

FOR SALE | \$1,269,000

45130 Golf Center Parkway, Suites A & B, Indio, CA 92201

WILSON MEADE
COMMERCIAL REAL ESTATE



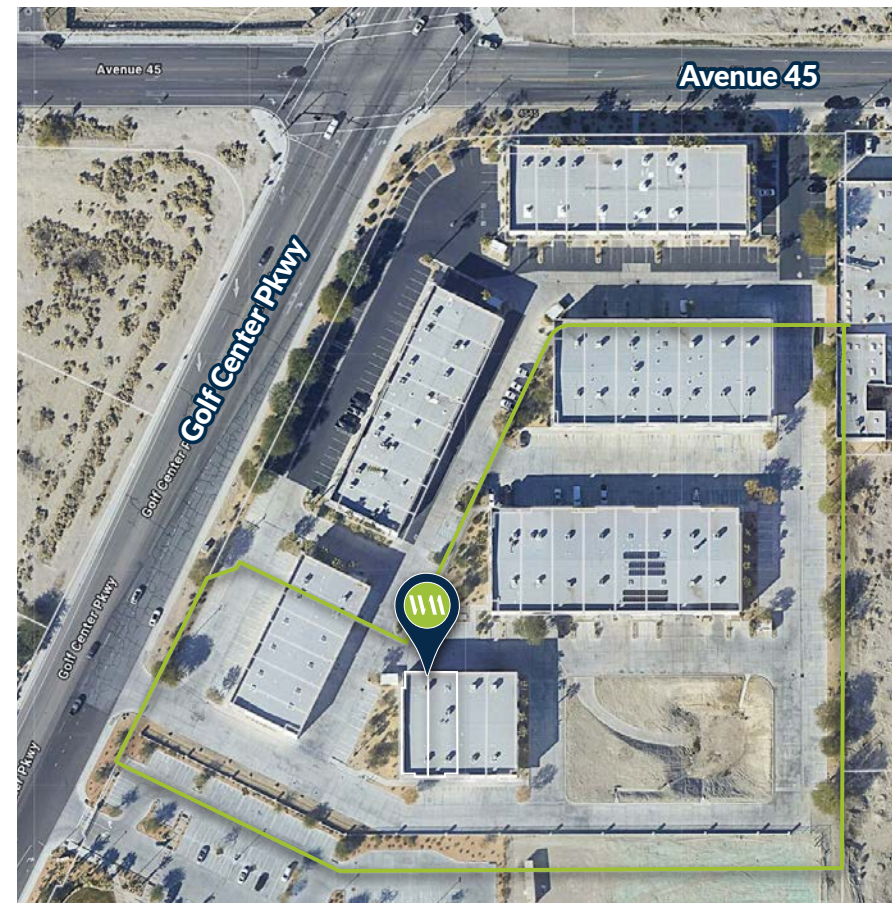
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Suites G-7 and G-8 at 45130 Golf Center Parkway consist of two industrial condominium units totaling approximately $\pm 5,074$ SF within Building G of a professionally maintained industrial business park. The units measure 2,469 SF and 2,605 SF respectively, offering flexibility for owner-users or investors seeking functional warehouse and light industrial space. Constructed in 2007 with reinforced concrete construction, the condo units feature 18' clear height, two 10' x 14' drive-in doors, and a 19' building height—well suited for storage, distribution, manufacturing, or contractor uses. The property is powered by IID electricity, providing some of the lowest utility rates in the Coachella Valley, and is zoned Heavy Industrial (IH), allowing for a wide range of intensive industrial uses.

Property Type:	Industrial
Property Subtype:	Warehouse
Building Size:	$\pm 5,074$ SF Suite A (G-7): 2,469 SF and Suite B (G-8): 2,605 SF
No. Units:	2 (currently combined)
APN:	611-341-024 and 611-341-025
Floors:	1
Year Built:	2007
Construction:	Reinforced Concrete
Power:	IID, Imperial Irrigation District on-site
Zoning:	Heavy Industrial (IH)
Parking Ratio:	1.82/1,000
Building Height:	19'
Clear Height:	18'
Drive Ins:	2: 10'x14'
Opportunity Zone:	Yes
Suite Information:	8 Offices and 1 Conference Room



EXTERIOR PHOTOS

FOR SALE

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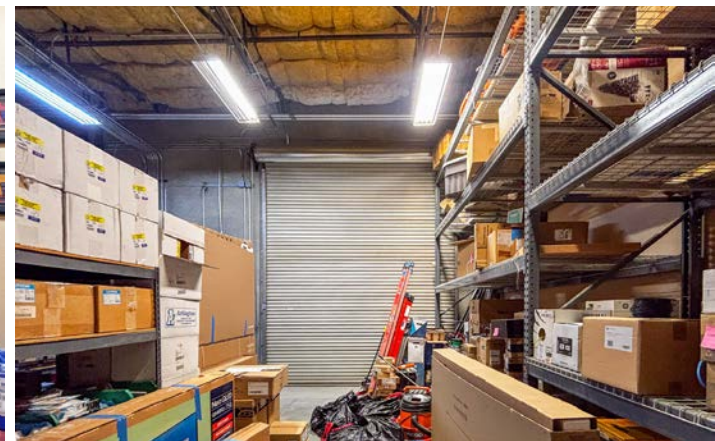
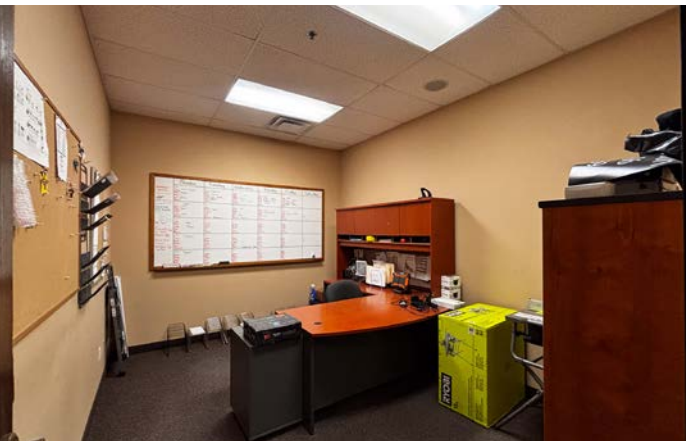
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*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

INTERIOR PHOTOS

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MARKET OVERVIEW

FOR SALE

45130 Golf Center Parkway, Building G, Indio, CA 92201

The Coachella valley has limited available industrial space, most space is vintage and very little is in a Heavy Industrial zone. The average Industrial building in the Coachella Valley is 17, 297 SF. We have 260,314 SF under construction currently. The vacancy rate in the Coachella Valley is at 4.2%

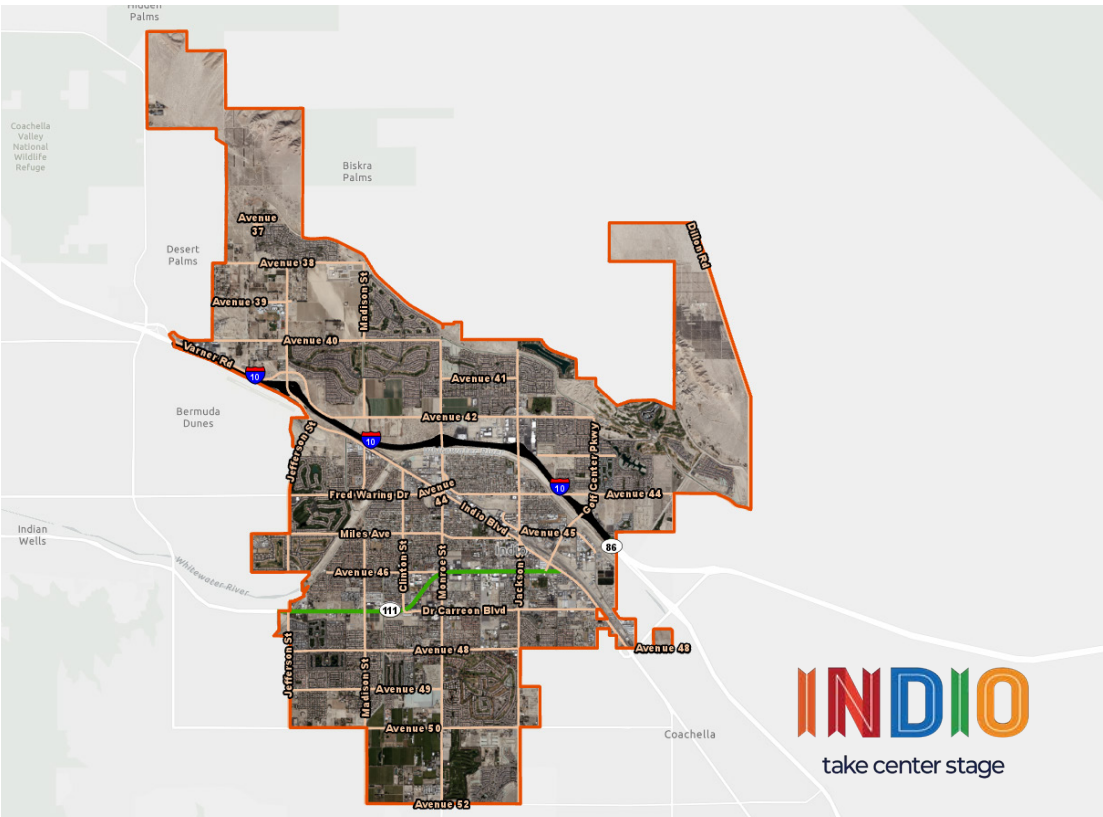
ABOUT INDIO, CALIFORNIA

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.

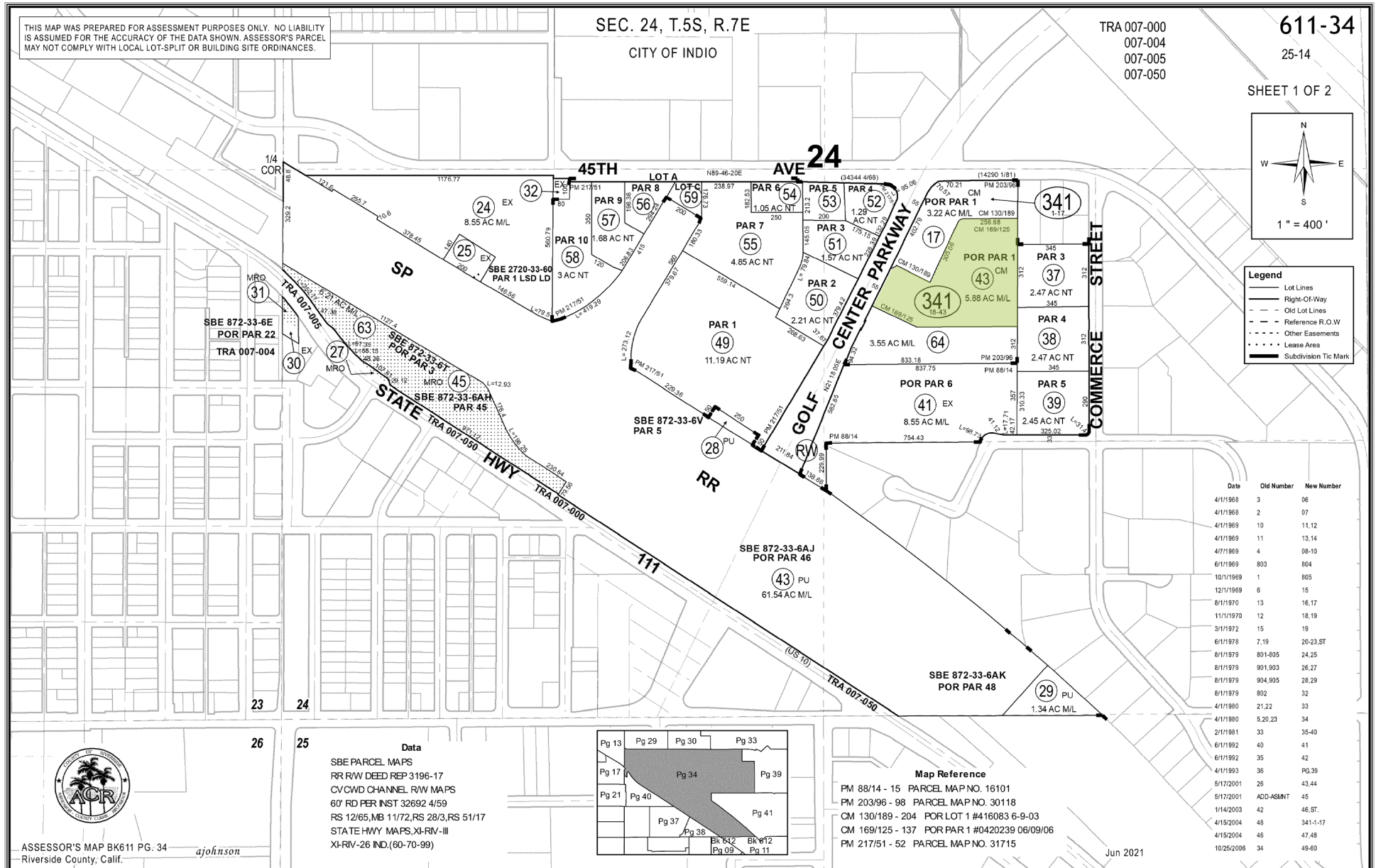
Indio is a full-service city with 220 full-time staff. The City operates three enterprise operations: Indio Water Authority, Indio Municipal Golf, and Solid Waste. Fire services are provided under contract by Cal Fire. While virtually all cities had to make significant cuts during the Great Recession, 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.

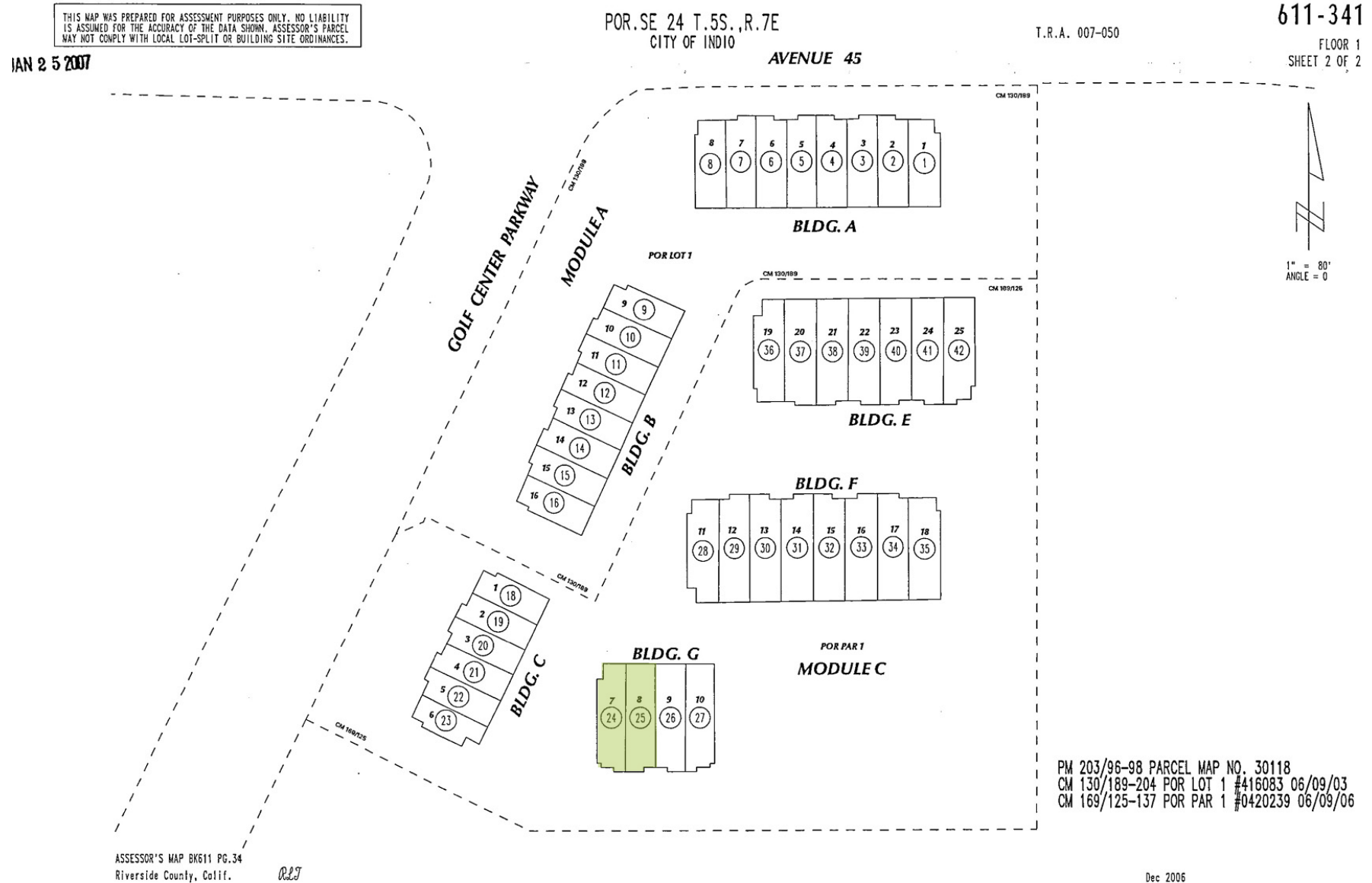


DEMOGRAPHICS	1-mile	3-mile	5-mile
Median Age	34.2	34.8	36.8
2024 Population	12,201	93,559	160,410
Households	3,613	29,038	53,138
Average Household Income	\$63,575	\$77,887	\$85,289
Median Household Income	\$38,924	\$58,121	\$62,360
Traffic (2025)	Highway 111 & Golf Center Dr. 16,301 Traffic Volume		

APN's: 611-341-024 and 611-341-025



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YOUR ADVISOR



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