

REDUCED PRICE!
~~\$717,000~~ \$675,000

CASPIAN STREET

ATLANTIG AVENUE



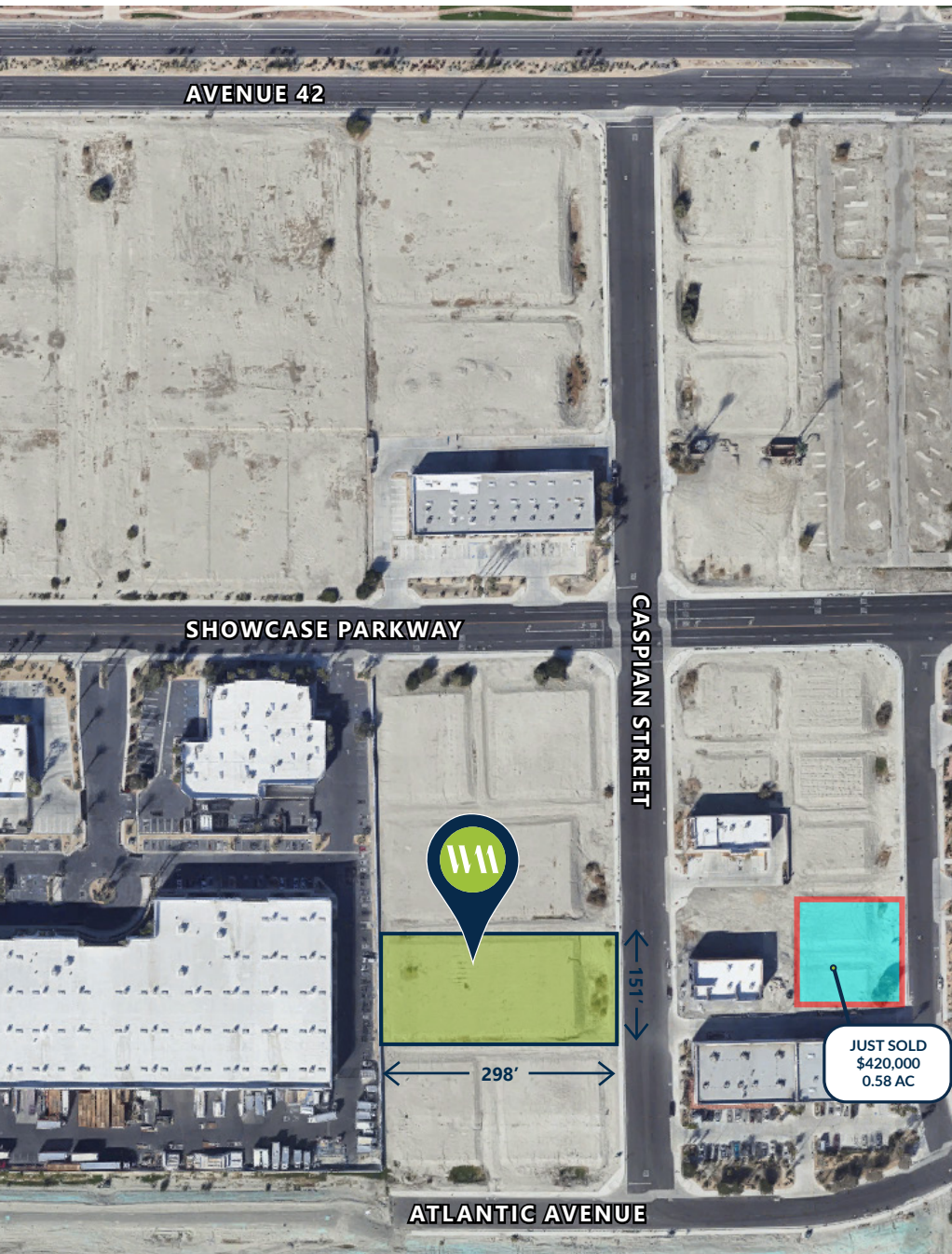
1.03 Acres

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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- Utilities to Site: Gas, Cable, Curb, Gutter, Sidewalk-Streets, Water, Sewer
- Growing Area
- I-10 Close
- In the heart of major retail
- Rough graded pads
- Zoned-IL
 - (IL) – Light Industrial zone is intended to accommodate a wide variety of employment-generating uses. This zone provides for offices, industrial parks, research and development, warehouses, distribution centers, light manufacturing, and supportive commercial uses.
- Uses: Automotive sales and repair, brewery/ taproom, cinema/ theatre, indoor warehousing, storage, general retail, laundromat, and medical offices.
- With CUP: Adult-oriented business, bail bonds, check-cashing businesses, convenience market, mini storage warehousing facility, and pawn shop.

WHY INDIO?

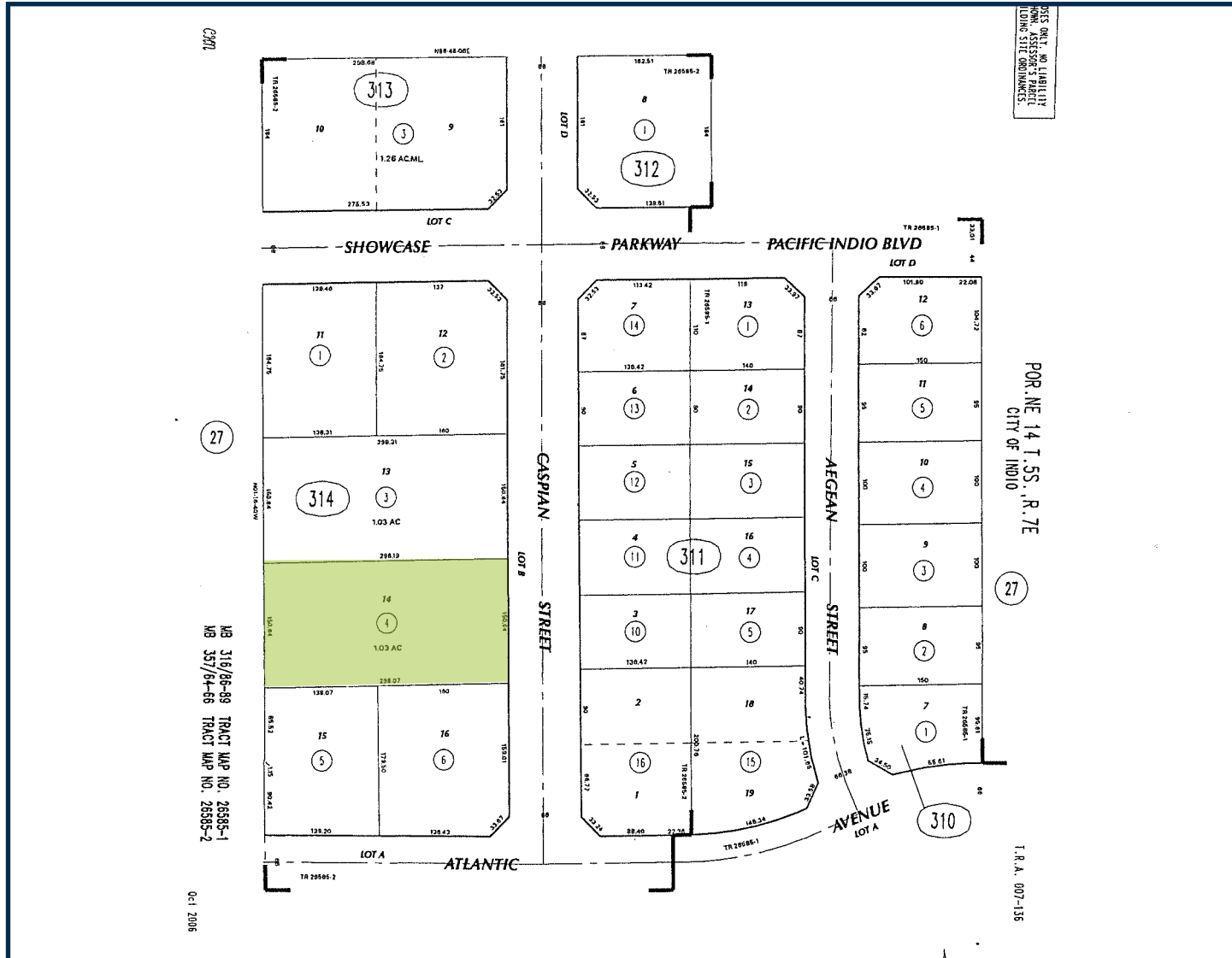
- Largest and fastest growing city in the Coachella Valley. 1.4M visitors per year.
- Home of the Coachella Fest, and Stagecoach California's Country Music Festival.
- No. 1 Best Places to Eat in the Nation by Yelp: TKB Bakery & Deli.
- No. 2 Top Emerging Travel Destination in the US by Trivago.
- Top 10 All-American Food Festivals in the Nation by Food Network-TV: Indio International Tamale Festival.
- Top 500 Fastest Growing Economies in the US by WalletHub.com.
- More than 2,700 new housing units being planned or under construction.
- I-10 freeway traffic count per year is 54 million.
- Indio Police Department chosen as 1 of 15 law enforcement agencies in the nation as a model for the President's Task Force on 21st Century Policing.
- Indio is home to the only law school in Riverside County – the California Desert Trial Academy College of Law located in downtown Indio.
- Most residential building permits issued in the Coachella Valley according to the Desert Valley Builders Association.

Indio Offers a Streamlined permitting process with Finance, Development Services (Building and Planning), Public Works (Engineering), and Fire Department.

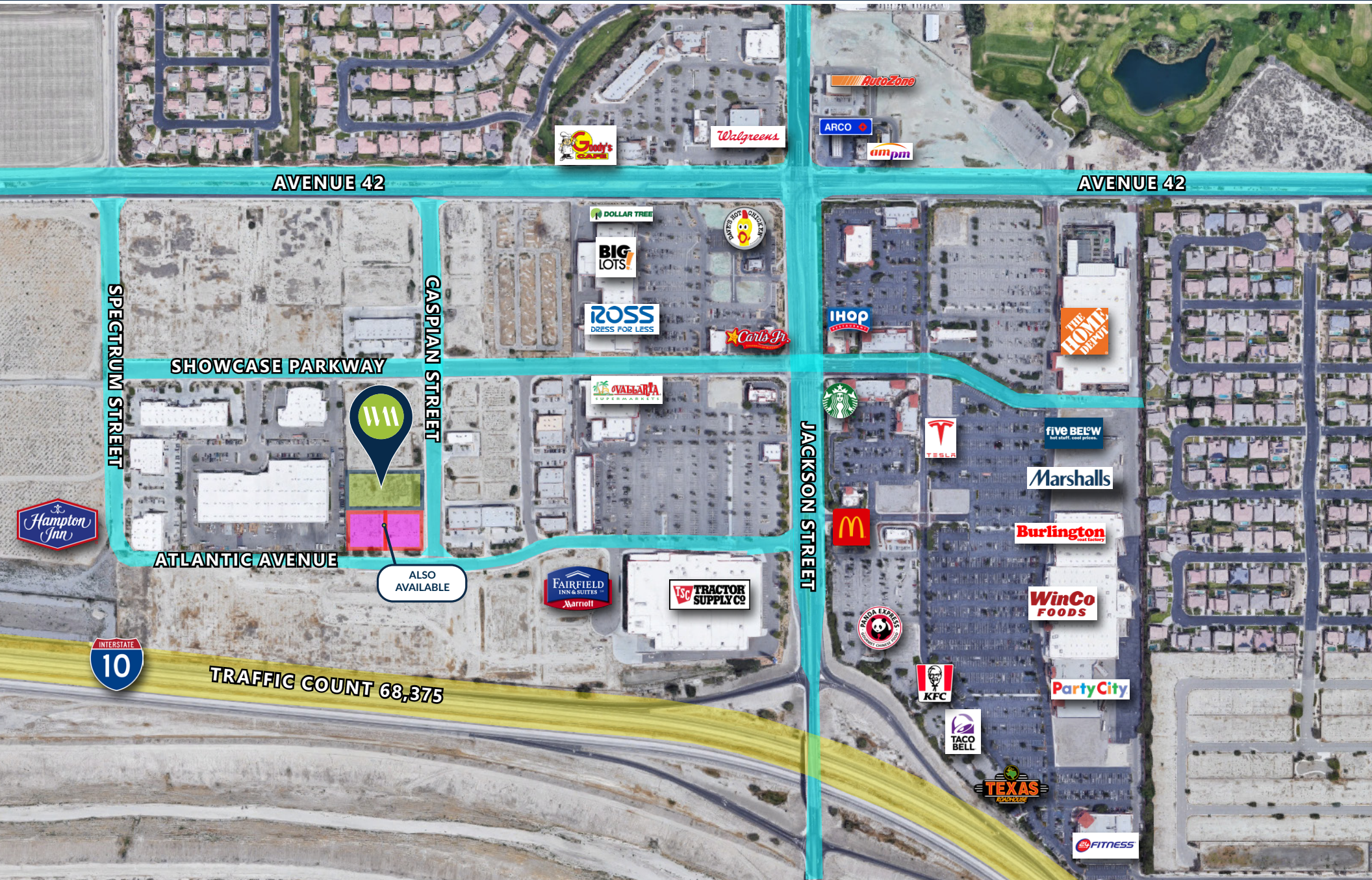


PROPERTY OVERVIEW

Caspian Street | Indio, CA - 1.03 Acres APN: 610-314-004



AERIAL MAP



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WILSON MEADE COMMERCIAL REAL ESTATE | 2024

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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