

**MULTI-TENANT RETAIL | ±10,224 SF**

83-151 Indio Boulevard, Indio, CA 92201

For Sale: \$1,695,000

**WILSON MEADE**  
COMMERCIAL REAL ESTATE



**CAMERON RAWLINGS**

Partner

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## PROPERTY OVERVIEW

Wilson Meade Commercial is pleased to present the opportunity to acquire 83-151 Indio Boulevard in Indio, California. The property encompasses approximately 10,224 rentable square feet situated on a 0.41-acre lot, currently demised into three (3) units.

Existing tenancy includes Sav-on Carpet along with two (2) church congregations.

The property benefits from recent capital improvements, including a new roof, upgraded 600-AMP electrical service, and resurfaced parking lot.

Please do not disturb tenants. For additional details, contact the listing broker.

Multi-Tenant Retail

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**Building Size:** ±10,224 SF

**Lot Size:** ±0.41 AC

**Zone:** Mixed-Use Neighborhood

**Units:** Three (3)

**Parking:** 15 Spaces

# FLOOR PLANS

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

# RENT ROLL

Multi-Tenant Retail  
83-151 Indio Boulevard, Indio, CA 92201

Unit	Tenant	Size	Monthly	Annual	Lease Expiration
83151	Sav-on Carpet	±5,224 SF	\$3,000	\$36,000	12/31/2027
83155	Pastor Asuncion	±1,750 SF	\$1,500*	\$18,000	10/31/2028
83159	Pastor Sergio	±3,250 SF	\$2,500**	\$30,000	09/30/2028

\*Rent increases:

\$1,950/month on 10/1/2026 | \$2,250/month on 10/1/2027

\*\*Rent increases:

\$3,250/month on 10/1/2026 | \$3,750/month on 10/1/2027



# PHOTOS

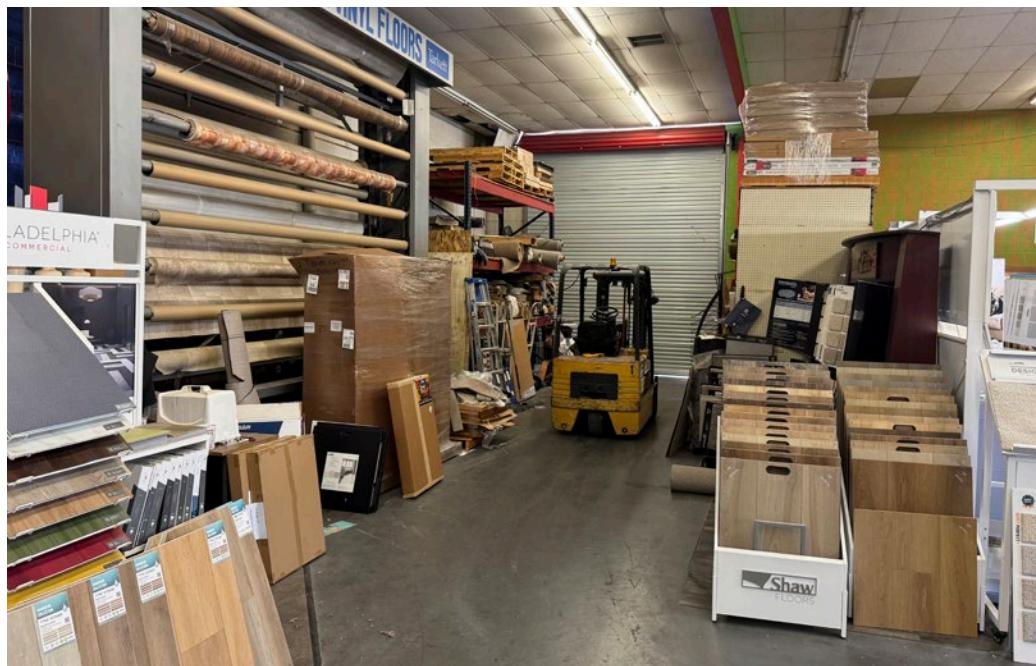
Multi-Tenant Retail  
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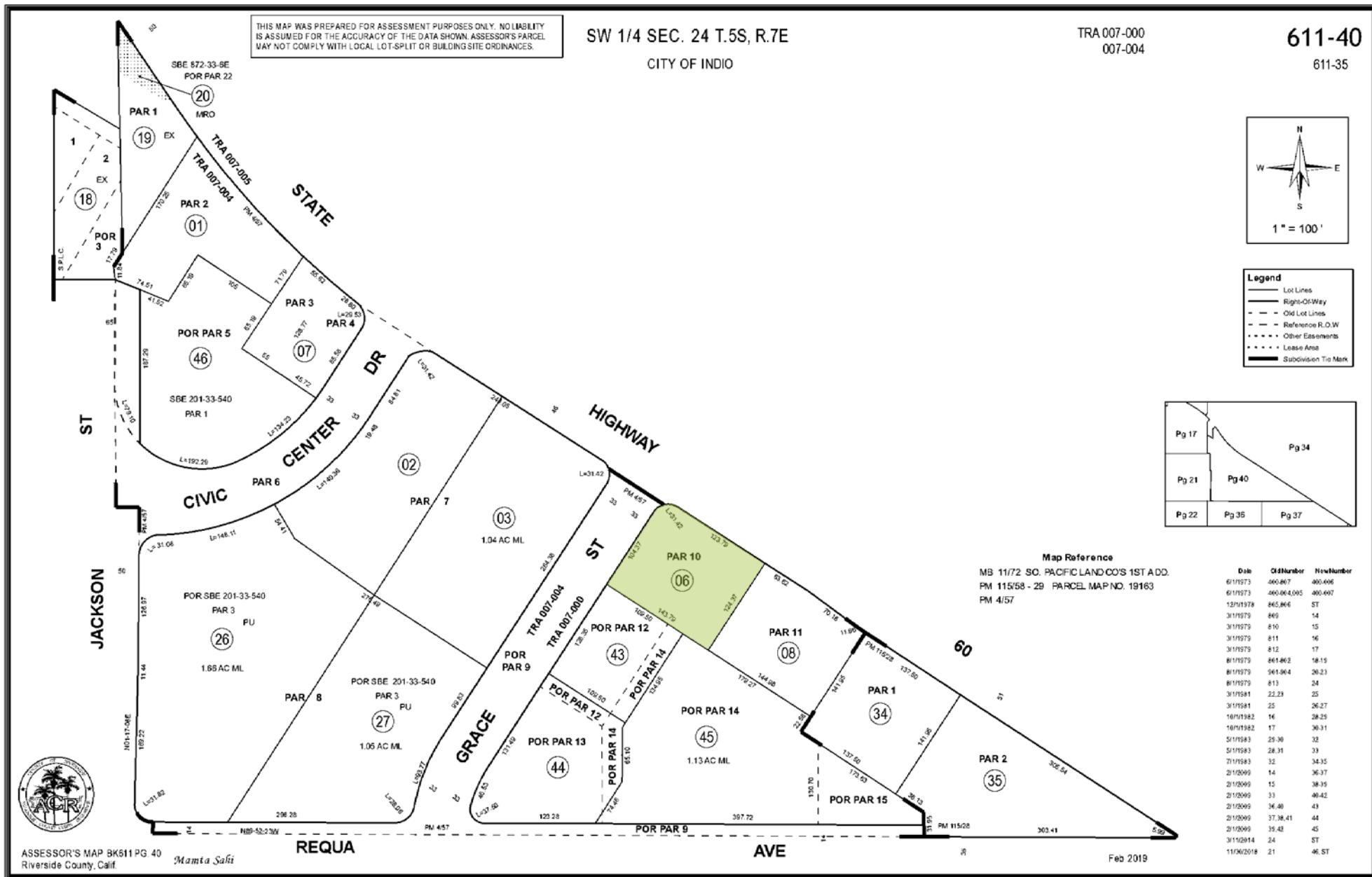
## PHOTOS

Multi-Tenant Retail

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APN: 611-400-006



Retail space in the Coachella Valley remains moderately tight, with an overall availability rate around 8.1% and vacancy varying by property type—from roughly 4-5% in malls and power centers to about 10% in neighborhood centers. Asking rents average \$27/SF triple-net, ranging from \$15-\$36/SF for newer or prime locations. Net absorption over the past year was slightly negative (-61,000 SF) due to a few large tenant closures, but demand is supported by steady population growth and tourism. New construction activity remains limited, with only a modest amount of square footage under development, keeping supply relatively constrained. Investment interest is healthy, with cap rates generally in the 6-7% range.

Source: Riverside County Economic Development/CoStar Retail Submarket Report – Coachella Valley, Q3 2025

## ABOUT INDIO, CALIFORNIA

The City of Indio is currently the largest and fastest growing city in Riverside County's Coachella Valley with over 93,000 residents. Nearly 1.4 million people visit the "City of Festivals" every year to attend its world famous arts, food, and music festivals such as the Coachella Valley Music & Arts Festival and Stagecoach Country Music Festival.

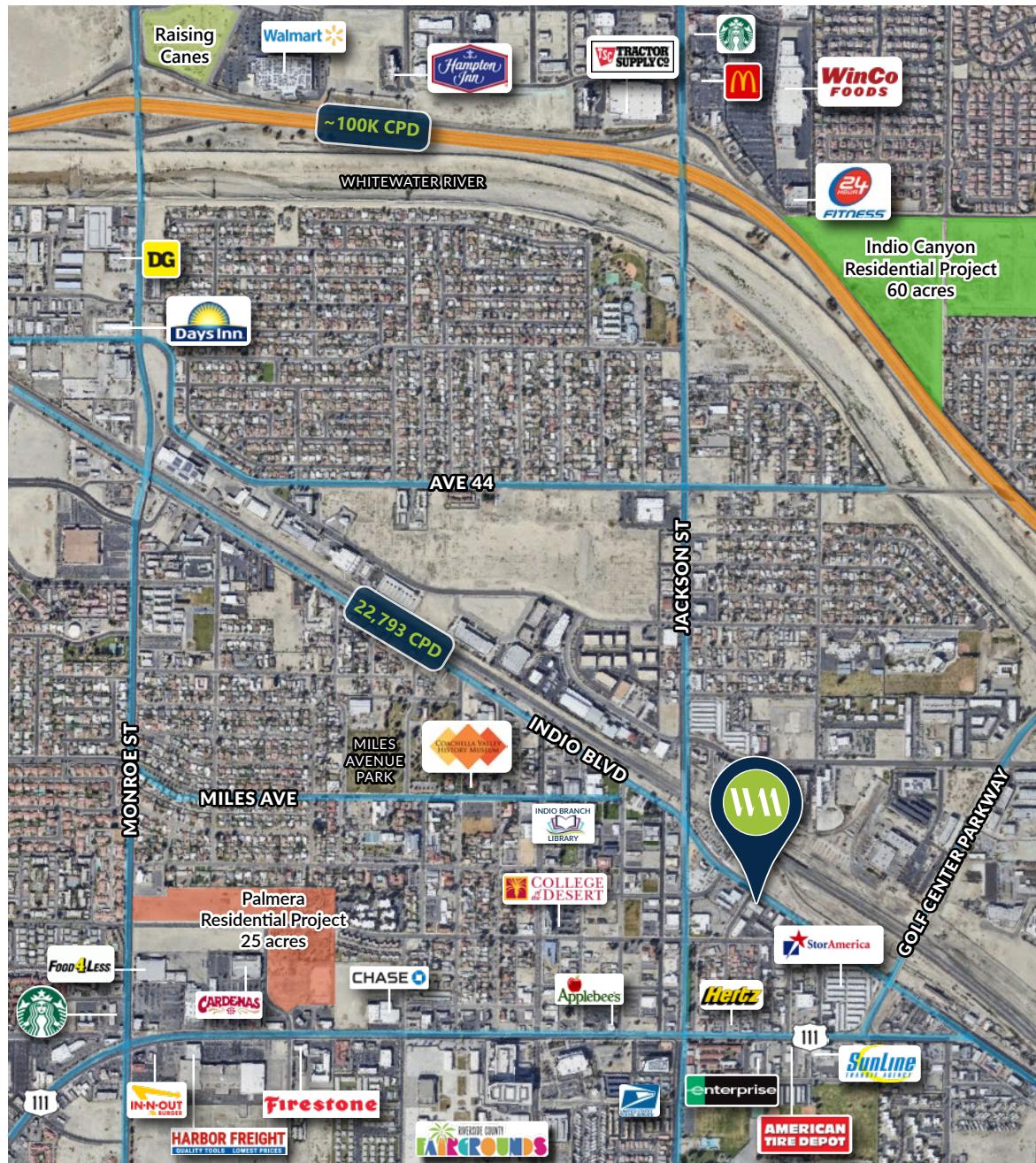
The city of Indio has over 34 projects in planning ranging from retail, housing; both affordable and market rate, theater, numerous fast food, service stations, hotel/motels, education, and carwashes to name a few.

Indio is a full-service city with 220 full-time staff. The City operates three enterprise operations: Indio Water Authority, Indio Municipal Golf, and Solid Waste. Fire services are provided under contract by Cal Fire. While virtually all cities had to make significant cuts during the Great Recession, public safety was made, and continues to be, a priority for the City of Indio.

With nationally recognized public safety services, exceptional schools, great parks and senior and teen centers, no wonder it is ranked as one of the best places to live for young families with over 3,000 new housing units in construction or being planned throughout the city in addition to new hotels, restaurants and retailers. People who visit tend to stay here once they experience Indio's temperate winter climate, high quality of life, art and cultural offerings, unique restaurants and shops, diversity, and outstanding municipal services.



DEMOGRAPHICS	1-mile	5-mile
2024 Population	13,743	169,762
Median Age	31.6	37.4
2024 Households (HH)	3,656	53,547
Owner Occupied HH	1,401	38,568
Renter Occupied HH	2,428	18,836
Average Household Size	3.4	3.1
Average Household Income	\$53,765	\$88,726
Median Household Income	\$30,481	\$64,187
Avg. HH Consumer Spending	\$25,266	\$10,629



# YOUR ADVISOR



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