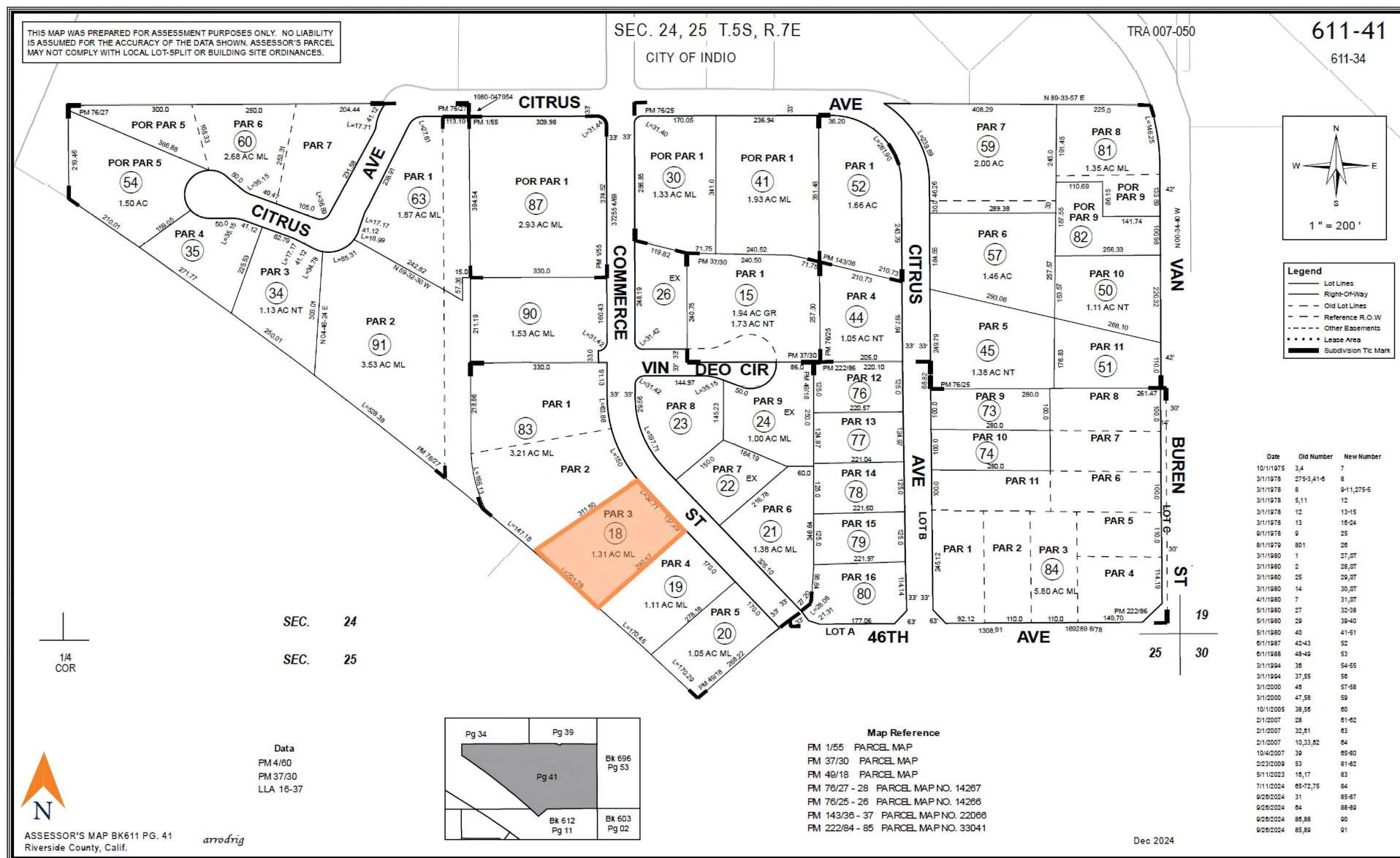
APN: 611-410-018

Site Description

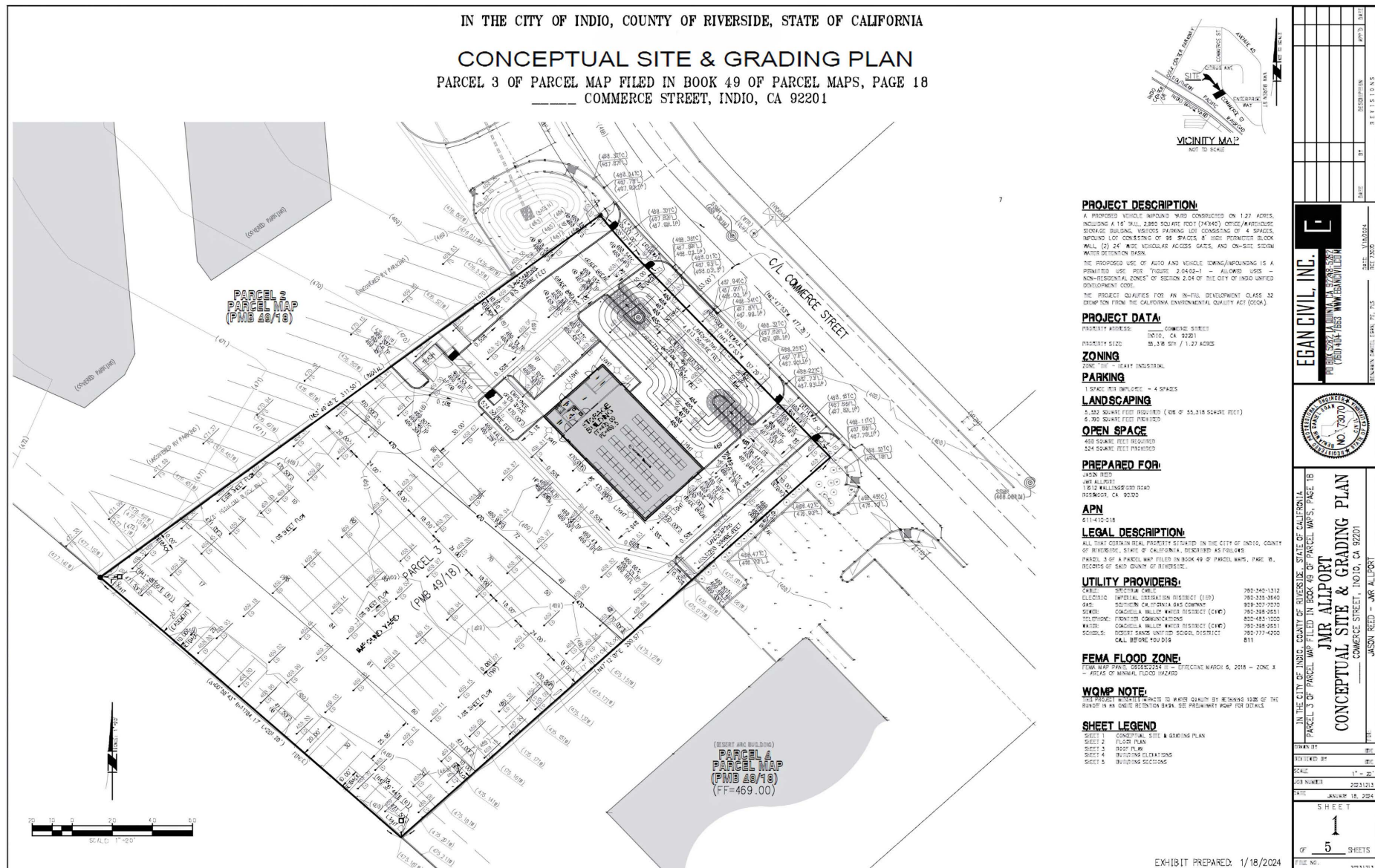
Type of Ownership	Fee Simple
Lot Size Square Feet	54,014
Lot Size Acres	1.24
Zoning	IH (Heavy Industrial)
Street Frontage	125' on Commerce
Cross Street	Vin Deo Circle

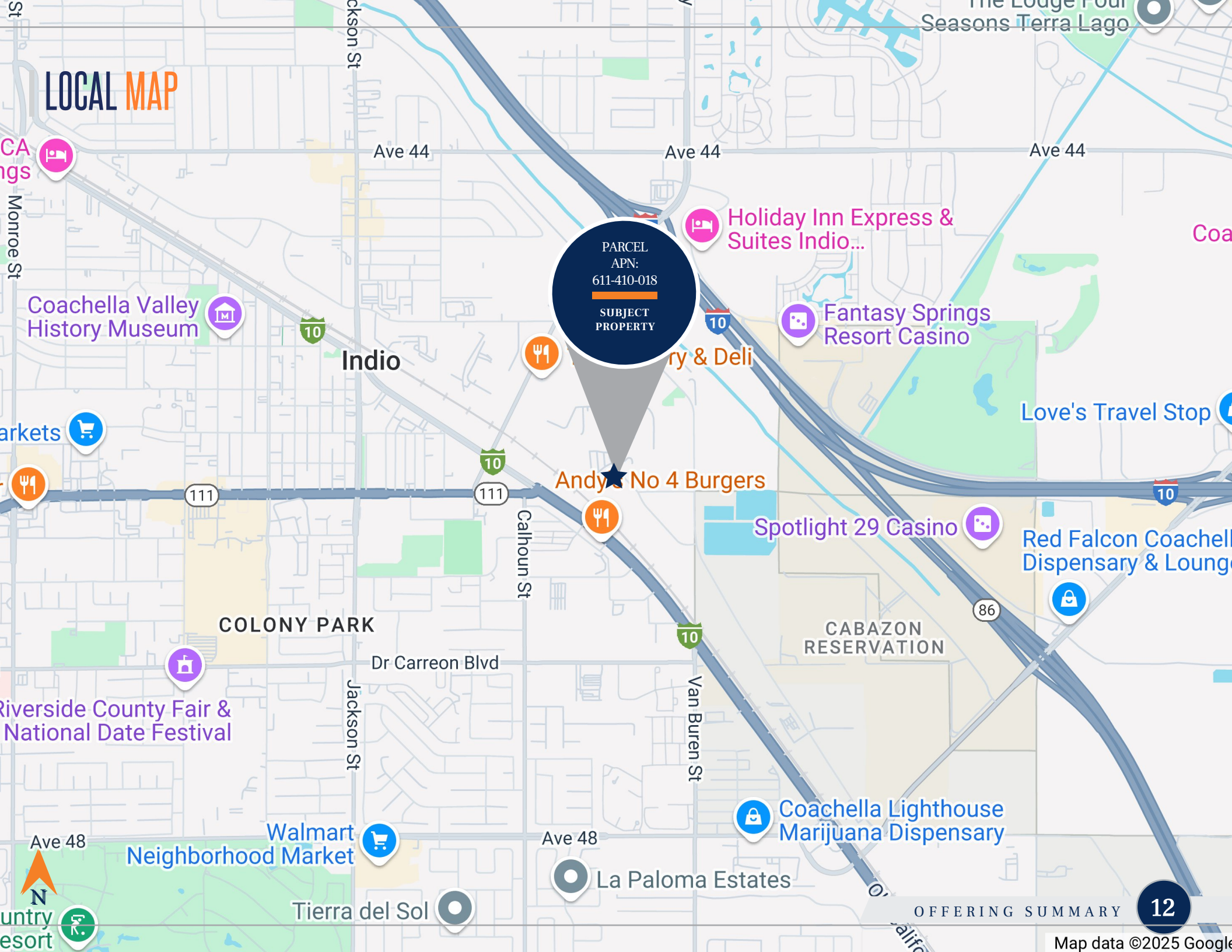


PARCEL MAP

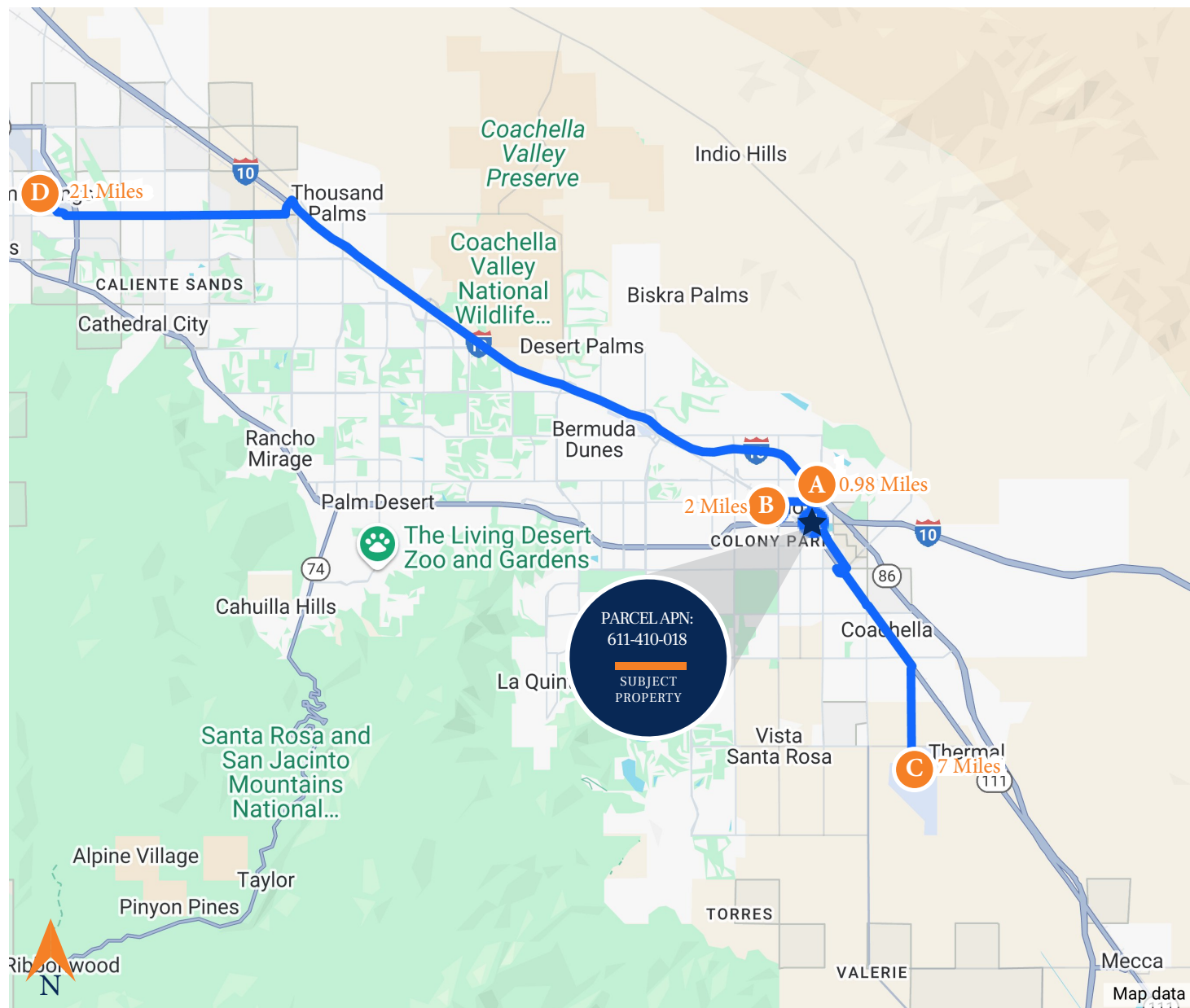


CONCEPTUAL SITE & GRADING PLAN





REGIONAL MAP



A Subject Property to Interstate 10
0.98 Miles Driving Distance

B Subject Property to Downtown Indio
2 Miles Driving Distance

C Subject Property to Jacqueline Cochran Regional Airport
7 Miles Driving Distance

D Subject Property to Palm Springs International Airport
21 Miles Driving Distance



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SECTION 2 MARKET OVERVIEW

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SAN BERNARDINO CALIFORNIA

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, composed of San Bernardino and Riverside counties. The metro contains a population of 4.6 million. The largest city is Riverside, with roughly 315,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas about the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east.



STRATEGIC
LOCATION



DOMINANT
INDUSTRIAL
MARKET



STRONG
DEMOGRAPHIC
TRENDS

ECONOMY

Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow. The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.



6%
MANUFACTURING



10%
PROFESSIONAL AND
BUSINESS SERVICES



16%
GOVERNMENT



11%
LEISURE AND HOSPITALITY



3%
FINANCIAL
ACTIVITIES



28%
TRADE, TRANSPORTATION,
AND UTILITIES



7%
CONSTRUCTION



16%
EDUCATION AND HEALTH
SERVICES



1%
INFORMATION

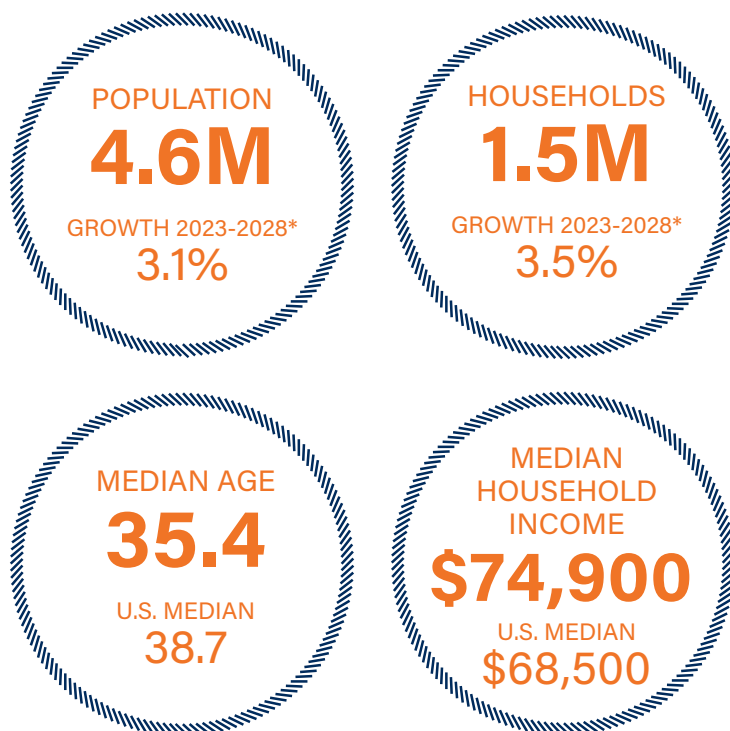


3%
OTHER SERVICES



DEMOGRAPHICS

The metro is expected to add more than 140,000 people through 2028, and during this time, roughly 53,000 households will be formed, generating demand for newly-built single-family homes and rentals. The homeownership rate of 62 percent exceeds other large metros in the state. The local median home price of roughly \$565,000 is by far the lowest among Southern California markets.





147,283

Total Population
Within 5 miles



50.0%



50.0%



\$88,875

Average Household Income
Within 5 miles



63,950

Employees
Within 1 Mile

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	9,968	92,467	151,085
2024 Estimate			
Total Population	9,875	90,407	147,283
2020 Census			
Total Population	9,949	90,599	145,915
2010 Census			
Total Population	9,473	82,717	134,059
Daytime Population			
2024 Estimate	8,545	59,630	108,805
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	2,840	27,443	47,723
2024 Estimate			
Total Households	2,776	26,674	46,307
Average (Mean) Household Size	3.4	3.4	3.3
2020 Census			
Total Households	2,689	25,615	44,360
2010 Census			
Total Households	2,385	22,094	38,812

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	6.5%	6.5%	8.8%
\$150,000-\$199,999	3.0%	6.4%	7.6%
\$100,000-\$149,999	10.6%	15.8%	17.1%
\$75,000-\$99,999	12.6%	14.5%	13.9%
\$50,000-\$74,999	12.6%	17.1%	16.3%
\$35,000-\$49,999	14.8%	13.1%	11.7%
\$25,000-\$34,999	10.7%	9.5%	8.7%
\$15,000-\$24,999	14.7%	8.6%	7.9%
Under \$15,000	14.6%	8.5%	7.9%
Average Household Income	\$68,516	\$84,097	\$88,875
Median Household Income	\$45,751	\$67,516	\$72,593
Per Capita Income	\$19,337	\$25,262	\$29,269
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	9,875	90,407	147,283
Under 20	33.8%	30.8%	29.1%
20 to 34 Years	22.5%	22.2%	20.4%
35 to 39 Years	7.0%	7.5%	6.9%
40 to 49 Years	12.5%	12.8%	12.1%
50 to 64 Years	14.3%	15.2%	15.8%
Age 65+	9.9%	11.5%	15.7%
Median Age	31.0	33.0	36.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	5,806	55,924	94,483
Elementary (0-8)	22.8%	16.0%	15.0%
Some High School (9-11)	11.1%	11.8%	10.2%
High School Graduate (12)	41.6%	36.4%	32.7%
Some College (13-15)	13.8%	17.7%	18.3%
Associate Degree Only	3.7%	4.8%	5.5%
Bachelor's Degree Only	5.7%	8.6%	11.2%
Graduate Degree	1.3%	4.8%	7.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	25.0	24.0	25.0

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