

FOR SALE OR GROUND LEASE



81789 US Highway 111
Indio, CA 92201

For more information, please contact:



Nick Zech
858-232-2100
nzech@cdccommercial.com
DRE Lic. #01721457

Matt Orth
858-736-1337
morth@cdccommercial.com
DRE Lic. #01884500

Don Zech
858-486-9999
dzech@cdccommercial.com
DRE Lic. #00885909

11440 W. Bernardo Ct., #300
San Diego, CA 92127
T: 760-743-8500
www.cdccommercial.com

81789 US Highway 111, Indio CA



APN: 616-051-004

Zoning: [111 Corridor Specific Plan](#)
[Mixed Use Corridor Zone](#)
[Sub Area 14](#)



▲ **18,730 SF (.43 acres)**

- ▲ Located on California 111 with Close Proximity to the I-10 Freeway
- ▲ Extreme Visibility on a Major Thoroughfare
- ▲ Surrounding Tenants Include Major National Retailers and Fast Food

Contact Broker for Additional Information.

For Sale

\$2,000,000

Ground Lease

\$120,000 + NNN

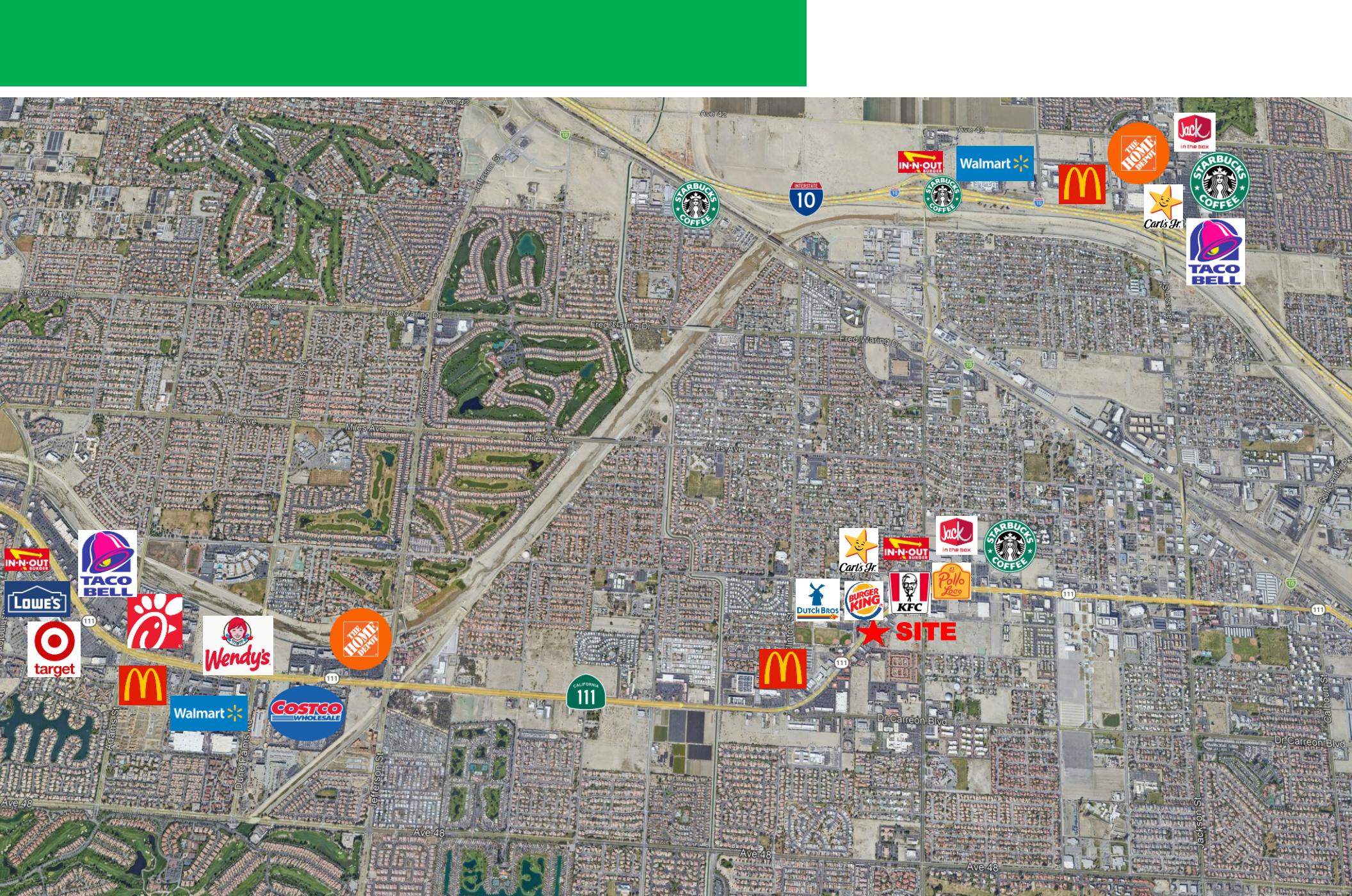
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V1

For more information, please contact:

Nick Zech
858-232-2100
nzech@cdccommercial.com
DRE Lic. #01721457

Matt Orth
858-736-1337
morth@cdccommercial.com
DRE Lic. #01884500

Don Zech
858-486-9999
dzech@cdccommercial.com
DRE Lic. #00885909



This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V1

For more information, please contact:

Nick Zech
858-232-2100
nzech@cdccommercial.com
DRE Lic. #01721457

Matt Orth
858-736-1337
morth@cdccommercial.com
DRE Lic. #01884500

Don Zech
858-486-9999
dzech@cdccommercial.com
DRE Lic. #00885909

11440 W. Bernardo Ct., #300
San Diego, CA 92127
T: 760-743-8500
www.cdccommercial.com



This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V1

For more information, please contact:

Nick Zech
858-232-2100
nzech@cdccommercial.com
DRE Lic. #01721457

Matt Orth
858-736-1337
morth@cdccommercial.com
DRE Lic. #01884500

Don Zech
858-486-9999
dzech@cdccommercial.com
DRE Lic. #00885909

11440 W. Bernardo Ct., #300
San Diego, CA 92127
T: 760-743-8500
www.cdccommercial.com

Demographics

Population	2 Mile	5 Mile	10 Mile
2020 Population:	64,005	64,005	250,261
2024 Population:	65,034	193,541	300,293
2029 Population Projection:	68,646	208,039	325,519
Median Age:	35	39.6	45.2
Households			
2024 Total Households:	19,705	65,495	114,312
2029 Household Projection:	20,785	70,710	124,491
Median Household Inc:	\$53,611	\$67,113	\$105,288
Avg Household Size:	3.1	2.9	2.5
Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$318,436	\$445,102	\$499,204
Median Year Built:	1987	1996	1992

This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V1

For more information, please contact:

Nick Zech
858-232-2100
nzech@cdccommercial.com
DRE Lic. #01721457

Matt Orth
858-736-1337
morth@cdccommercial.com
DRE Lic. #01884500

Don Zech
858-486-9999
dzech@cdccommercial.com
DRE Lic. #00885909

11440 W. Bernardo Ct., #300
San Diego, CA 92127
T: 760-743-8500
www.cdccommercial.com