

FOR SALE | 5.53 ACRES

81201 Indio Blvd., Indio, CA 92201 | APN: 610-030-028

WM WILSON MEADE
COMMERCIAL REAL ESTATE

\$1,950,000



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EXECUTIVE SUMMARY

Wilson Meade Commercial Real Estate is proud to present, first time to market the Burger Box Development For SALE. The 5.53-acre property is located at 81-201 to 81-211 Indio Blvd., Indio, California. Formerly a Texaco station* in the 1950's with a walk-up fast-food joint.

Development consists of four historic buildings and five contractors' yards. Three of the buildings are leased to automotive related businesses and the other is home to the iconic 1954 Burger Box walk-up restaurant. The four buildings total +/-8,656 sq. ft. all located on a large 5.53-acre, single APN parcel. The site also has a large open area, which would be ideal for additional contractor's yards or future development. The sale also comes with the Burger Box restaurant and all fixtures.

81-201 INDIO BLVD.	81-211 A INDIO BLVD.	81-211 B-C INDIO BLVD.	81-211 D-E INDIO BLVD.
<p>consists of 1,201 sq. ft of commercial retail space.</p> <p>The Burger Box walk-up restaurant occupies this building.</p>	<p>consists of 1,115 sq.ft. and is fully leased on a month-to-month agreement. The building is zoned light Industrial and is built out for a tire shop with its own private secured yard and parking. The office and restroom are equipped with air conditioning and the warehouse has evaporative cooler. This building has its own electrical meter and is on septic.</p>	<p>consists of 2,776 sq.ft. and is fully leased on a month-to-month basis. The building is built out for automotive use with air-conditioned office and restroom. The warehouse is equipped with three evaporative coolers, 4 vehicle lifts and one large garage door. New roof was just installed last year. This building is separately metered and is on septic.</p>	<p>consists of 3,564 sq. ft. and is fully leased on a month-to-month basis for automotive use. The building is equipped with air-conditioned office and two restrooms. The warehouse portion of the building has three evaporative coolers and two large garage doors. This building also has a 1,400 sq. ft. secured yard and is separately metered and on septic.</p>

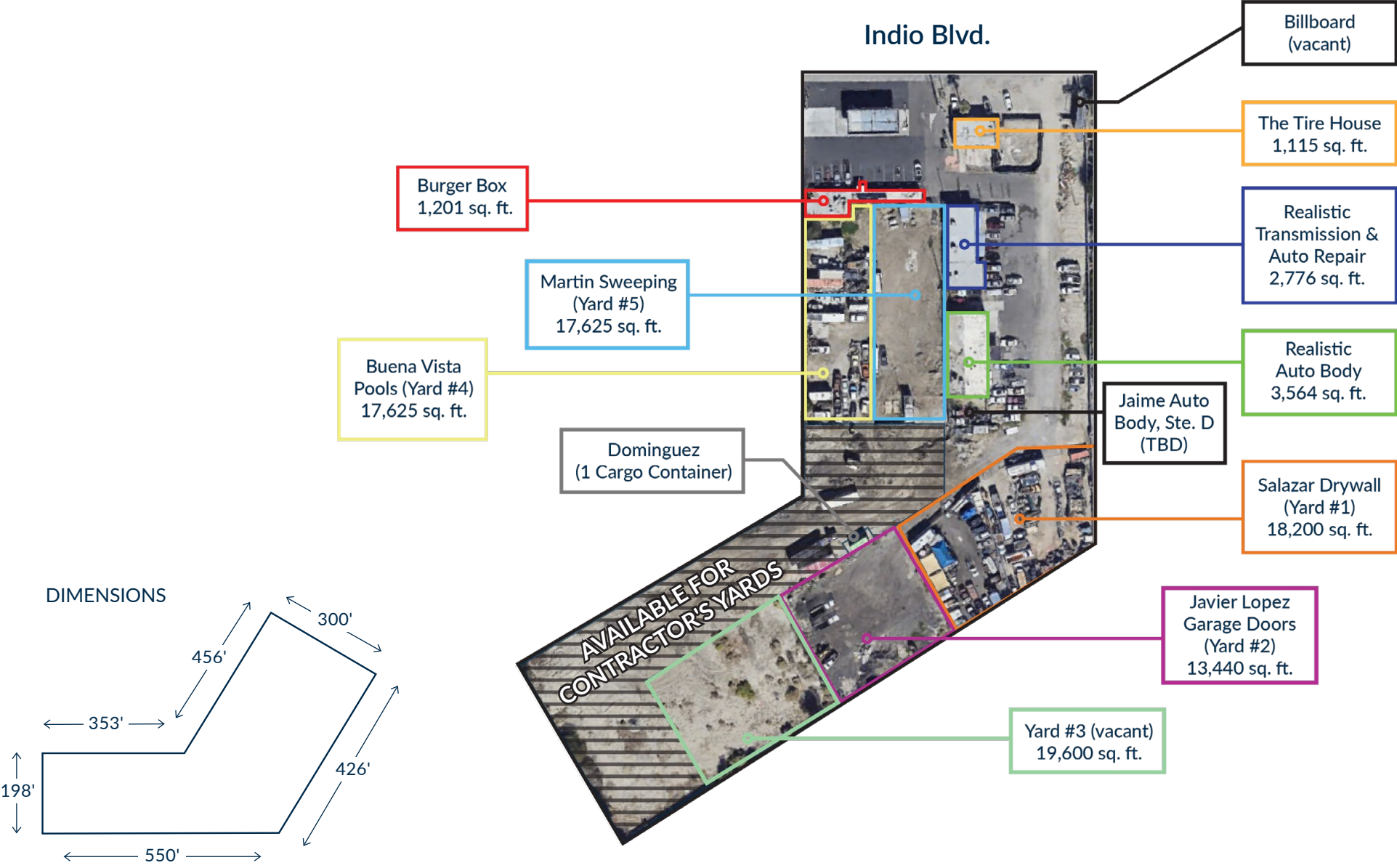
A portion of the remaining property currently offers five private secure yards for lease with the remaining acreage available for development or additional contractor's yards.

**all tanks removed and certified in 2013*



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

SITE PLAN



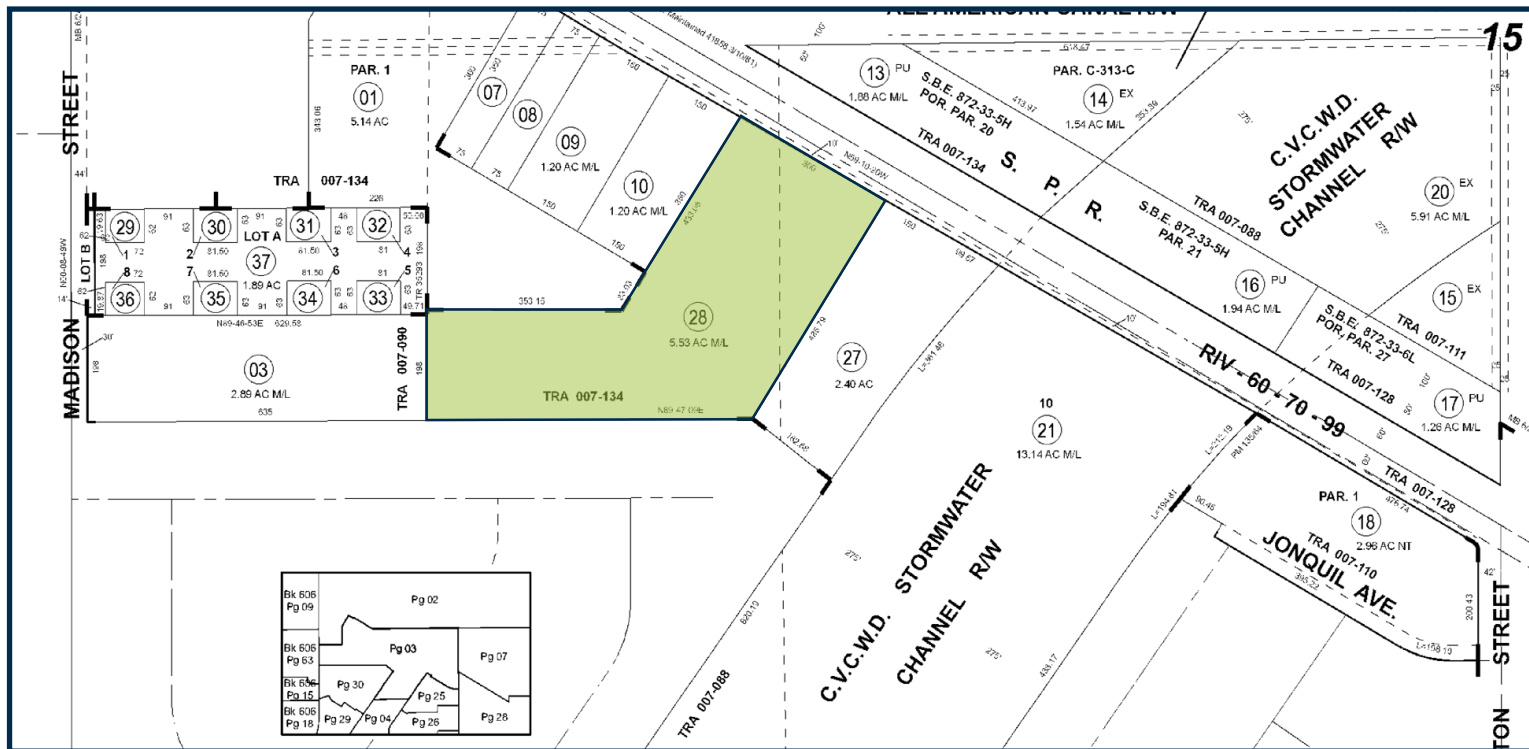
Dimensions are approximate. Buyer to verify.

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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- 5.53 AC / 240,887 SF
- APN: 610-030-028
- Water connected on-site
- Zoning: Light Industrial
- Built in 1973 - 1,023 SF per assessor
- 6 Units | 6 Buildings
- Cross Street: Madison Street
- Fee Land
- Property serviced by Septic. Sewer connection available in street.
- Central Valley location in close proximity to Interstate-10
- Terrific exposure on one of Indio's main corridors
- Impressive Traffic Counts
- Indio - progrowth, fastest growing city in the Coachella Valley
- Low cost power (Imperial Irrigation District).
- All buildings separately metered
- Septic- 1000 gallons, installed in 2022.
- Grease Interceptor on site.



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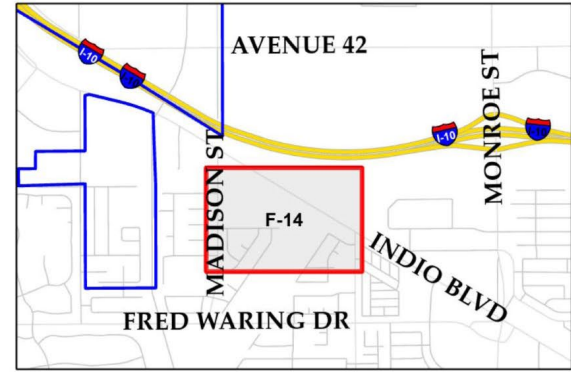
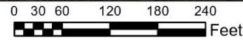
RENT ROLL

Unit	Sq. Ft.	Monthly Rent
Burger Box	1,201	-
The Tire House	1,115	\$2,200.00
Billboard (Vacant)	-	-
Realistic Transmission and Auto Repair	2,776	\$1,800.00
Realistic Auto Body	3,564	\$1,000.00
Jaime Auto Body, Suite D	TBD	\$800.00
Salazar Drywall Yard #1	18,200	\$583.00
Javier Lopez Garage Doors (Yard #2)	13,440	\$1,000.00
Yard #3 (Vacant)	19,600	-
Dominguez (1 Cargo Container)	960	\$100.00
Buena Vista Pools (Yard #4)	17,625	\$800.00
Martin Sweeping (Yard #5)	17,625	\$800.00
Total Monthly Income		\$9,083.00
All tenants are on a month-to-month lease with exception of The Tire House		

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Map Grid Exhibit



Map Grid Index:

Legend

— IWA Existing Mains

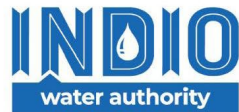
Hydrants

OwnedBy

◆ Indio Water Authority

□ IWA_Service_Area

Exhibit Map
 Burger Box
 81201 Indio Blvd.
 Indio CA 92201



MAP DISCLAIMER:

This is not an official map. Indio Water Authority (IWA) does not guarantee the accuracy of the data in the map. Any errors or omissions shall not be considered the responsibility of the IWA.



IWA Distribution Water Mains

Drawn By: lehernandez

Checked by:

Date: 3/12/2024

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EXHIBIT MAP-VSD



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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.



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AERIAL MAP



DEMOGRAPHICS	1 mile	3 miles	5 miles
Population Estimate	48,169	156,692	269,800
Median Household Income	\$61,010	\$65,636	\$67,290
Average Households	15,311	54,358	97,581

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YOUR ADVISORS



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