

FOR SALE

\$675,000

1,107 SF | 0.29 ACRES

82675 Indio Blvd., Indio, CA 92201

**SELLER
FINANCING
AVAILABLE**

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COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW



PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

Wilson Meade is proud to present 82-675 Indio Blvd, formerly operating as Meza Market. The property is centrally located in the city of Indio's revitalized downtown region along the highly commuted Indio Blvd. The corner property is zoned Downtown Neighborhood with Retail Ready Overlay. This allows for a variety of uses including retail, office, restaurant, residential, entertainment, educational and much more. Property is also located within the Opportunity Zone which may be eligible for preferential tax treatment.

BUILDING INFORMATION

Property Type: Commercial / Retail with Canopy
Building Size: 1,107 SF
Land Area: 0.29 AC / 12,506 SF
Parking: 10 Surface Spaces

APN: 611-151-003
Zoning: DT-N Downtown Specific Neighborhood
60' visibility on Indio Blvd.
40' visibility on Oasis Street



PROPERTY PHOTOS



AREA OVERVIEW



AREA OVERVIEW

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.

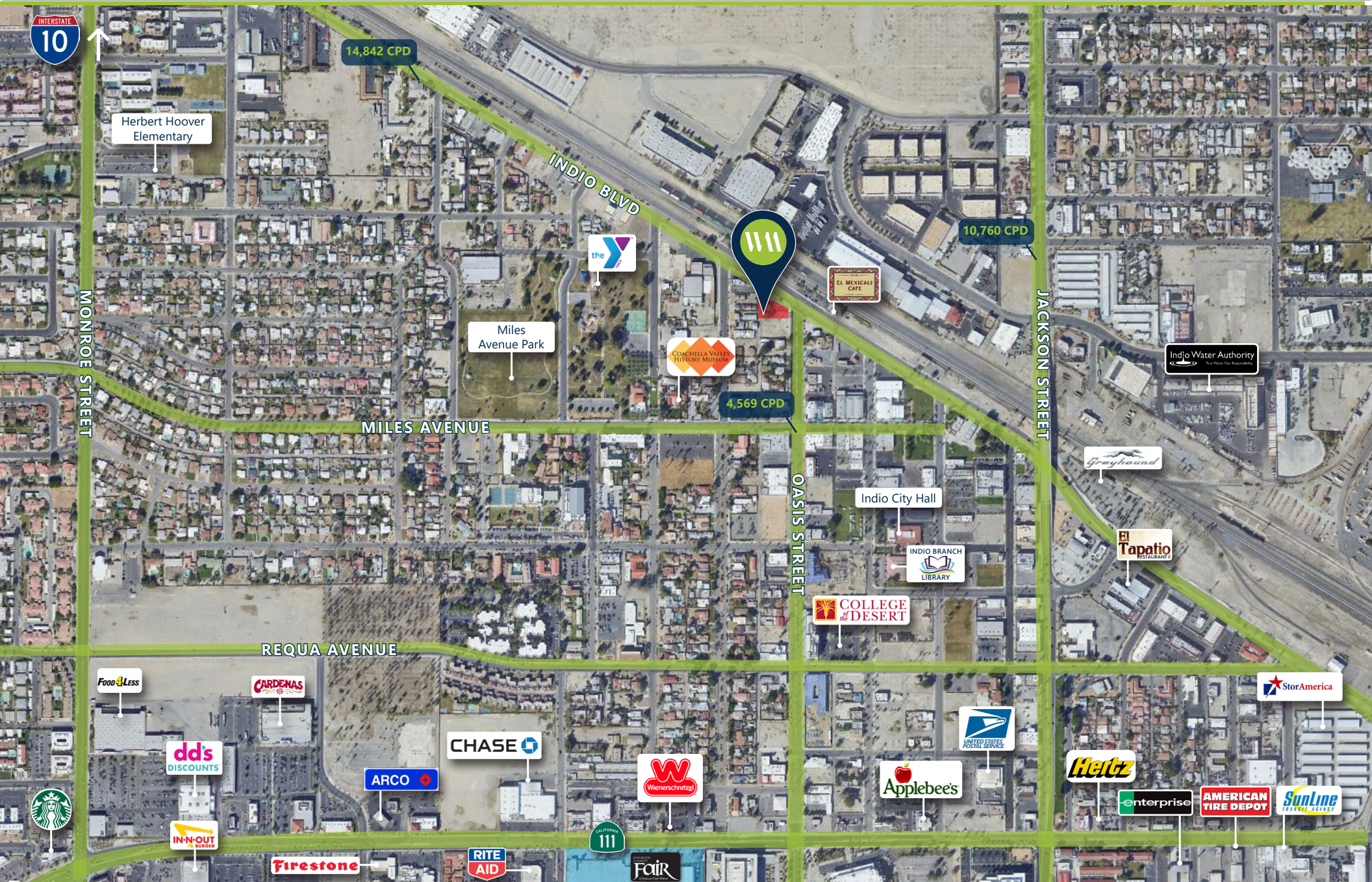
The city of Indio has over 34 projects in planning ranging from retail, housing; both affordable and market rate, theater, numerous fast food, service stations, hotel/motels, education, and carwashes to name a few.

Indio is a full-service city with 220 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.



AERIAL MAP



PLAT MAP - 611-151-003

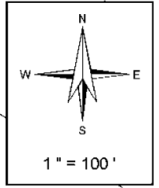
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POR. S 1/2, NE 1/4, & N 1/2, SE 1/4, SEC. 23, T.5S., R.7E.

T.R.A. 007-005
007-050

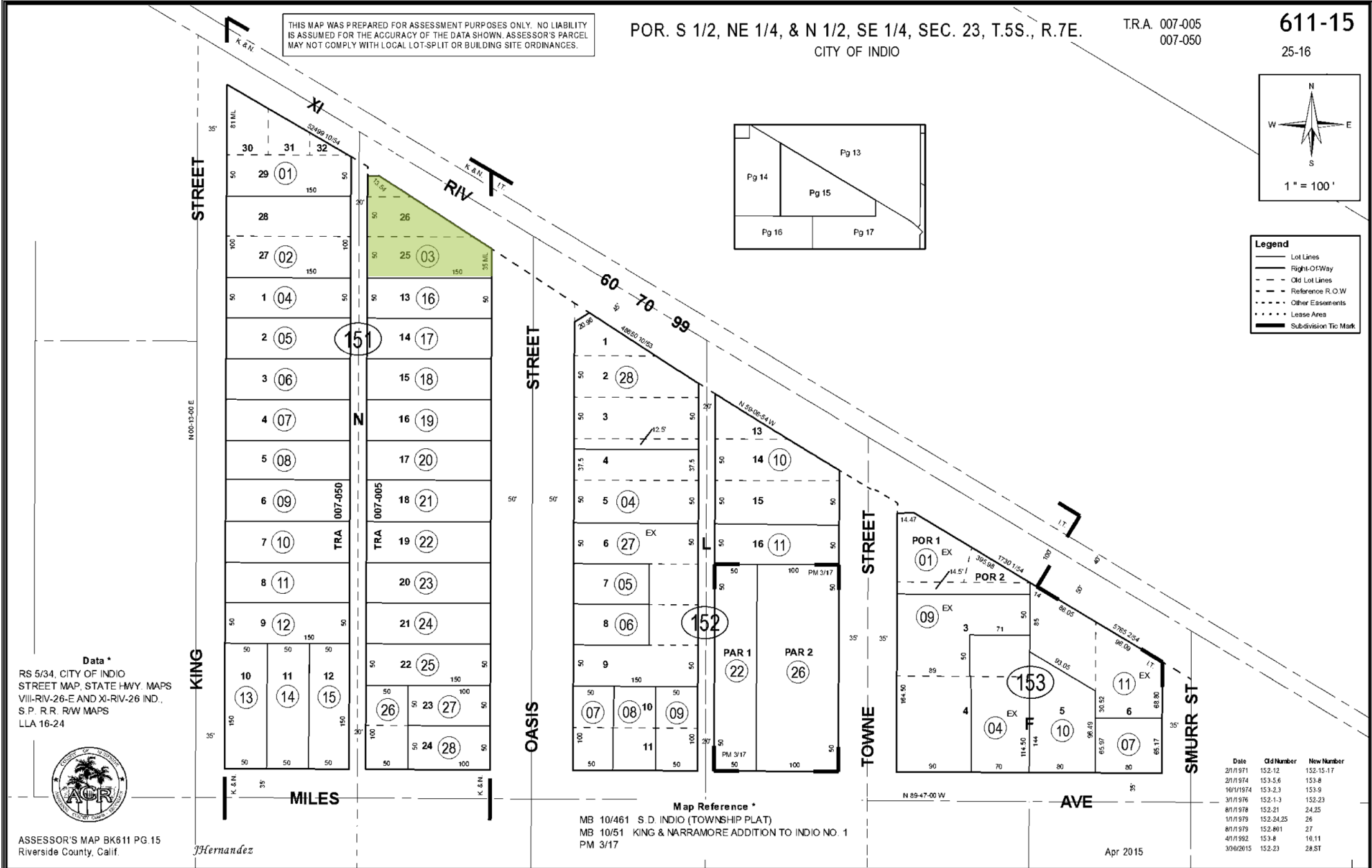
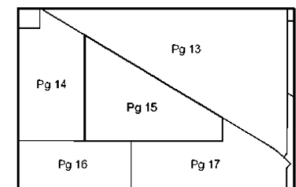
611-15

25-16



Legend

- Lot Lines
- - - Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- Other Easements
- Lease Area
- Sub-division Tie Mark



Data *
RS 5/34, CITY OF INDIO
STREET MAP, STATE HWY. MAPS
VIII-RIV-26-E AND XI-RIV-26 IND.,
S.P. R.R. RW MAPS
LLA 16-24



ASSESSOR'S MAP BK611 PG 15
Riverside County, Calif.

Hernandez

Map Reference *
MB 10/461 S D INDIO (TOWNSHIP PLAT)
MB 10/51 KING & NARRAMORE ADDITION TO INDIO NO. 1
PM 3/17

Date	Old Number	New Number
2/1/1971	152-12	152-15-17
2/1/1974	153-5.6	153-8
10/1/1974	153-2.3	153-9
3/1/1976	152-1-3	152-23
8/1/1978	152-21	24-25
3/1/1979	152-24.25	26
8/1/1979	152-801	27
4/1/1992	153-8	10-11
3/0/2015	152-23	28.5T

Apr 2015

CONTACT INFORMATION



YOUR ADVISORS



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