

OFFERING MEMORANDUM

81703 HWY 111



VIEW DRONE
VIDEO

CONCEPTUAL RENDERING BASED ON PERMITTED PLANS

GROCERY SHADOW ANCHORED PAD – FULLY ENTITLED DRIVE THRU

HWY 111 CORRIDOR, INDIO, CA | DEVELOPER OR OWNER/USER





Exclusively listed by

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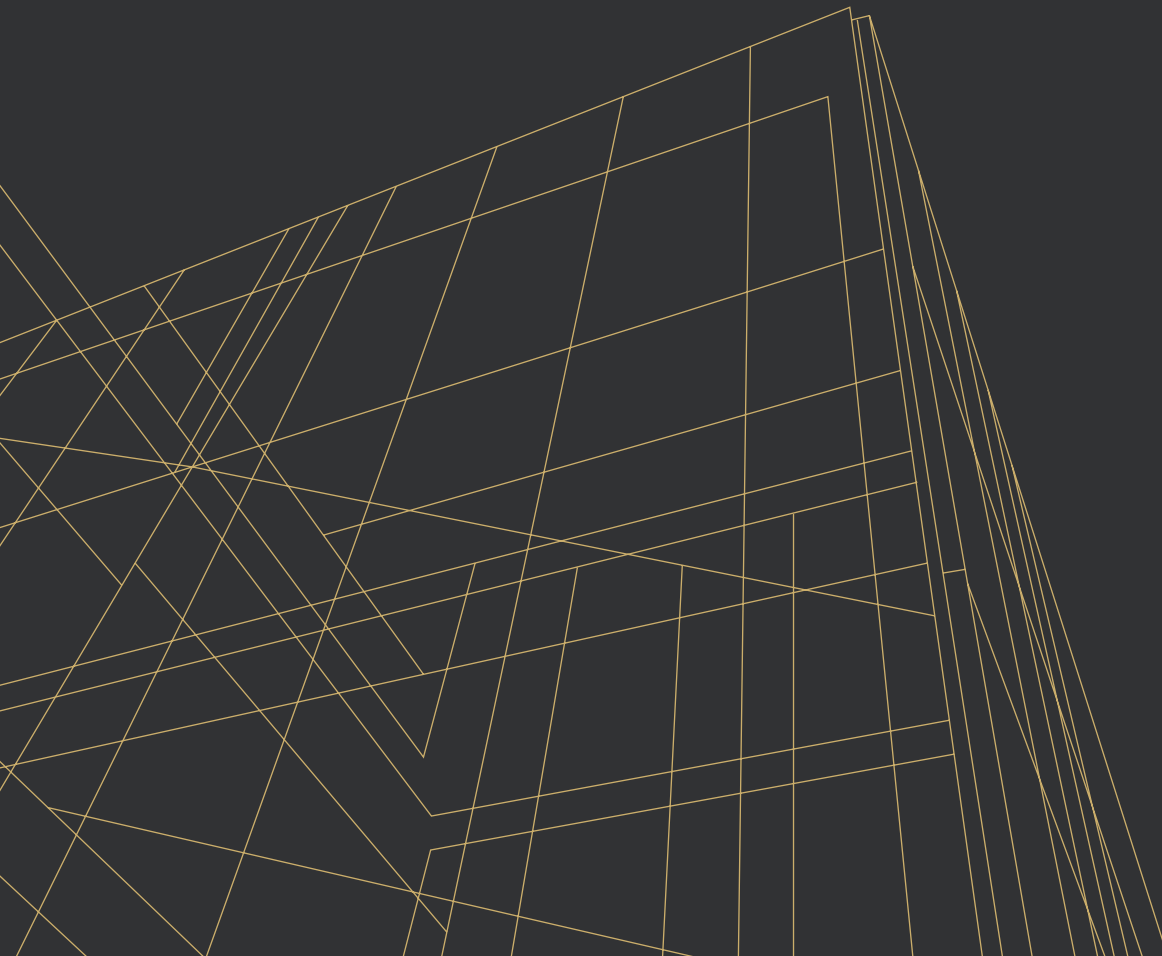
LOCATION OVERVIEW

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EXECUTIVE SUMMARY

Section 01

FULLY ENTITLED DRIVE-THRU OPPORTUNITY IN THE HEART OF INDIO, CA

ADDRESS	81703 Highway 111, Indio, CA 92201
ASKING PRICE	\$1,750,000
THE OFFERING	Fee Simple Land Sale Fully Entitled, Vacant, Graded Pad Site
ENTITLEMENT STATUS	Approved Conditional Use Permit & Planning Review Permit (Case No. CUP 22-11-1077) for a 3,068 SF drive-thru restaurant adaptable to other qualifying users, subject to City review); extended through June 7, 2027
SITE CONDITION	Prior structures demolished; site cleared and secured with construction temp fencing; precise grading plan reviewed and approved by City Engineering
LAND AREA	±0.96 AC/±41,818-43,490 SF Buyer to Verify; City Notice of Decision cites 41,818 SF, ALTA survey shows 43,460 SF gross
PARCEL NO.	616-101-003
ZONING	Mixed-Use Corridor (MU-C) – Subarea 14, Highway 111 Corridor Specific Plan
IN-PLACE INCOME	N/A – Raw land offering; no existing building, lease, or NOI
OWNERSHIP	Fee Simple



INVESTMENT HIGHLIGHTS



FULLY ENTITLED, SHOVEL-READY DRIVE-THRU SITE

Current ownership has completed the entitlement process. The site carries an approved **Conditional-Use & Planning Review Permit (Case No. CUP 22-11-1077)** for a **3,068 SF drive-thru restaurant with 41 parking spaces, drive-thru lane, & full site improvements**. A buyer can acquire a **fully vetted, ready-to-build site. Demolition, environmental clearance (CEQA-exempt, Class 32 Infill), & approvals are complete**; materially compressing the timeline to break ground versus a raw, unentitled parcel.



SITE READINESS REDUCES BUYER RISK AND CARRY

Prior improvements have been demolished, and the site is secured with construction temp fencing – no legacy building to remove. A precise grading plan has been reviewed & approved by City Engineering, reducing pre-construction civil engineering risk & cost for the next builder.

Entitlement runs through June 7, 2027, giving a buyer ample time to finalize plans and pull permits, with the ability to pursue a further extension under City procedures if needed.



FLEXIBLE REPOSITIONING OPPORTUNITY

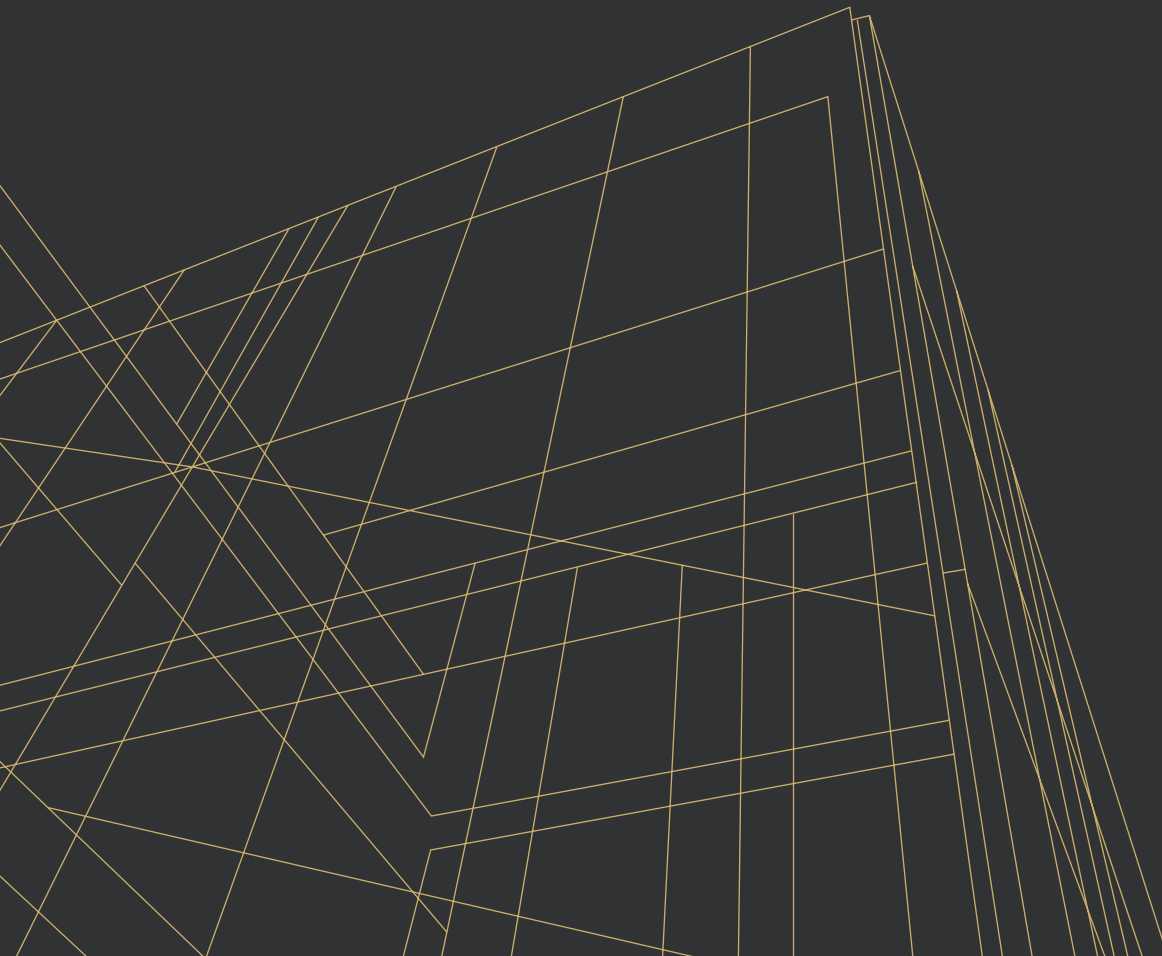
The underlying **entitlement (drive-thru QSR use, site plan, parking, & access)** is **transferable & adaptable** to a qualifying QSR or drive-thru concept, subject to City review.

Suited to either a **developer/investor seeking a ready-to-build pad site** without the multi-year entitlement runway typically required for ground-up drive-thru development, or an **owner-user** looking to construct and occupy a fully approved building on a site with land use risk already removed.



HIGH VISIBILITY ALONG HWY 111 CORRIDOR

Located directly on **Highway 111**, the **primary commercial artery** through Indio & the Coachella Valley, within the city's Hwy 111 Corridor Specific Plan (Subarea 14, Mixed-Use Corridor). **Highway 111** carries an estimated **±35,000 ADT** immediately adjacent to the site, with Monroe St (±25,000 ADT) and Dr. Carreon Blvd (±12,000 ADT) providing additional access. The site sits within an established, multi-tenant retail corridor – including national daily-needs & quick-service operators – with Indio High School & JFK Memorial Hospital nearby as additional traffic generators.

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ENTITLEMENT & SITE READINESS

Section 02

ENTITLEMENT SUMMARY

CASE NUMBER	CUP 22-11-1077 (Conditional Use Permit & Planning Review Permit)
ORIGINAL APPROVAL	June 7, 2023 – City Council Resolution No. 10360
EXTENSION APPROVED	June 6, 2025 – Administrative 2-Year Time Extension (per UDC § 6.03.15)
CURRENT EXPIRATION	June 7, 2027 – any further extension request must be submitted at least 90 days prior
APPROVED USE	3,068 SF drive-thru restaurant with indoor seating and drive-thru lane (plans configured to a Wendy's prototype)
APPROVED SITE IMPROVEMENTS	33 parking spaces, perimeter landscaping, pedestrian connection from Highway 111, screened trash enclosure, mechanical equipment screening, and cross-access to adjacent parcels
CEQA STATUS	Categorically exempt – Class 32 (Infill Development); consistent with General Plan 2040 PFEIR
CITY FINDINGS	Original CUP findings remain valid; no changes to General Plan, zoning, or surrounding conditions; City found clear evidence of good-faith effort to proceed (submitted construction plans; completed precise grading plan review)
CONTACT	Nikolas Guitron, Assistant Planner, City of Indio – (760) 391-4064



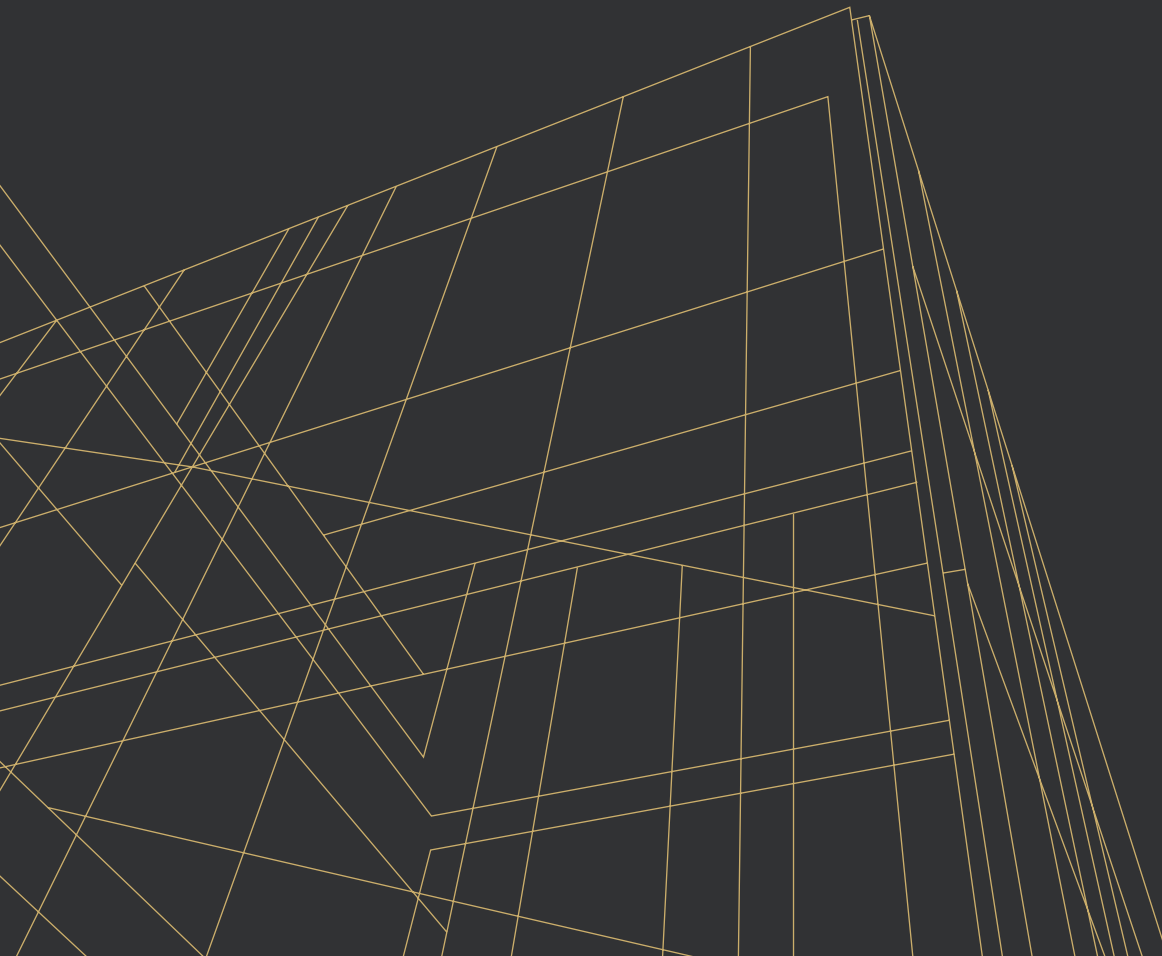
SITE HISTORY & CURRENT CONDITION

Site formerly improved with two vacant commercial/office buildings; both have been fully demolished.

Site is currently secured with construction temporary fencing.

Precise grading plan was submitted, reviewed, & completed by City Engineering, per the City's Notice of Decision.

Site improvements approved under the entitlement have not yet been constructed; the underlying approvals remain valid, current, and unaffected.

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PROPERTY SUMMARY

Section 03

PROPERTY INFORMATION

PROPERTY OVERVIEW

LOCATION	Highway 111, Indio, CA - Coachella Valley
PARCEL NUMBERS	616-101-003
LEGAL/SURVEY	ALTA/NSPS Land Title Survey prepared by the Altum Group
TRAFFIC COUNT*	±35,000 ADT (Highway 111, adjacent to site); ±25,000 ADT (Monroe St); ±12,000 ADT (Dr. Carreon Blvd)

SITE INFORMATION

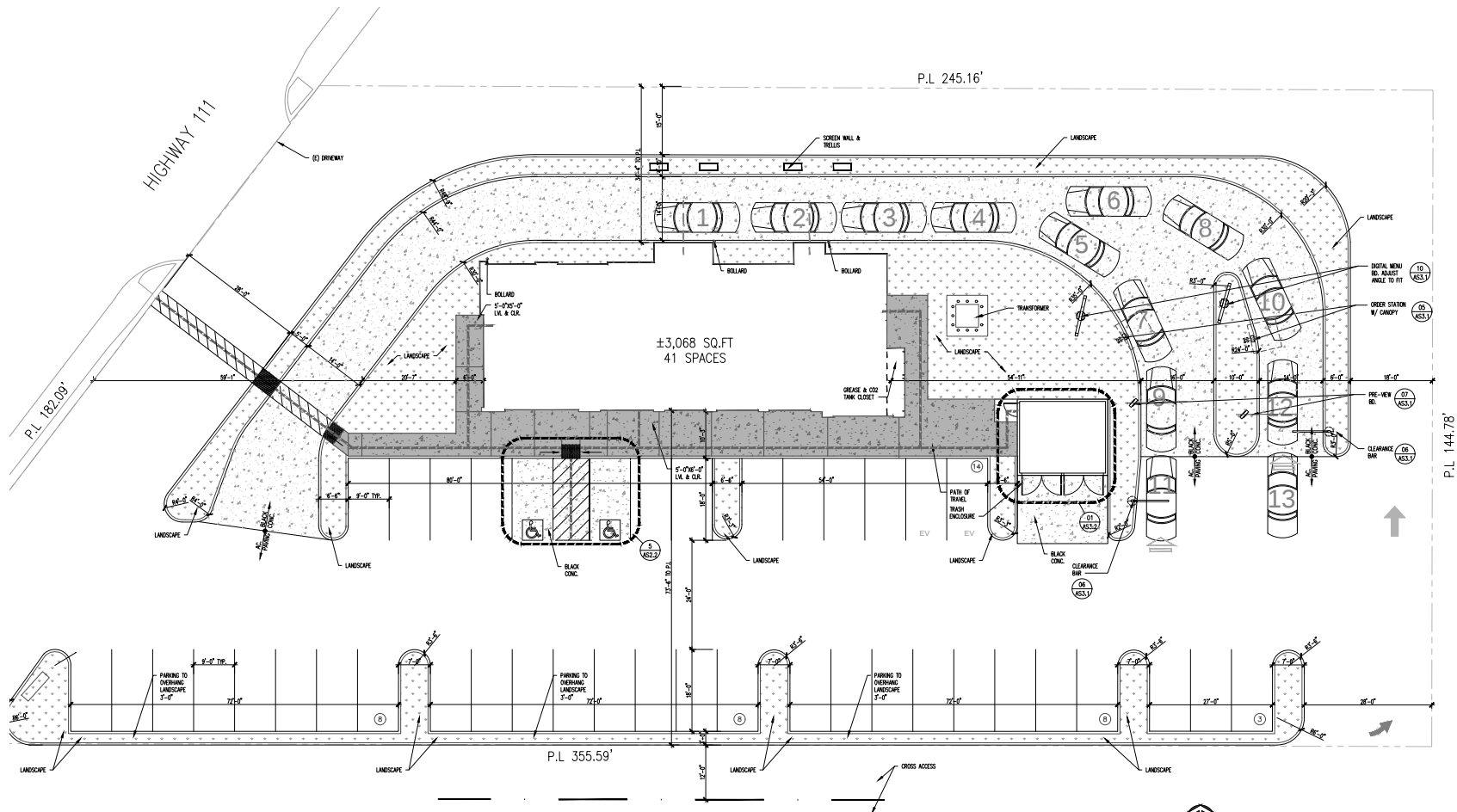
LAND AREA	±0.96 AC / ±41,818-43,490 SF Buyer to verify; City notice of decision cites 41,818 SF, ALTA survey shows 43,460 SF gross
ACCESS	Existing driveway from Highway 111; cross-access to adjacent parcels per approved
MIXED-USE CORRIDOR ZONING	MU-C, sub area 14 – Highway 111 Corridor Specific Plan
FRONTAGE	±154 feet facing Highway 111

*Buyer to Verify



ARCHITECTURAL SITE PLAN

Proposed restaurant with drive-thru capabilities / 41 parking spaces



01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



MIXED USE CORRIDOR ZONING

Highway 111 Corridor Specific Plan

PURPOSE OF MC-U ZONING

Adopted by the Indio City Council on September 21, 2022 (amended November 20, 2024), the Highway 111 Corridor Specific Plan governs approximately 3.9 miles of Highway 111 through central Indio, guiding its transformation from a conventional highway commercial strip into a walkable, mixed-use "Boulevard 111" city-center corridor. The subject site sits within the Plan's Mixed-Use Corridor (MU-C) Zone – the Plan's highest-intensity zone, generally applied to properties within 300–400 feet of Highway 111, intended over time to support multi-story mixed-use buildings with ground-floor retail/restaurant uses and upper-floor housing or office.

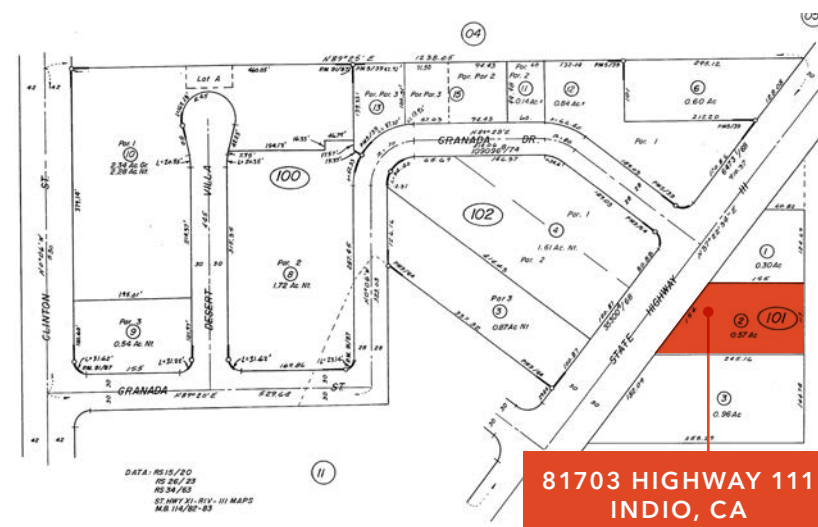
SECTION 3.14 - INTERIM/"LIMITED" USES

Recognizing that the corridor's full mixed-use build-out will take years to materialize, Section 3.14 of the Specific Plan specifically enables "limited quantities of lower intensity, more automobile-oriented projects that positively contribute to the economic development & quality of life" of a subarea – defined as "Limited Uses" – to be approved in the MU-C Zone ahead of full build-out.

Fast-food/QSR restaurants with drive-thru facilities are expressly contemplated as a Limited Use under Section 3.14, subject to standards governing driveway/drive-thru configuration and screening (Section 3.14.C.3).

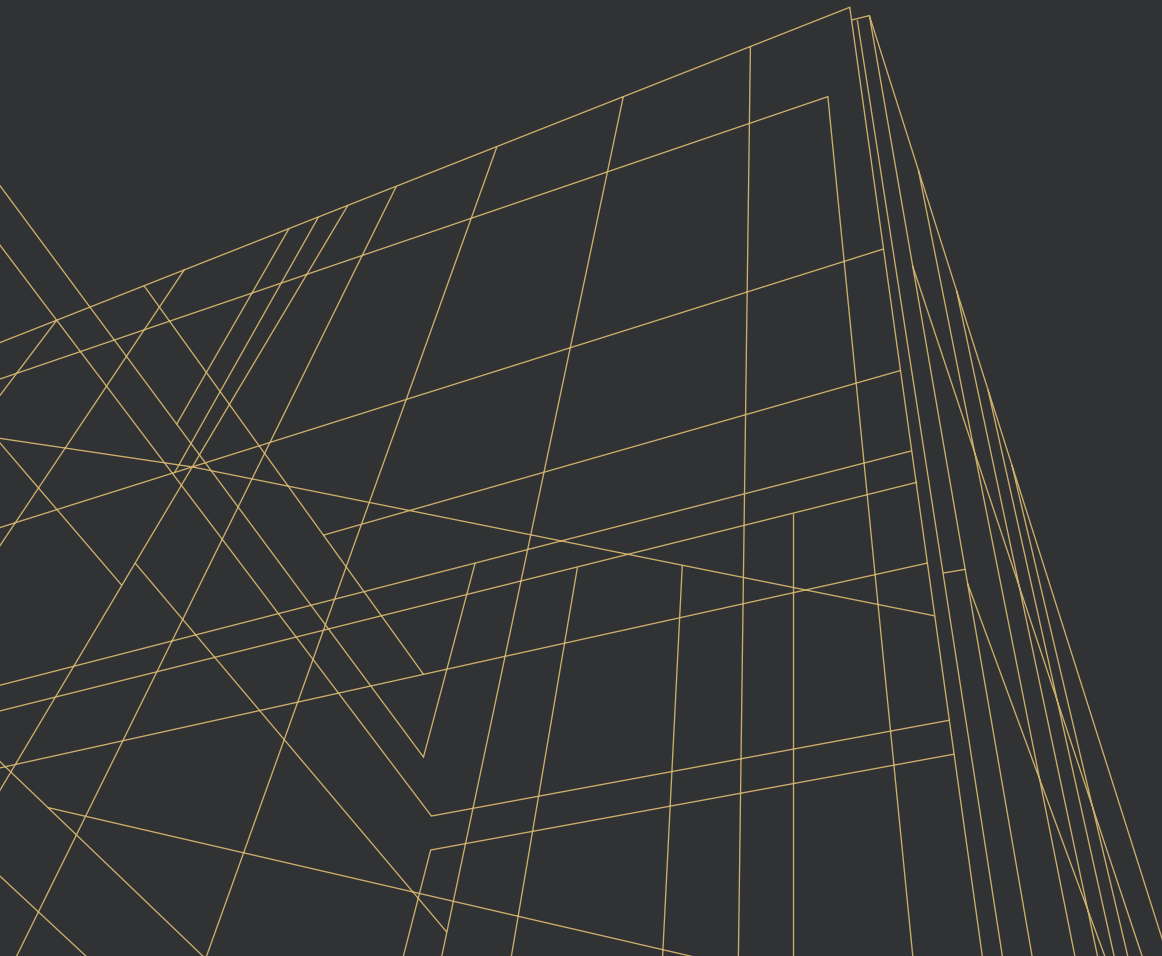
The subject entitlement (CUP 22-11-1077 / City Council Resolution No. 10360) was approved specifically under this framework – the City found the approved drive-thru lane configuration & screen wall/trellis design fully compliant with Section 3.14.C.3's standards.

Tax Map



KEY TAKEAWAY

The MU-C Zone's default trajectory favors higher-intensity, multi-story mixed-use redevelopment – a longer, more complex entitlement path for most buyers. This site's drive-thru QSR entitlement was affirmatively approved under the Specific Plan's own "Limited Use" provision (Section 3.14), created specifically to enable near-term, lower-intensity investment like this while the broader corridor vision matures. A buyer steps into an approval the City has already validated as consistent with its own code – not a variance or a fight against the underlying zoning.

An abstract geometric line drawing in a light beige color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. The lines are thin and precise, creating a sense of depth and architectural complexity.

SITE RENDERINGS

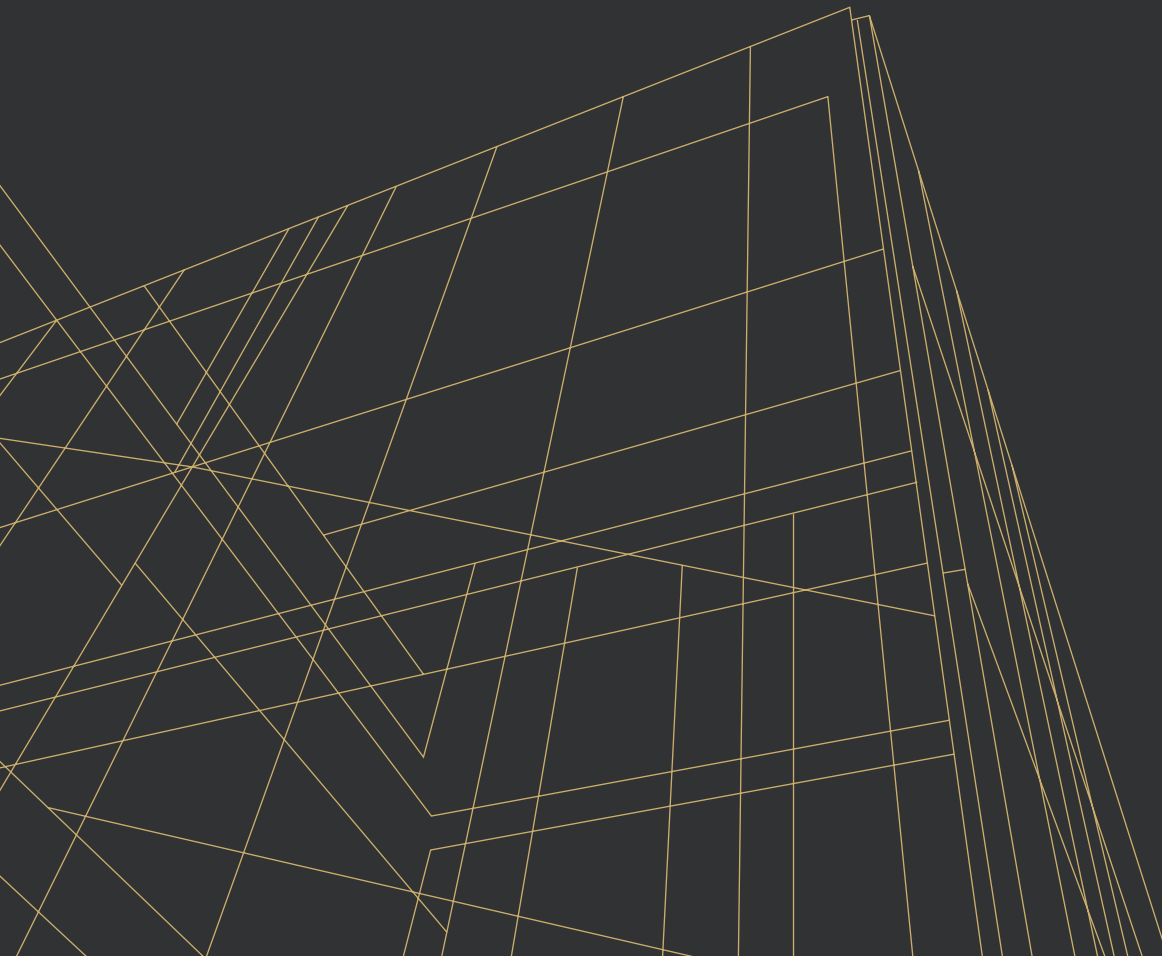
Section 04

CONCEPTUAL RENDERING BASED OFF PERMITTED PLANS



CONCEPTUAL RENDERING BASED OFF PERMITTED PLANS



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LOCATION OVERVIEW

Section 05



HIGHWAY 111 CORRIDOR, INDIO, CA

The oldest & most centrally located city in the Coachella Valley, Indio continues to capture growing residential & visitor demand as the Valley's population & event economy expand.

Indio is a desert community of approximately 93,000 residents, centrally located in the Coachella Valley at the intersection of Interstate 10, Highway 111, and State Route 86. Known as “The City of Festivals,” Indio hosts numerous major annual events – including the world-renowned Coachella and Stagecoach music festivals at the Empire Polo Club, just two miles south of Highway 111 – along with the Riverside County Fair. The city also hosts the National Date and International Tamale Festivals, along with other cultural draws that bring hundreds of thousands of annual visitors to the immediate trade area.

The City of Indio continues to capture growing residential & visitor demand as the Valley's population and event economy expand – positioning the Highway 111 corridor as one of the most active and improving retail addresses in the eastern Coachella Valley.

LOCATION OVERVIEW



PRIME CORRIDOR 111 LOCATION

The subject site fronts Highway 111, the primary commercial artery through central Indio and the spine of the city's Highway 111 Corridor Specific Plan – a City-driven revitalization initiative targeting the corridor's evolution into a walkable, mixed-use "Boulevard 111." The corridor carries the highest concentration of service businesses, restaurants, and grocery stores in the City, anchored by national daily-needs and QSR co-tenants and supported by nearby institutional traffic generators including Indio High School and JFK Memorial Hospital.

DEMOGRAPHICS

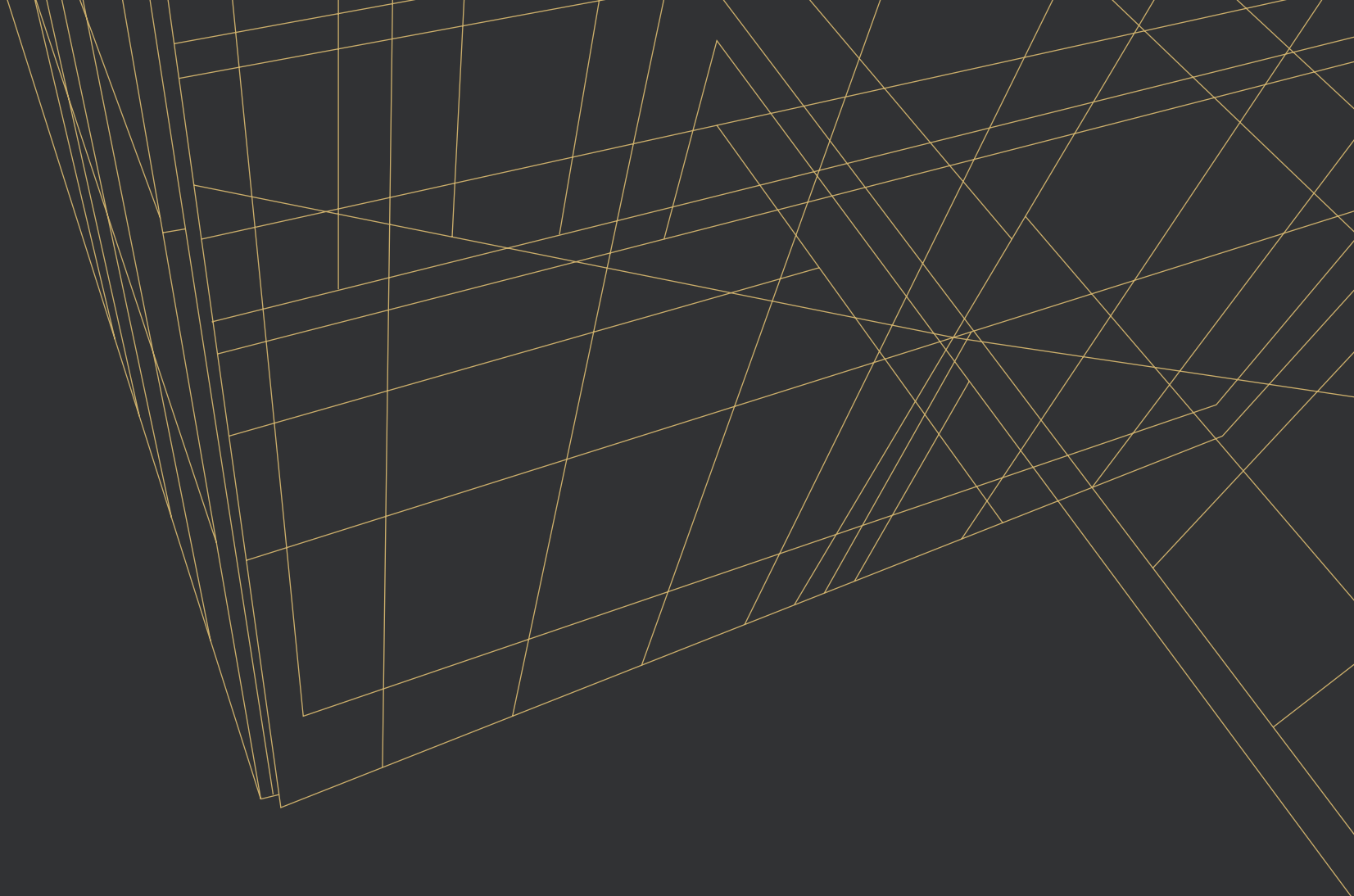
 Population

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED	23,244	103,141	190,802
2031 PROJECTED	22,791	103,857	195,672
2020 CENSUS	22,971	95,505	169,785
2010 CENSUS	20,798	89,187	158,203

 Household Income

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$65,841	\$90,927	\$94,936
2031 MEDIAN PROJECTED	\$66,039	\$90,808	\$94,629
2026 AVERAGE	\$81,401	\$118,483	\$127,161
2031 AVG PROJECTED	\$81,116	\$119,319	\$127,598





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