

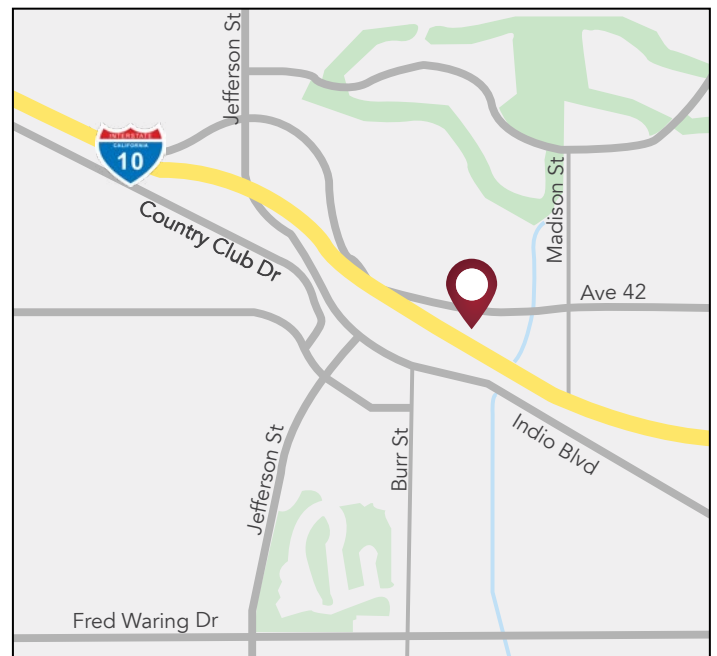
±6.73 AC OF VACANT LAND FOR SALE

AVENUE 42 INDIO, CA 92201



PROPERTY HIGHLIGHTS:

- Adjacent to the I-10 Freeway with approximately 1,100 feet frontage along the I-10 Freeway
- Fast growing area of Indio. Close proximity to Del Webb Sun City at Shadow Hills development
- Approximately 950 feet street frontage on Avenue 42
- Commercial Zoned MU-4
- Ideal for retail, office, medical office or development. Possible Light Industrial
- APN is 606-080-001
- **Asking price: \$1,750,000.00**



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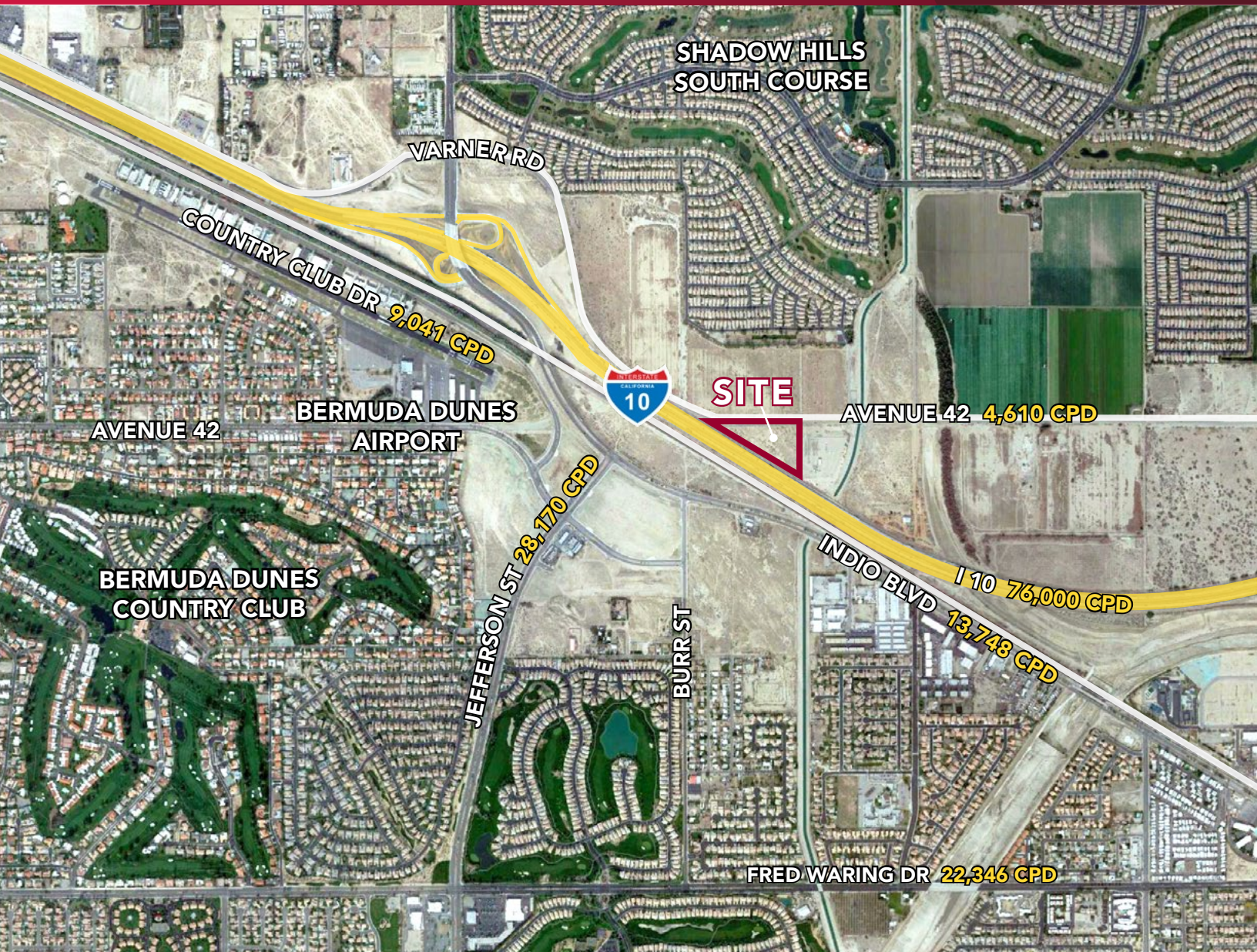
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Ave., Riverside, CA 92507

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2020 3 MILE DEMOGRAPHICS

			
Population	Average HH Income	Daytime Population	Traffic Counts (I-10 & Jefferson St.)
±90,661	\$88,862	±50,854	±76,000 CPD

Source: Regis, Caltrans & LandVision

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