

**FOR SALE | \$1,813,500**  
43-423 Monroe Street, Indio, CA 92201

**WM WILSON MEADE**  
COMMERCIAL REAL ESTATE



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# PROPERTY OVERVIEW

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43423 Monroe Street, Indio, CA 92201

## RARE STANDALONE OPPORTUNITY

In a market dominated by large-scale commercial centers, standalone buildings are increasingly hard to find. This property fills a critical gap for buyers seeking a single-user facility—ideal for owner-users or investors looking for flexibility and control.

## PRIME ACCESSIBILITY

Strategically located with direct access to both Highway 111 and Interstate 10—the two main transportation corridors through the Coachella Valley—this site offers exceptional visibility and ease of access for customers, vendors, and employees.

## THRIVING RESIDENTIAL GROWTH NEARBY

Just five minutes north of I-10 sits a rapidly expanding East Valley neighborhood with over 3,000 newly built homes. This growing community, home to professionals, educators, and small business owners, provides a strong local workforce and potential customer base.

## LOW-COST POWER PROVIDER (IID)

Served by Imperial Irrigation District (IID), the region's most affordable electricity provider, the property offers a distinct advantage in reducing energy costs—especially during the high-demand summer months.

## MODERN CONSTRUCTION

Unlike many older commercial buildings in Indio, this property benefits from newer construction, offering contemporary finishes, energy-efficient systems, and reduced maintenance requirements.

## HIGH-IMPACT CURB APPEAL

The building's exterior features a stylish blend of stucco and stone, delivering a polished, professional appearance that stands out among more utilitarian properties in the area.

## PROPERTY HIGHLIGHTS

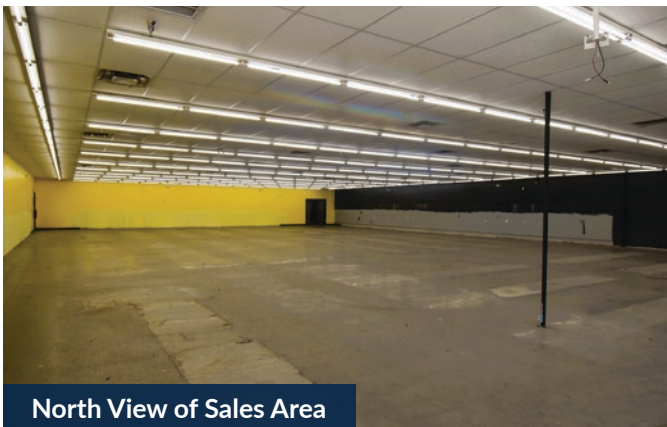
ADDRESS:	43-423 Monroe Street, Indio, CA 92201
COUNTY:	Riverside
CONSTRUCTED:	2014
SIZE:	±8,956 sq. ft.
TYPE:	Single-Tenant Commercial Building
LAND ACRES:	1.13 acres
APN:	610-070-051
PARKING:	50 spaces
LOCATION:	Accessible from both Highway 111 and the I-10 Freeway
FRONTAGE:	145' on Monroe Street (with 1 curb cuts)



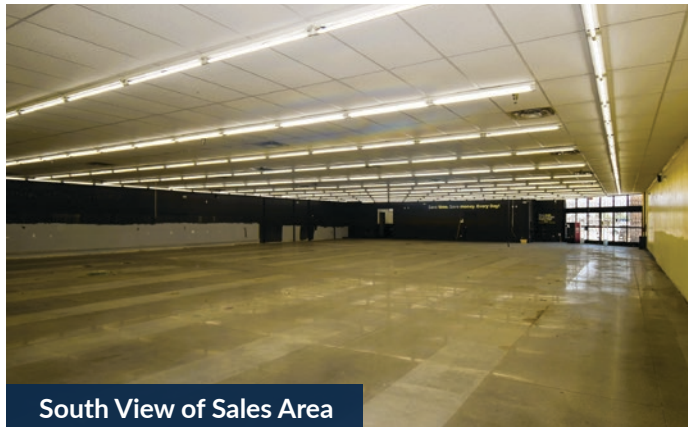


# PHOTOS

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43423 Monroe Street, Indio, CA 92201



North View of Sales Area



South View of Sales Area



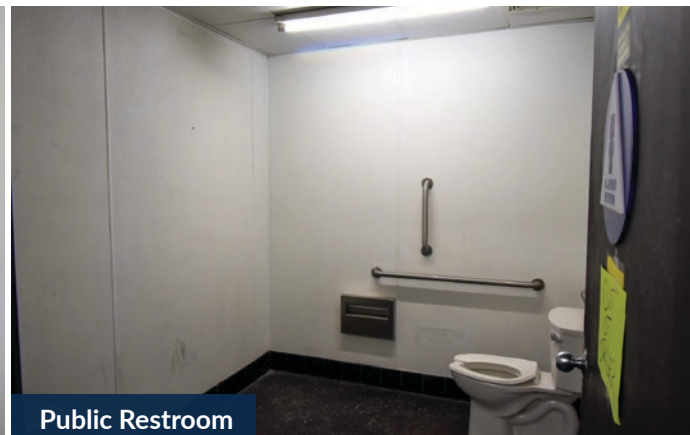
Manager's Office



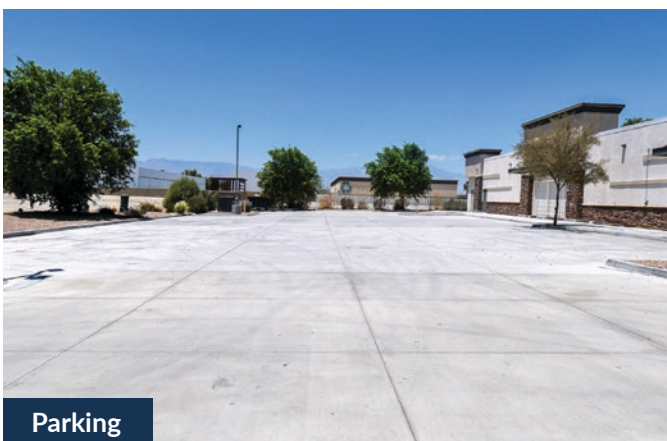
Rear Inventory Storage Area



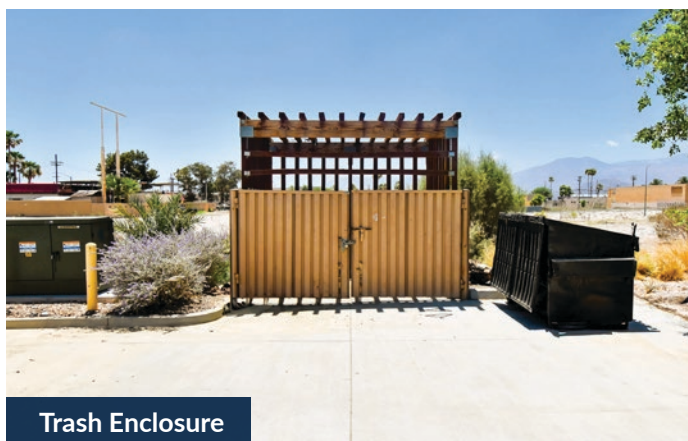
Data Room



Public Restroom



Parking



Trash Enclosure



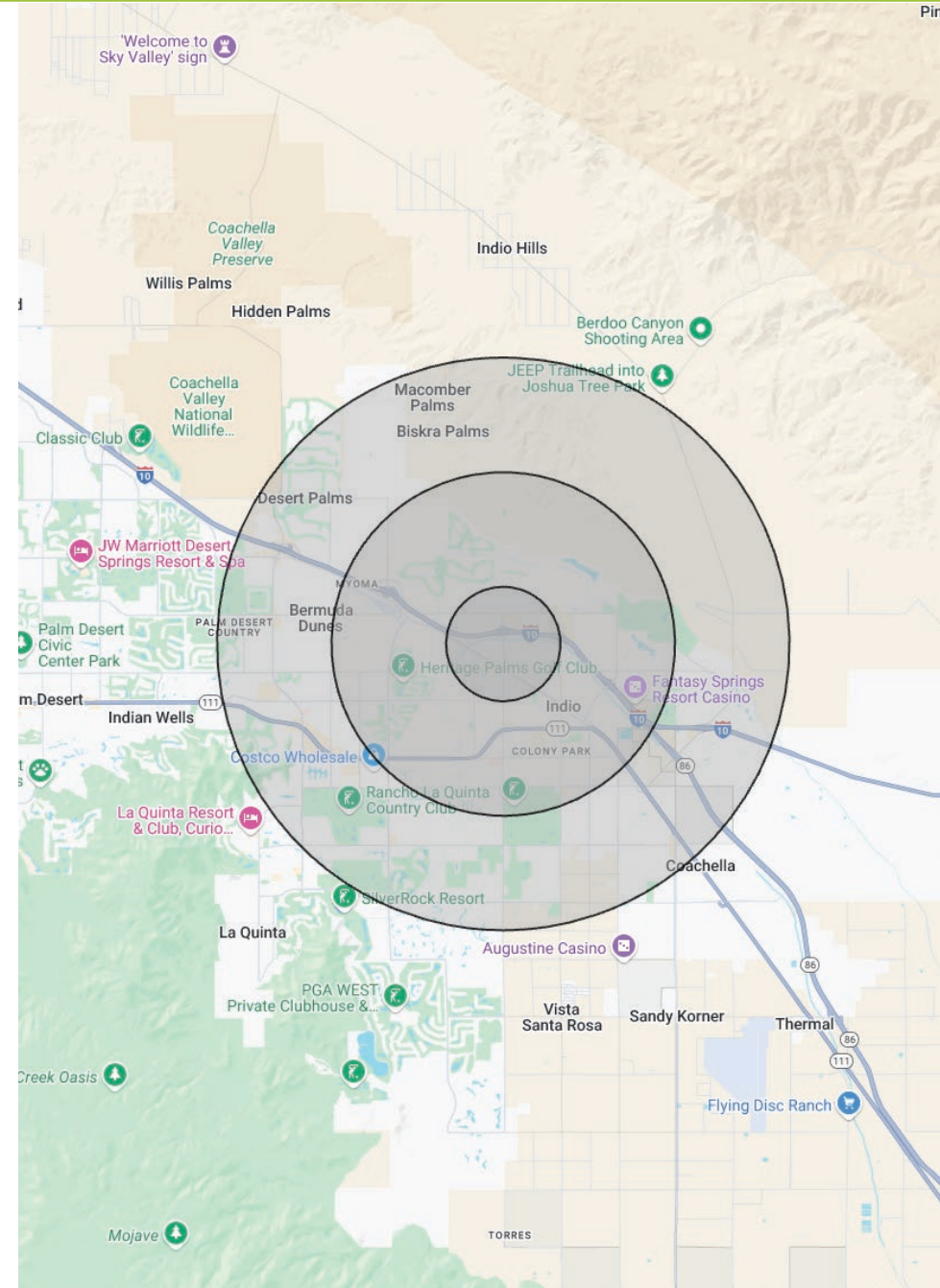
Retention Basin



# DEMOGRAPHICS

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DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Estimated Population	13,716	94,912	170,343
2024 Estimated Households	3,605	30,234	59,563
Median Household Income	\$57,932	\$63,529	\$67,455
Average Household Income	\$80,144	\$85,265	\$93,698
Median Age	33.6	37.4	41
Bachelor Degree or Higher	10%	18%	22%
Avg. Household Consumer Spending	\$33,095	\$32,861	\$33,845
Average Daily Traffic (ADT)	I-10: 70,888 ADT Monroe St.: 68,031 ADT		



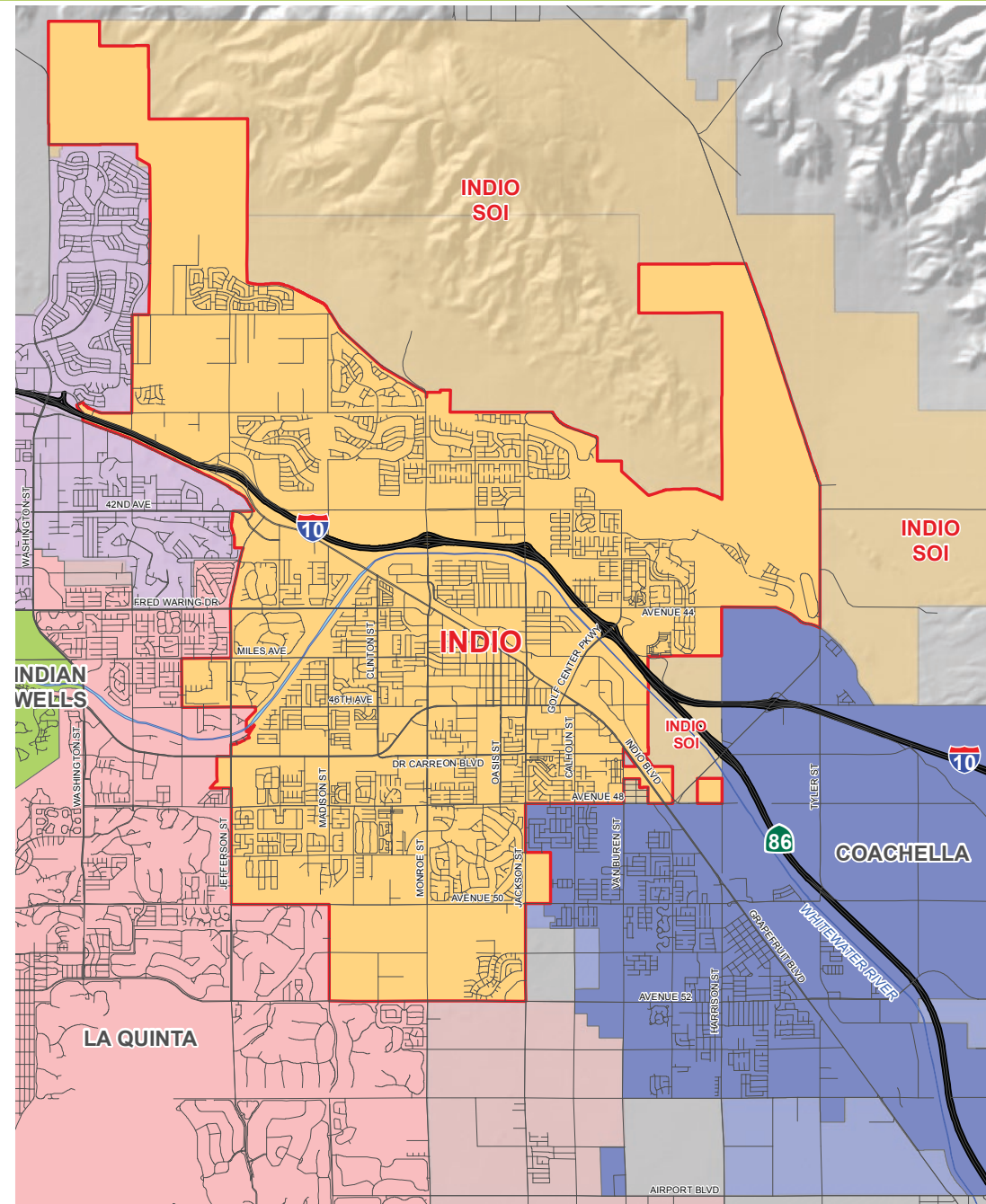
## ABOUT INDIO, CALIFORNIA

The City of Indio is currently the largest and fastest growing city in Riverside County's Coachella Valley with over 93,000 residents. Nearly 1.4 million people visit the "City of Festivals" every year to attend its world famous arts, food, and music festivals such as the Coachella Valley Music & Arts Festival and Stagecoach Country Music Festival.

The city of Indio has multiple projects in planning ranging from retail, housing; both affordable and market rate, theater, numerous fast food, service stations, hotel/motels, education, and carwashes to name a few.

Indio is a full-service city with numerous full-time staff. The City operates three enterprise operations: Indio Water Authority, Indio Municipal Golf, and Solid Waste. Fire services are provided under contract by Cal Fire. While virtually all cities had to make significant cuts during the Great Recession, public safety was made, and continues to be, a priority for the City of Indio.

With nationally recognized public safety services, exceptional schools, great parks and senior and teen centers, no wonder it is ranked as one of the best places to live for young families with over 3,000 new housing units in construction or being planned throughout the city in addition to new hotels, restaurants and retailers. People who visit tend to stay here once they experience Indio's temperate winter climate, high quality of life, art and cultural offerings, unique restaurants and shops, diversity, and outstanding municipal services.



## YOUR ADVISOR



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