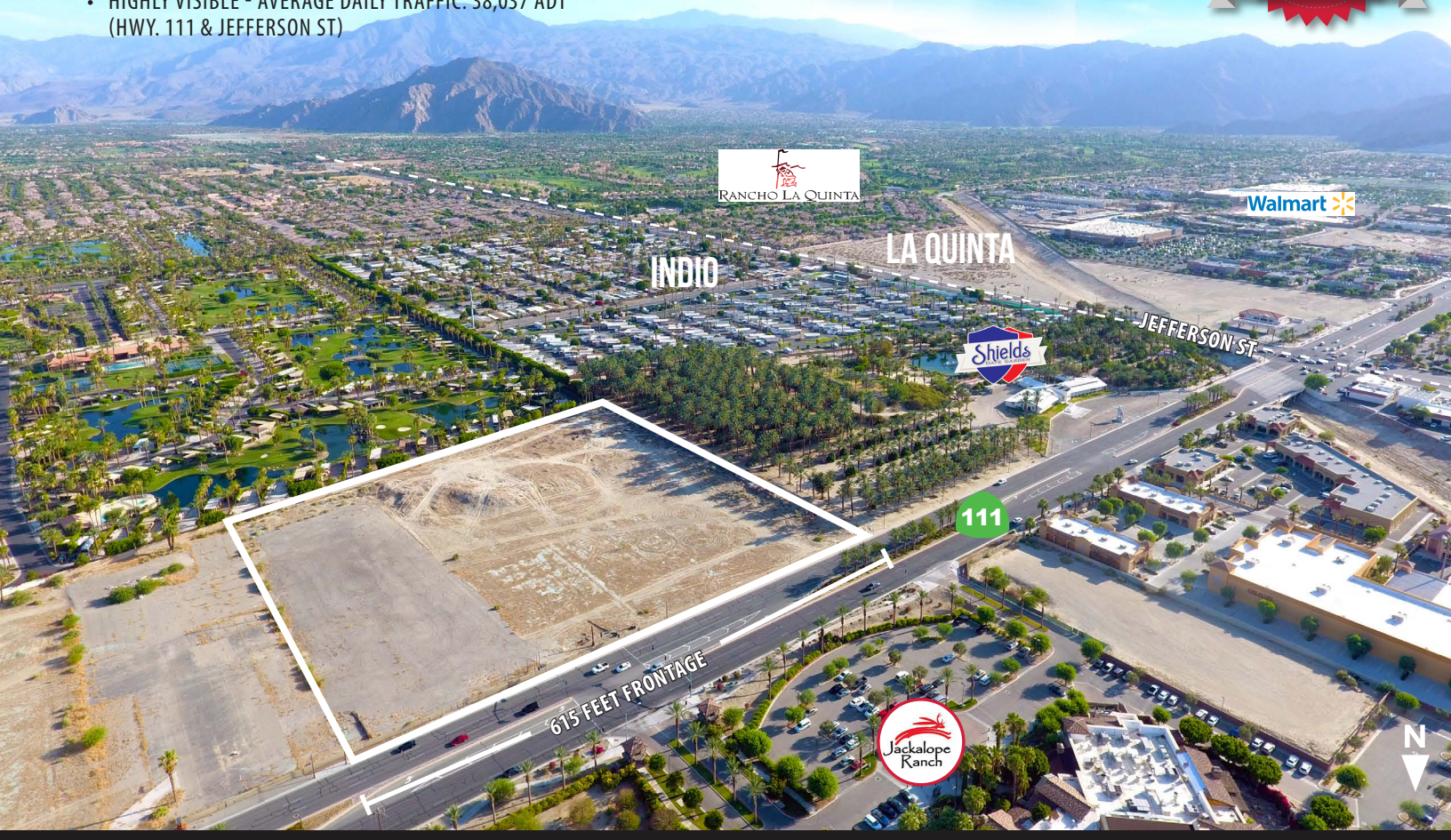


- PRIME HIGHWAY 111 LAND IN PRO-DEVELOPMENT CITY OF INDIO
- CITY OF INDIO "WEST GATEWAY" NEAR LA QUINTA | 615 FEET OF FRONTAGE ON HIGHWAY 111
- HIGHLY VISIBLE - AVERAGE DAILY TRAFFIC: 38,037 ADT (HWY. 111 & JEFFERSON ST)
- WITHIN MIXED USE SPECIFIC PLAN (MUSP 300) & THE PALMS PROJECT MASTERPLAN
- POTENTIAL FOR MULTI-FAMILY, COMMERCIAL, OFFICE, HOTEL, RESIDENTIAL, OR OTHER USES\*

**CONTACT  
BROKER  
FOR PRICE**  
HIGHWAY 111 FRONTAGE!



# THE PALMS | 8.23 ACRES HWY. 111 | MULTI-FAMILY, HOTEL, COMMERCIAL

Previously Approved Project Masterplan for 192-Unit/228-Bed Senior Living Community & 43,875 Sq. Ft. Retail/Restaurant/Office  
CITY OF INDIO, CA | COACHELLA VALLEY | RIVERSIDE COUNTY



SUBJECT PROPERTY PHOTO

## PROPERTY DETAILS

LOCATION	Indio, California (Near La Quinta)
REGION	Coachella Valley, Riverside County
INTERSECTION	Highway 111 (South Side) & Jackalope Trail
AREA LANDMARKS	Directly across from Jackalope Ranch Restaurant, Adjacent to Shield's Date Gardens & High End RV Park
PROPERTY SIZE	8.23 Acres
ZONING/GP	Mixed Use Specific Plan (MUSP 300)
GP 2040	Mixed Use Neighborhood (MUN) & West Gateway
PREVIOUS CONCEPT PLAN	Senior: CCRC on 5.3 Acres. (IL/MC/AL). Up to 142,000 Sq. Ft. Frontage: 3 Acres. (Retail, Restaurants, Office). Up to 43,875 Sq. Ft.
POTENTIAL USES	Multi-Family, Commercial, Hotel, Office, Residential*
DENSITY	Potential up to 40 DU/Acre & .5 FAR   4-5 Stories
SITE CONDITION	On-sites Unimproved. Adjacent to Major Arterial Roads. Utilities Nearby.

\*Buyer to Verify with City.

## EXCLUSIVE BROKER CONTACT

**Erik Christianson, SVP**  
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C (949) 910-7337  
echristianson@hoffmanland.com



## INDIO QUICK FACTS

Population	<b>90,837</b> (Largest City in Coachella Valley & 4th Fastest Growing City in California)
MF Vacancy	<b>2.4%</b>
Annual Event Attendance	<b>1.35 Million</b>
Indio Named #1 Music City in US	