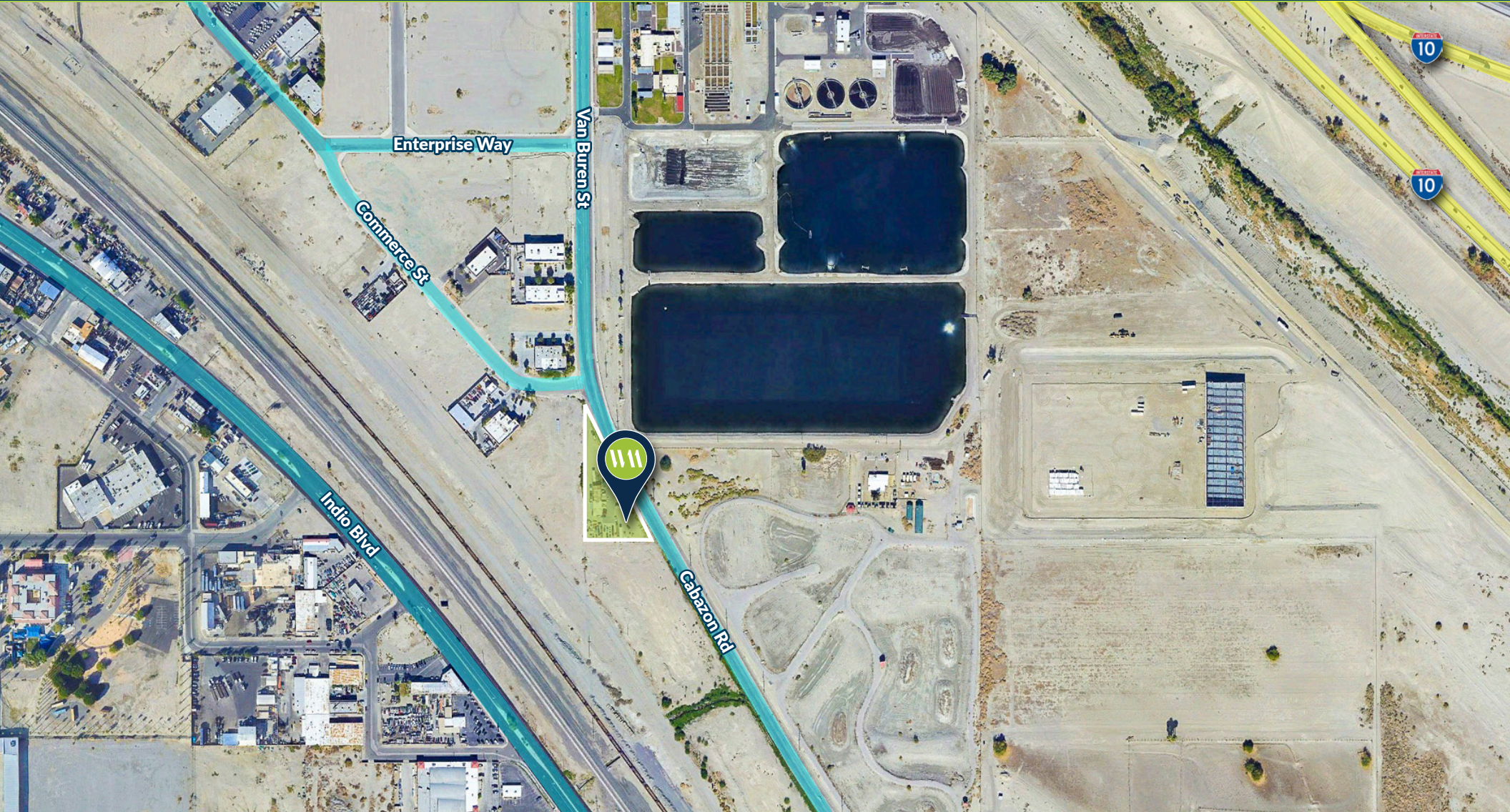


FOR SALE | INDUSTRIAL BUILDING WITH SECURED YARD

84-035 CABAZON ROAD, INDIO, CA 92201

ASKING PRICE: \$780,000

WILSON MEADE
COMMERCIAL REAL ESTATE



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DRE#02051182

PROPERTY HIGHLIGHTS

Type	Industrial
Tenancy	Single
Year Built	1977
Building Size	1,300 SF
Floors	1
Construction	Metal Building
Land Area	0.72-Acre Lot
Zoning:	IH (Heavy Industrial)
Parcel:	603-020-002

PROPERTY INFORMATION

- Building is 1,300 SF with 1,200 SF Canopy
- Property is leased to automotive user until end of 2026
- Centrally located off the I-10 Freeway at Golf Center
- Property is fully-fenced and secured
- Zoned -IH (Heavy Industrial)
- Uses:
 - Automotive uses allowed: Auto services, repairs, impounding, washing/detailing, wrecking/dismantling, salvage and wrecking yard, and freight trucking facility.
 - Brewery, Construction and Material Yard, Food and Beverage Manufacturing, Outdoor Storage, Building Materials Sales and Services, Utility Yard, and Kennels.



AERIAL MAP

INDUSTRIAL BUILDING WITH SECURED YARD
84-035 CABAZON ROAD, INDIO, CA 92201



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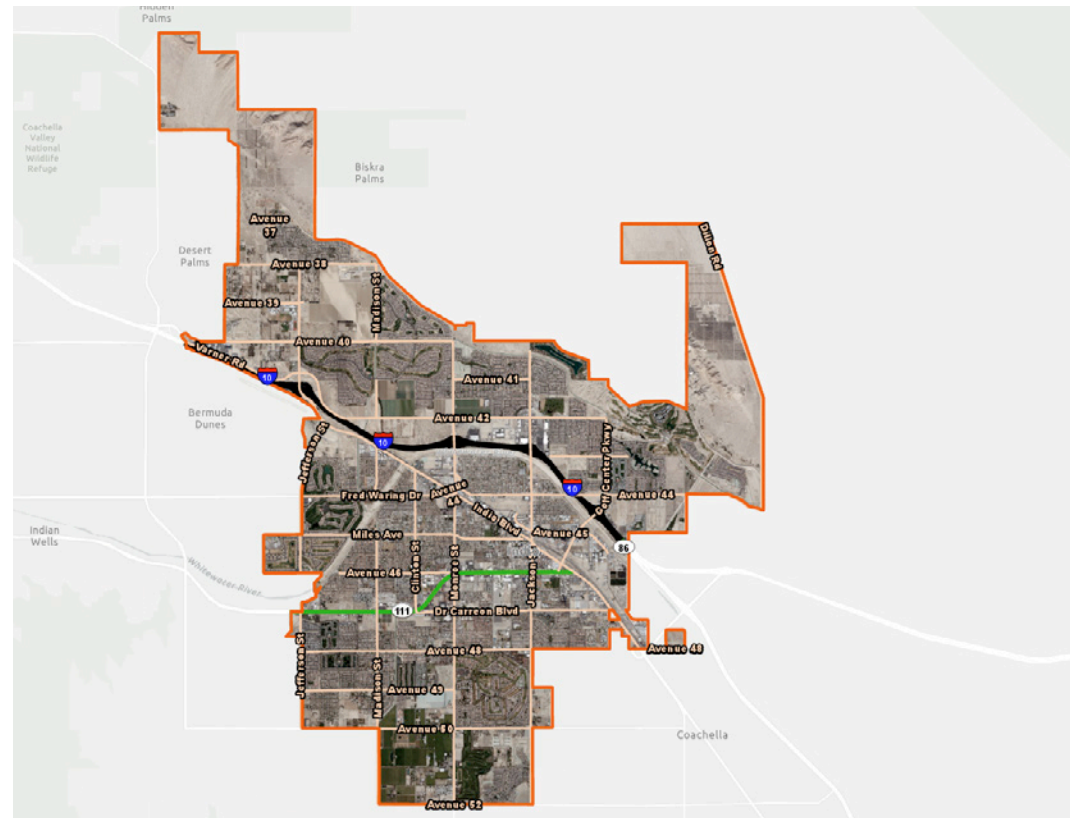
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WILSON MEADE COMMERCIAL REAL ESTATE | 2024

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

INDIO, CALIFORNIA

- ▶ Incorporated in 1930, the city of Indio is recognized as a vibrant Desert Community where people live, work, play and shop.
- ▶ The city of Indio focuses greatly on community infrastructure. In the last 6 years Indio has invested more than \$100 million in infrastructure improvements within the city.
- ▶ Indio is the 3rd fastest-growing city in California.
- ▶ Indio is ranked one of the best places to live for young families.
- ▶ One-Stop Permitting Process. Indio has streamlined their permitting process with finance, development services, public works, and the fire department.
- ▶ Electricity costs are 30% less in Indio than in neighboring cities.
- ▶ College of the Desert Expansion: COD expanded downtown Indio campus from 40,000 sq. ft. to 80,000 sq. ft. and from 4,320 students to 9,640 students.
- ▶ Subject Property is located south of Highway 111, Indio's main corridor through the city.
- ▶ The subject property is easily accessible to schools, JFK Hospital, shopping, restaurants, jobs, and entertainment.
- ▶ A developer can achieve up to 20 units per acre
- ▶ Vacancy in the Coachella Valley is 5.2% (4th quarter 2023)
- ▶ Indio is the largest city in the Coachella Valley and eastern Riverside County. Indio is a "year round" city. However, another 30,000 people reside in the city during the winter months. Indio is known as the "City of Festivals."



2024 DEMOGRAPHICS

	1 mile	5 mile
Population	8,255	153,969
Households	2,202	47,002
Average Household Income	\$64,854	\$83,943
Median Household Income	\$37,892	\$61,340

YOUR ADVISORS



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74-990 Highway 111, Indian Wells, CA 92210

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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