

**FOR
SALE**

**OWNER-USER/INVESTMENT
OPPORTUNITY**



83778 AVENUE 45, INDIO, CA 92201

PROPERTY SUMMARY:

Asking price:	\$1,570,000
Price Land:	\$69/SF
Building Size:	± 7,060 SF
Lot Size:	± 22,651 SF
Clear Height:	15'
Year Built:	1980
Office Size:	± 1,250 SF
# GL Doors:	2 (10' x 12')
Yard:	Large, secured yard
Zoning:	Heavy Industrial (IH)
APN:	611-392-036

MAP:



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Ashwill
Associates
COMMERCIAL REAL ESTATE

THE INFORMATION CONTAINED HEREIN HAS NOT BEEN VERIFIED BY REAL ESTATE BROKERS. ALTHOUGH WE HAVE NO REASON TO DOUBT ITS ACCURACY WE DO NOT GUARANTEE IT. BUYERS AND TENANT SHOULD VERIFY INFORMATION INDEPENDENTLY.

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THE OFFERING

Prime industrial property with established commissary and lucrative vehicle storage. Opportunity for a buyer to continue with the commissary operations or repurpose the property of another industrial use. Active licensing with the Department of Health allowing (24) permits to independent ice cream operators (mobile food facility). Operators purchase from existing commissary and store vehicles on-site. Excess land provides buyer an opportunity to lease out space for vehicle parking, generating additional income.

Take over lucrative ice cream commissary business and additional income generated through month-to-month lease of ice cream trucks and other vehicles. Property is roughly 1,250 SF of front office/storage and (2) private restrooms. There is approximately 5,800 SF of warehouse space with cold storage/freezer.



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PHOTOS

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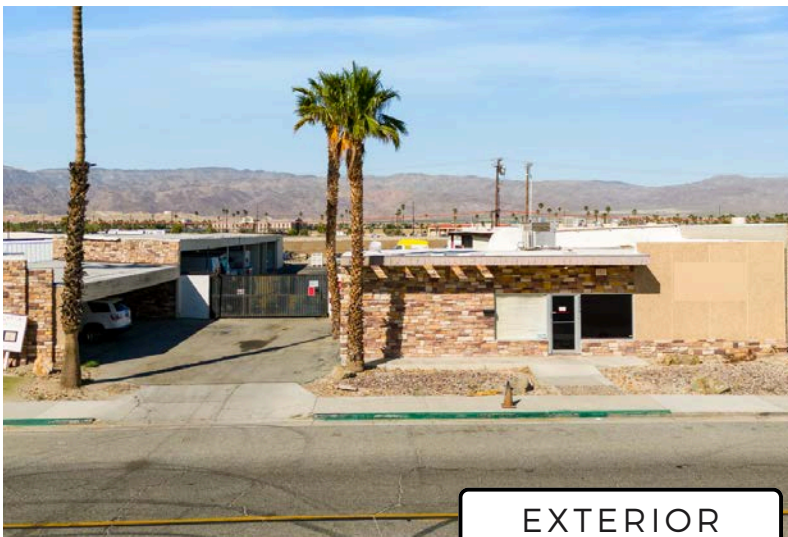
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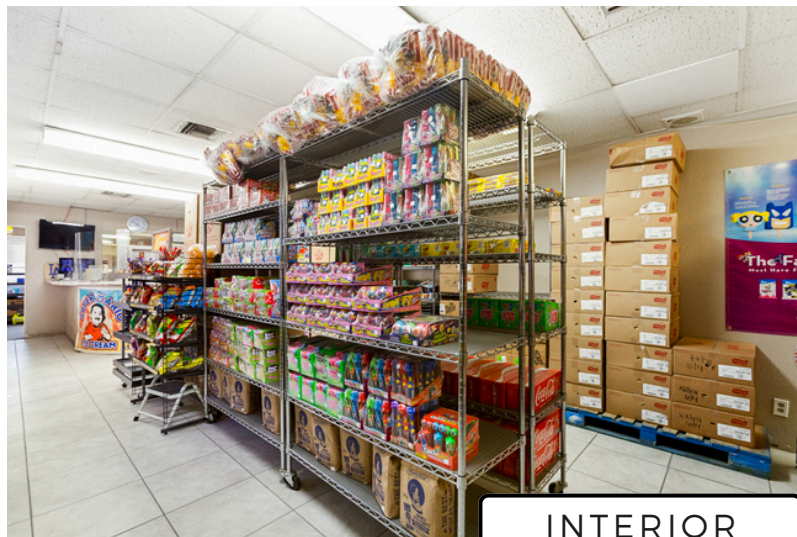
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EXTERIOR



INTERIOR



INTERIOR



WAREHOUSE



WAREHOUSE



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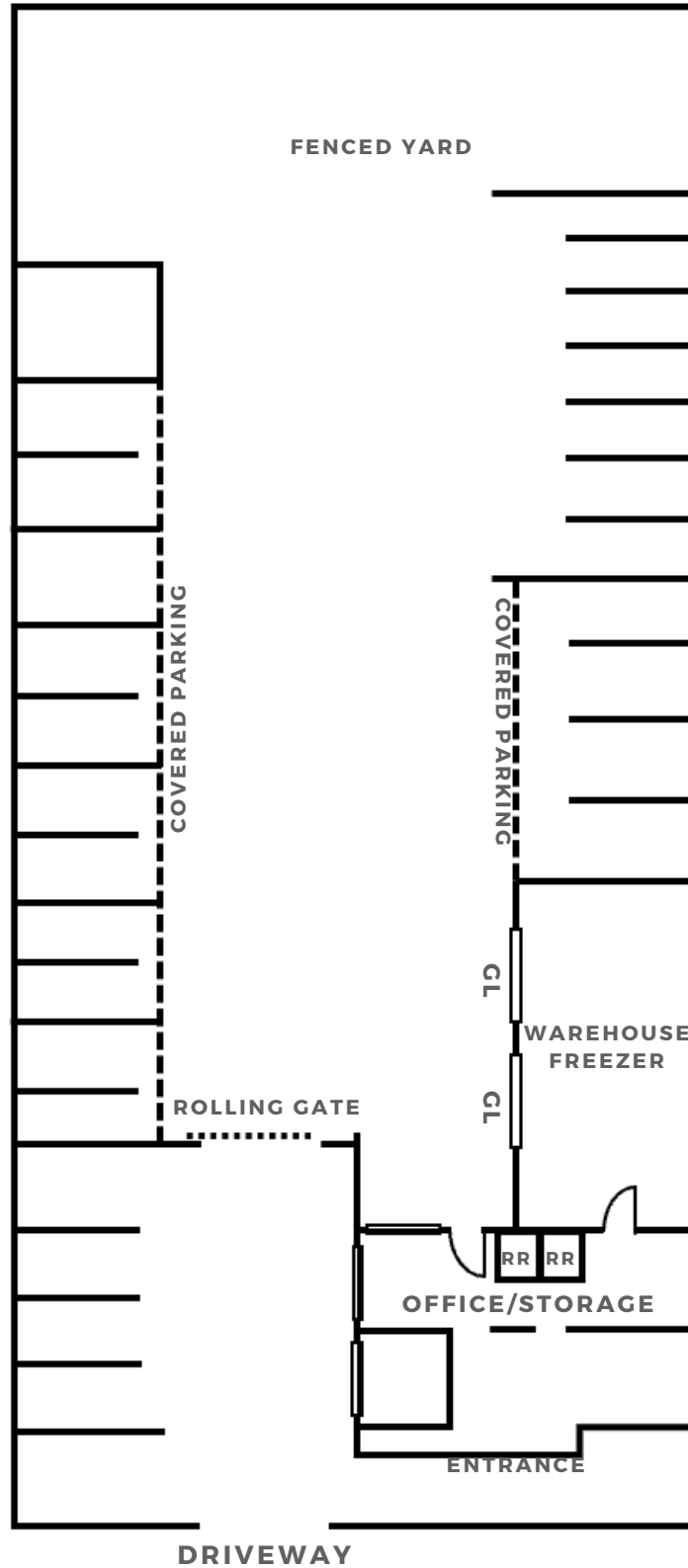
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SITE PLAN + 22,651 SF LOT
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*FLOORPLAN NOT TO SCALE



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2.04.02. Land U

The land uses allowed in the non-required for each use. Numeric no

FIGURE 2.

P = Permitted; AUP = Administrative Us
X = Not Permitted

Use ¹
Agriculture and Animal Keeping Uses
Agricultural Support, Sales, Service, and Storage
Aquaculture
Animal Husbandry and Production
Animal Raising and Keeping, Exotic
Animal Raising and Keeping, Domestic Pets
Animal Raising and Keeping, Horses
Animal Raising and Keeping, Large Livestock
Animal Raising and Keeping, Small Livestock, Poultry, and Beekeeping
Backyard Breeding
Community Garden
Crop Production
Greenhouse, Private
Horticultural Production
Kennels, Private/Hobby
Private Garden
Stable/Equestrian Facility, Commercial Public
Stable/Equestrian Facility, Hobby/Private
Automobile and Vehicle Uses
Auto and Vehicle Rental
Auto and Vehicle Sales, New
Auto and Vehicle Sales, Used
Auto and Vehicle Sales and Rental, Large Vehicles and Equipment
Auto and Vehicle Services and Repair-Major
Auto and Vehicle Services and Repair-Minor
Auto and Vehicle Towing/Impounding
Auto and Vehicle Washing and Detailing
Auto and Vehicle Wrecking/Dismantling

NON-RESIDENTIAL ZONES					
Use ¹	IL	IH	RC	RR	Additional/Specific Use Regulations
Fueling Stations	CUP	CUP	CUP	X	See Chapter 4.05 (Automotive Service and Repair/Fueling Stations)
Truck Stop/Fueling Station	AUP	P	AUP	X	See Chapter 4.05 (Automotive Service and Repair/Fueling Stations)
Cannabis Related Uses					
Cannabis Cultivation, Commercial	X	X	X	X	See Chapter 4.07 (Cannabis Activity)
Cannabis Cultivation, Personal	X	X	X	X	See Chapter 4.07 (Cannabis Activity)
Cannabis Logistics, Distribution, and Transportation Facility	X	X	X	X	
Cannabis Manufacturing	X	X	X	X	
Cannabis Retailer, Microbusiness, or Dispensary	X	X	P	X	See Chapter 4.07 (Cannabis Activity)
Cannabis Testing Laboratory	X	X	X	X	
Eating and Drinking Establishments and Entertainment Uses					
Bar/Nightclub/Lounge	P	X	P	X	
Brewpub/Taproom/Wine Bar/Microdistillery	P	X	P	X	
Cinema/Theater/Performing Arts Center	P	X	P	X	
Drive-Through, Non-Restaurants (Accessory)	A	A	A	X	See Chapter 4.13 (Drive-Through Uses)
Live Entertainment as Accessory Use, Indoors (Accessory)	A	X	A	X	
Live Entertainment as Accessory Use, Outdoors (Accessory)	A, AUP, TUP	X	A, AUP, TUP	X	Regular outdoor events as an accessory use require an AUP. Sporadic events require a TUP (See Chapter 4.27 (Temporary Uses)).
Outdoor Dining (Accessory)	A	X	A	X	
Outdoor Entertainment	AUP	X	AUP	X	
Restaurant, Dine-In and Take-Out	P	AUP	P	X	
Restaurant, Drive-Through	AUP	AUP	P	X	See Chapter 4.13 (Drive-Through Uses)
Industrial and Manufacturing Uses					
Artisan Manufacturing/Makers Space	P	P	AUP	X	
Brewery/Distillery/Winery – without tasting room or > 10,000 sf	P	P	CUP	X	
Brewery/Distillery/Winery – with tasting room and <10,000 sf	P	P	AUP	X	
Construction and Materials Yards	AUP	P	X	X	
Food or Beverage Manufacturing	AUP	P	X	X	
Hazardous Materials/Wholesale Fuel Storage and Distribution	X	P	X	X	
Indoor Warehousing, Storage, Wholesaling, and Distribution	P	P	CUP	X	Small footprint fulfillment centers less than 50K sf in size may be allowed in the RC Zone with a CUP.
Manufacturing/Processing, Heavy	X	P	X	X	
Manufacturing/Processing, Light	P	P	X	X	



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CITY OF INDIO
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CITY OF INDIO

Indio, California, is a city located in the Coachella Valley of Riverside County. Known as the "City of Festivals," Indio is celebrated for its vibrant cultural scene and numerous annual events. The city was incorporated in 1930 and has grown significantly over the years, currently boasting a population of over 90,000 residents.

Indio's economy is diverse, with key sectors including agriculture, tourism, retail, and healthcare. The city is a major producer of dates, hosting the annual National Date Festival. Tourism is bolstered by events like the Coachella Valley Music and Arts Festival and Stagecoach Festival, which draw hundreds of thousands of visitors each year. Retail and hospitality businesses thrive during these peak times, contributing significantly to the local economy.

Indio offers a variety of recreational opportunities, from golf courses and parks to hiking trails in the surrounding areas. The city's parks and recreation department manages numerous facilities, providing residents with sports programs, community events, and family-friendly activities.



	1 mile	3 miles	5 miles
Population			
2010 Population	6,573	76,217	131,800
2020 Population	7,135	83,275	143,407
2023 Population	7,570	84,651	146,804
2028 Population	7,665	86,164	149,241
2010-2020 Annual Rate	0.82%	0.89%	0.85%
2020-2023 Annual Rate	1.84%	0.51%	0.72%
2023-2028 Annual Rate	0.25%	0.35%	0.33%
2020 Male Population	48.9%	49.5%	49.0%
2020 Female Population	51.1%	50.5%	51.0%
2020 Median Age	31.0	33.0	35.1
2023 Male Population	49.2%	49.9%	49.7%
2023 Female Population	50.8%	50.1%	50.3%
2023 Median Age	30.9	30.9	32.8

In the identified area, the current year population is 146,804. In 2020, the Census count in the area was 143,407. The rate of change since 2020 was 0.72% annually. The five-year projection for the population in the area is 149,241 representing a change of 0.33% annually from 2023 to 2028. Currently, the population is 49.7% male and 50.3% female.

*DATA FROM ESRI



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