

1.2 AC INDUSTRIAL FOR SALE

81225 INDIO BLVD, INDIO CA



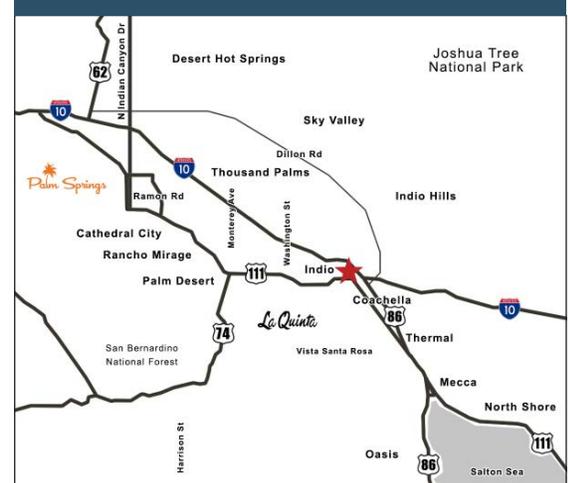
81225 INDIO BLVD, INDIO CA

FEATURES

- Great exposure on one of Indio's main corridors
- 17,000+ cars per day on Indio Blvd.
- Easy access to Interstate 10
- Indio is pro-growth and welcoming to new development
- Indio is the largest city in the Coachella Valley
- Indio, known as the City of Festivals, is home to the renowned Coachella Music Festival, Stagecoach Festival, and Desert Trip

PRICE: \$675,000 (\$12.91/SF)

COACHELLA VALLEY



VICINITY MAP



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1.2 AC INDUSTRIAL FOR SALE

AERIAL & SITE AMENITIES



SITE AMENITIES

- **Zoning:** I-L (Light Industrial)
[Click here to view City of Indio's Zoning Ordinance](#)
- **General Plan:**
[Click here to view Workplace and Employment District](#)
- **APN:** 610-030-010
- **Parcel Size (According to County Assessor's Information):** 1.2 AC
- **Utilities:**
Electrical: IID (Buyer to verify)
Water: 12" line in Indio Blvd
Sewer: 12" main in Indio Blvd
- **Current Use:** Three homes on the property. The homes are not in compliance with the city zoning & building code
- **Terms:** Cash

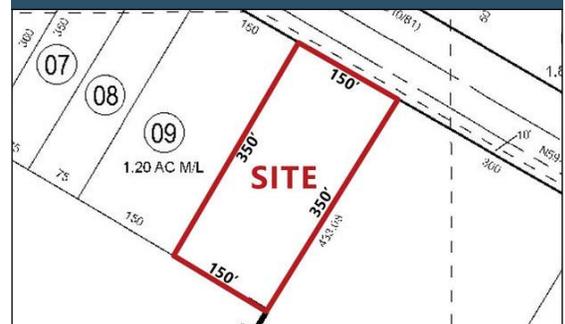
TRAFFIC COUNTS

| | |
|----------------------------|--------|
| Indio Blvd | 16,483 |
| Madison St/ Fred Waring Dr | 20,750 |
| Jefferson St/Indio Blvd | 38,200 |

DEMOGRAPHICS

| | 1 Mi | 3 Mi | 5 Mi |
|-------------------|----------|----------|----------|
| Population | 10,424 | 97,866 | 166,869 |
| No. of Households | 3,115 | 30,370 | 56,915 |
| Avg. HH Income | \$70,644 | \$81,827 | \$89,564 |

PARCEL MAP



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.