# 1.2 AC INDUSTRIAL FOR SALE
## 81225 INDIO BLVD, INDIO CA



Bermuda Dunes Airport · INTERSTATE 10 · Indio Blvd · Ave 42 · Ave 42 · Shadow Ranch · INTERSTATE 10 · Monroe St · SITE · PRIME STORAGE · Elm's Mobile Park · 76 · DOLLAR GENERAL · Jefferson St · Burr St · Madison St · Heritage Palms · Fred Waring Dr · Fred Waring Dr · Best Western

## 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: $650,000 ($12.43/SF)

### COACHELLA VALLEY



**VICINITY MAP**

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**Desert Pacific PROPERTIES, INC.**
COMMERCIAL REAL ESTATE

05/14/24 JC

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**Desert Pacific**
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



## SITE AMENITIES

- **Zoning:** I-L (Light Industrial)

  **Click here to view City of Indio's Zoning Ordinance**

- **General Plan:** 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