

**HEAVY INDUSTRIAL CONDO | ±2,469 SF**  
45130 Golf Center Parkway, Condo G-7 | Suite A, Indio, CA 92201  
For Sale: \$679,000



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# PROPERTY OVERVIEW

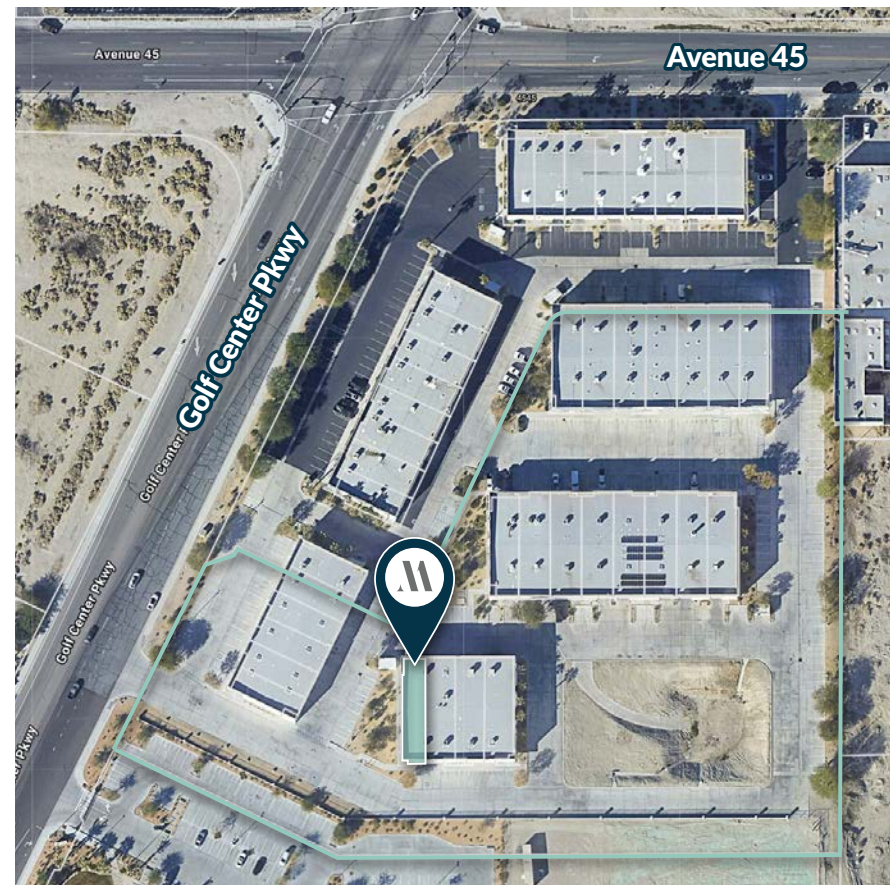
## Heavy Industrial Condo For Sale

45130 Golf Center Parkway, Condo G-7/Suite A, Indio, CA 92201

Condo G-7 | Suite A at 45130 Golf Center Parkway is a ±2,469-square-foot industrial condominium located within Building G of a professionally managed industrial business park, offering flexible warehouse and light-industrial space for owner-users or investors. Constructed in 2007 with reinforced concrete construction, the unit features an 18-foot clear height, a 19-foot building height, one 10' x 14' drive-in door, and a functional layout that includes warehouse space along with office and conference areas, making it well suited for storage, distribution, manufacturing, contractor operations, and other light industrial uses. The property is served by IID electricity, providing some of the lowest utility rates in the Coachella Valley, and is zoned Heavy Industrial (IH), allowing for a broad range of intensive industrial applications.

|                            |                                                          |
|----------------------------|----------------------------------------------------------|
| <b>Property Type:</b>      | Industrial                                               |
| <b>Property Subtype:</b>   | Warehouse                                                |
| <b>Condo Size:</b>         | ±2,469 SF                                                |
| <b>No. Units:</b>          | 1                                                        |
| <b>APN:</b>                | 611-341-024                                              |
| <b>Floors:</b>             | 1                                                        |
| <b>Year Built:</b>         | 2007                                                     |
| <b>Construction:</b>       | Reinforced Concrete                                      |
| <b>Power:</b>              | IID, Imperial Irrigation District<br>2 Electrical Meters |
| <b>Zoning:</b>             | Heavy Industrial (IH)                                    |
| <b>Parking Ratio:</b>      | 1.82/1,000                                               |
| <b>Clear Height:</b>       | 18'                                                      |
| <b>Drive Ins:</b>          | 2: 10'x14'                                               |
| <b>Opportunity Zone:</b>   | Yes                                                      |
| <b>Suite Information:</b>  | 8 Offices and 1 Conference Room                          |
| <b>Owners Association:</b> | Suite A: \$540.00                                        |

*Two condos available separately or together. Currently combined but available for individual sale and demise.*



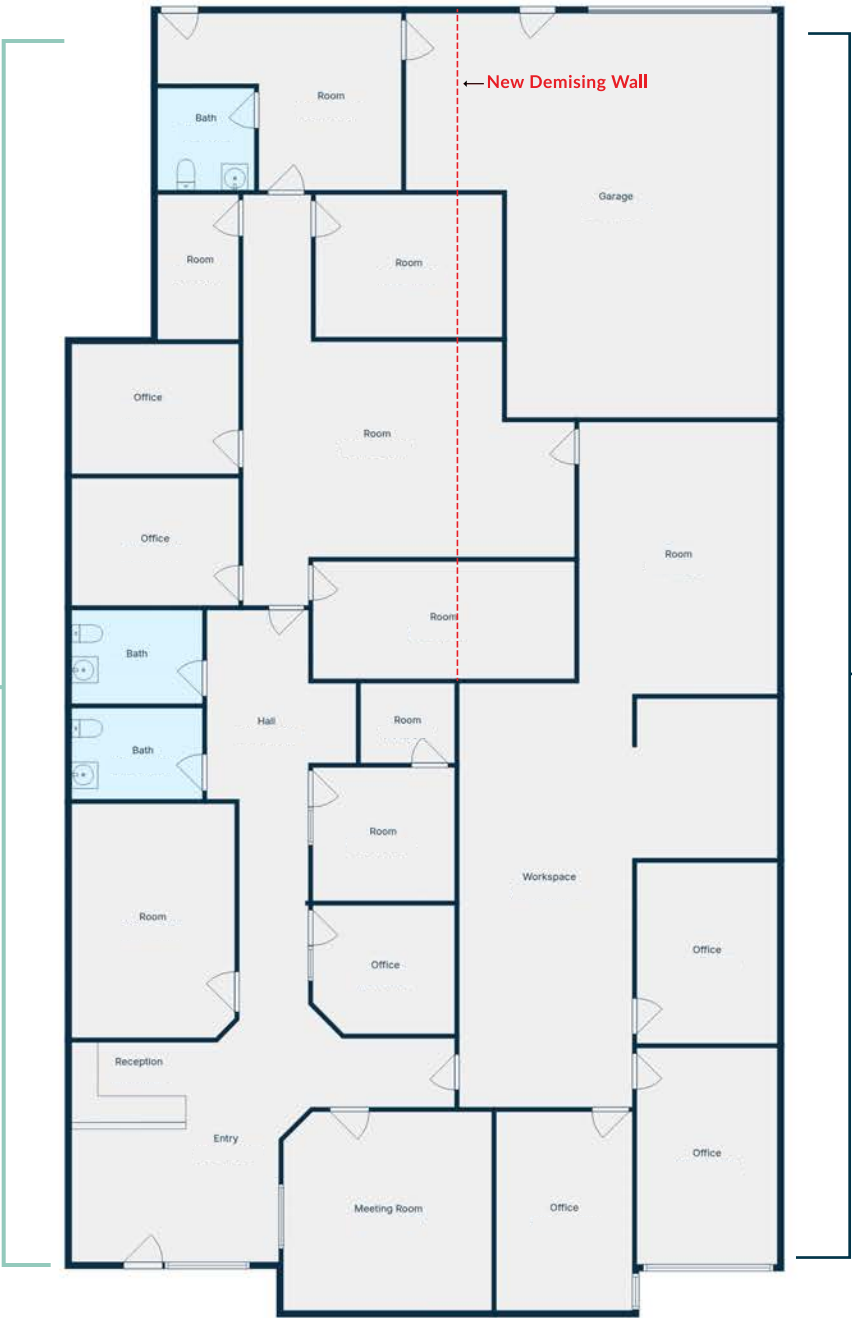
# FLOOR PLAN

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Available separately or together.  
Currently combined but available  
for individual sale and demise.

**Condo G-7 | Suite A: \$679,000**  
Condo G-8 | Suite B: \$716,500  
Combined: \$1,269,000

Condo G-7  
Suite A  
Approx. ±2,469 SF

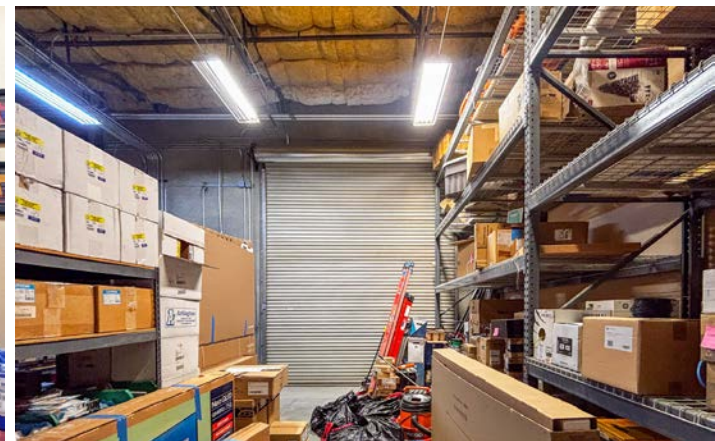
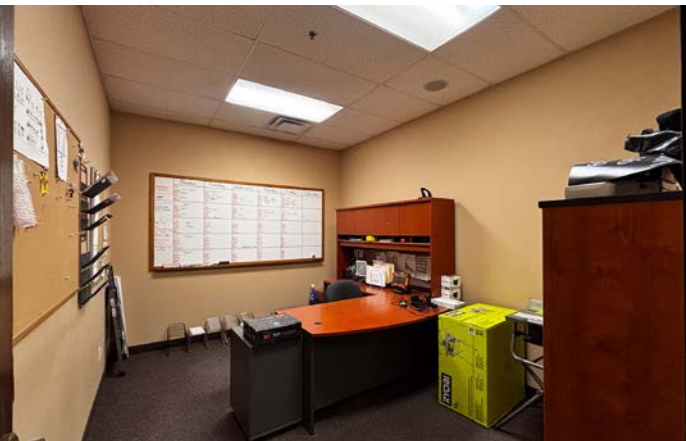


Condo G-8  
Suite B  
Approx. ±2,605 SF



# INTERIOR PHOTOS

Heavy Industrial Condo For Sale  
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# EXTERIOR PHOTOS

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# AERIAL MAP

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## MARKET OVERVIEW

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

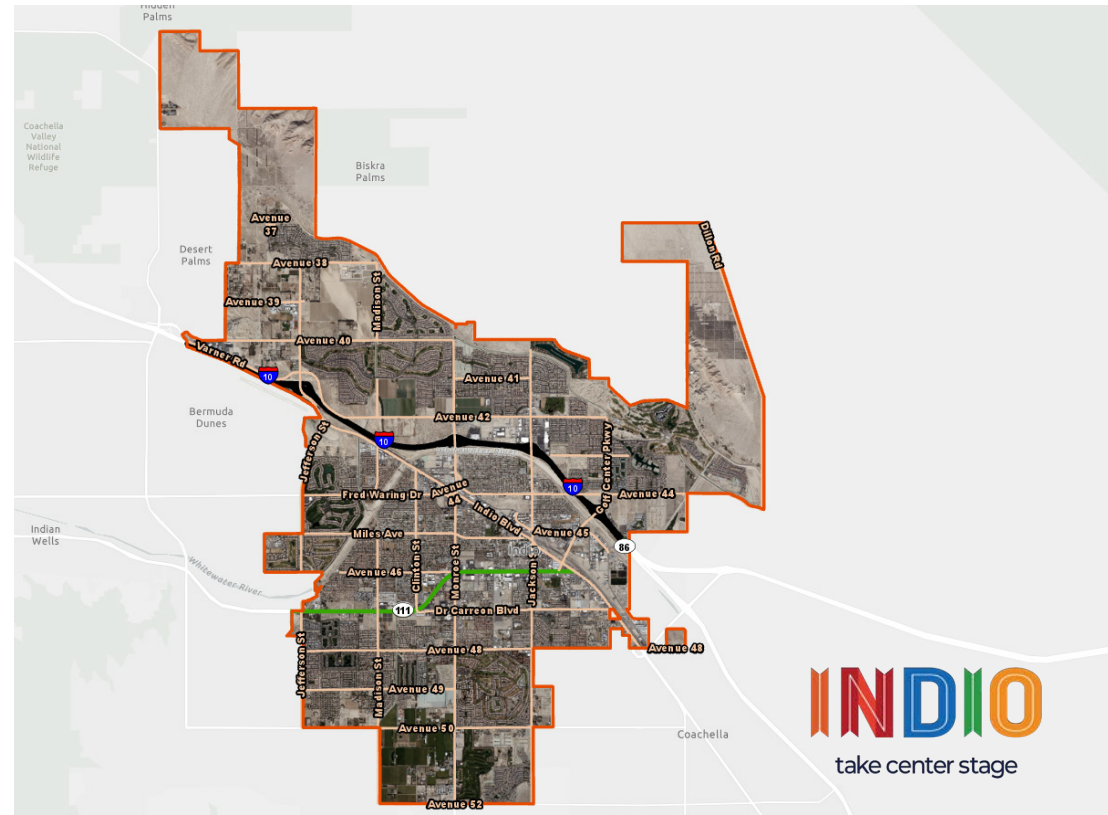
The City of Indio is currently the largest and fastest growing city in Riverside County's Coachella Valley with over 93,000 residents. Nearly 1.4 million people visit the "City of Festivals" every year to attend its world famous arts, food, and music festivals such as the Coachella Valley Music & Arts 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.

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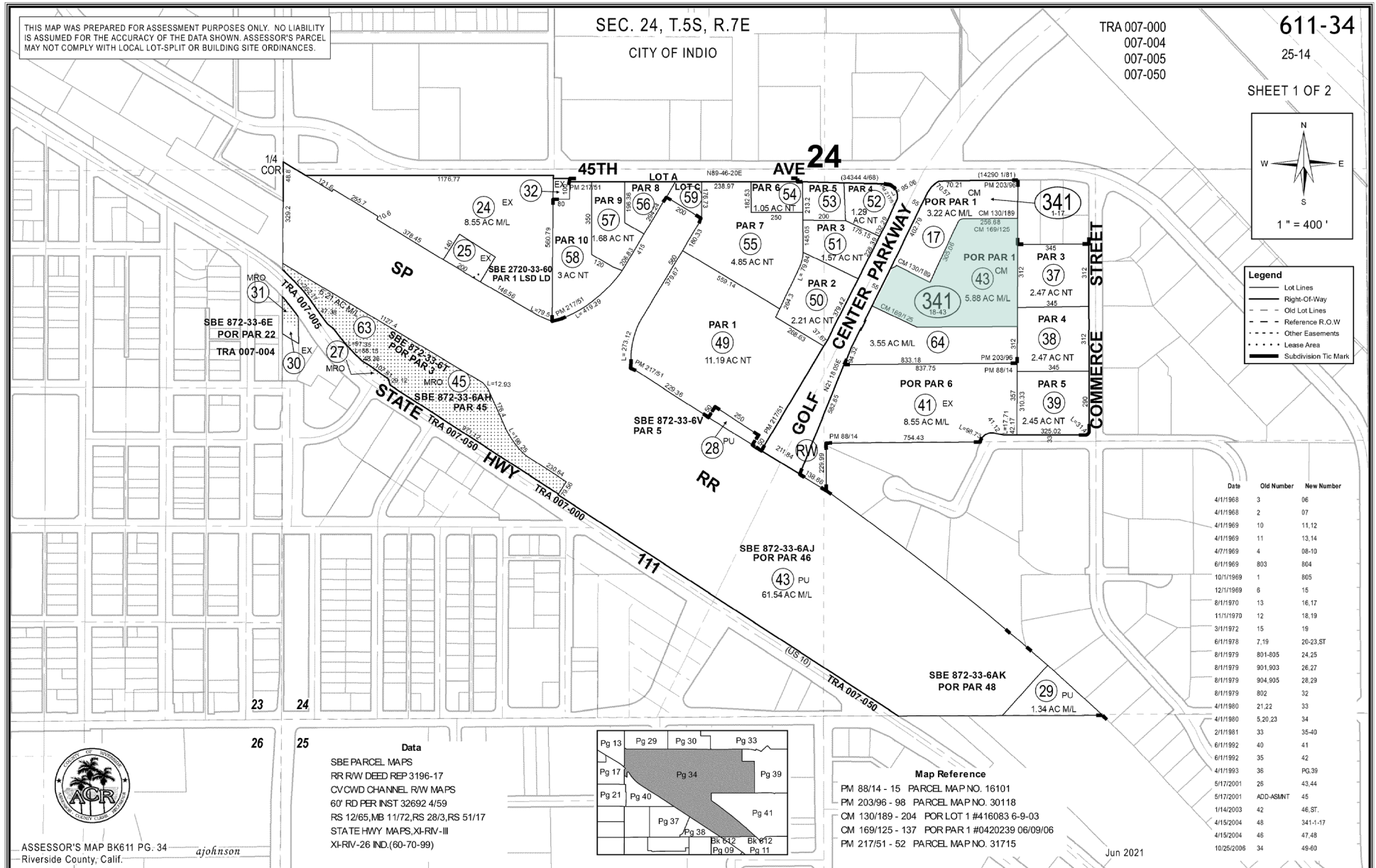
| DEMOGRAPHICS             | 1-mile                                              | 3-mile   | 5-mile   |
|--------------------------|-----------------------------------------------------|----------|----------|
| Median Age               | 34.2                                                | 34.8     | 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 |          |          |

## PLAT MAP

## Heavy Industrial Condo For Sale

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APN: 611-341-024

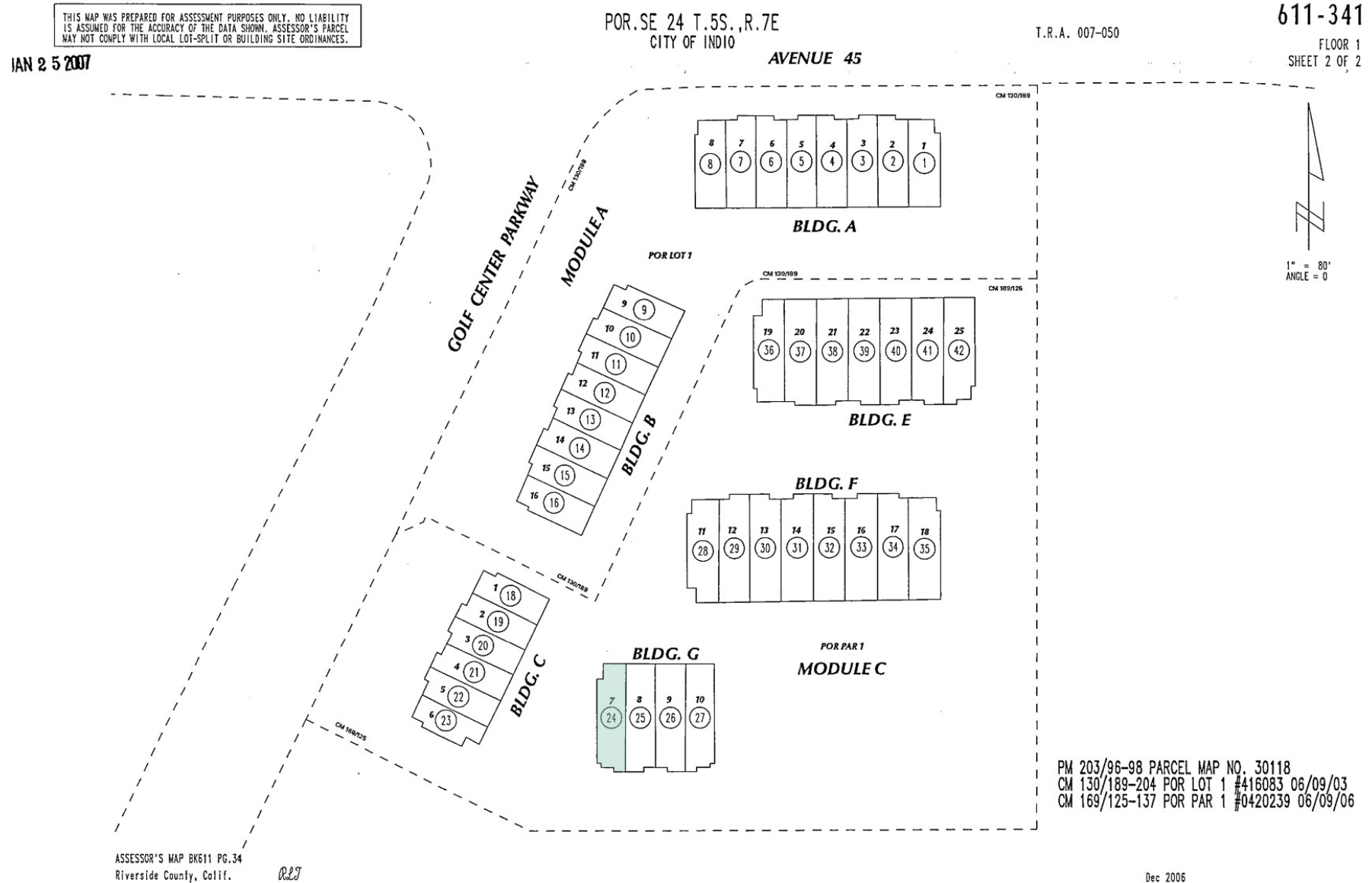




# PLAT MAP

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





## YOUR ADVISORS



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