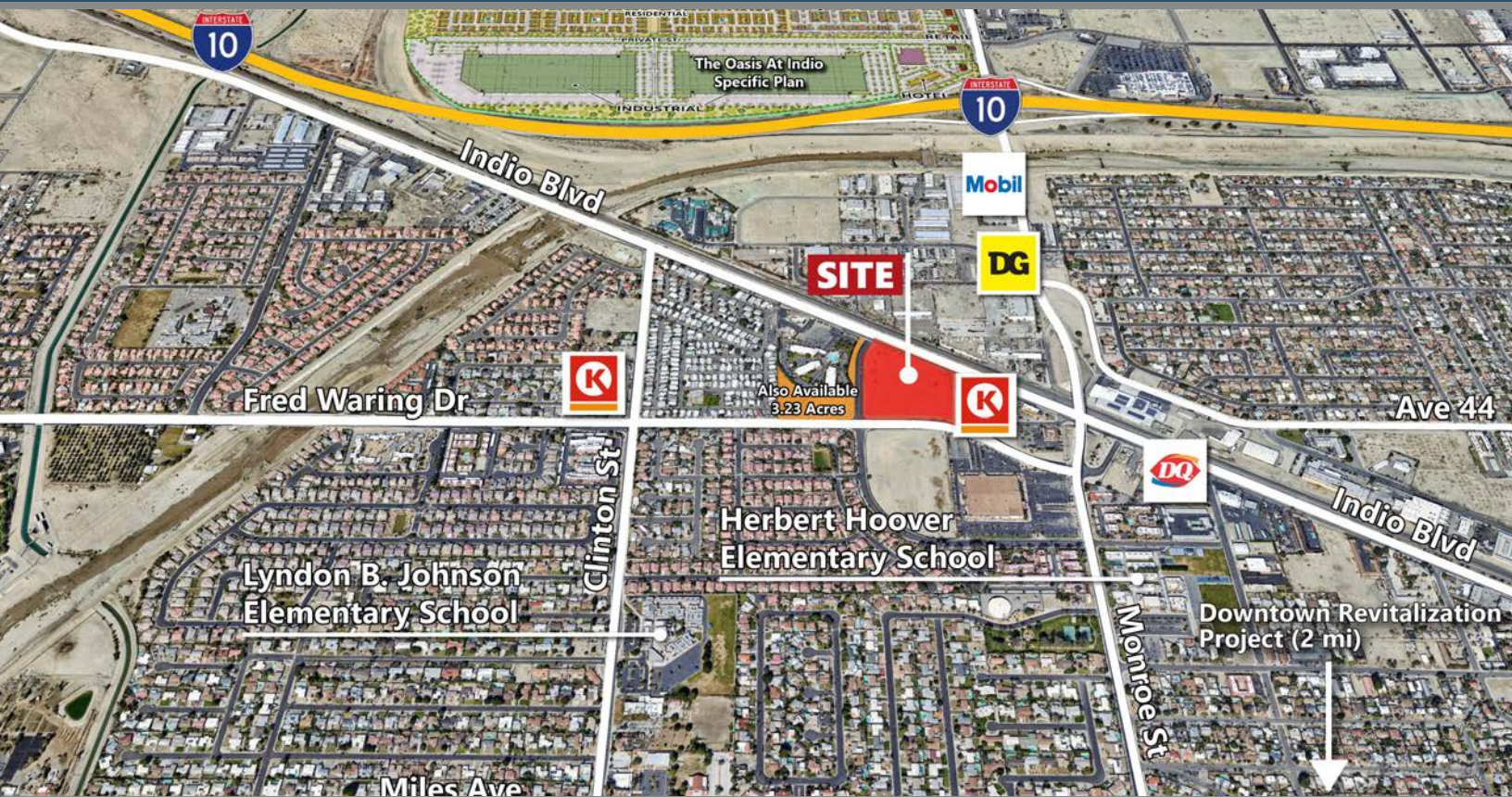


# 7.2 AC MIXED USE NEIGHBORHOOD

INDIO, CA



## NEC FRED WARING DR & HOOVER ST, INDIO, CA

### FEATURES

- Ideal for retail and/or apartments 20 to 40 du/ac
- Corner parcel, across the street from Best Western Hotel & Arabian Gardens Mobile Home Park with two signalized intersections
- Two miles from Historic Downtown Indio, where the revitalization effort has attracted new projects like Skyline at Bliss, a 64-unit mixed use apartment project, several new restaurants, College of the Desert's 67,000 SF \$75M expansion, an amphitheater, new city hall and library, and more
- Indio is the largest city in the Coachella Valley
- Indio is known as the City of Festivals, home to the renowned Coachella Music Festival, Stagecoach Festival & Desert Trip
- Indio is pro-growth and welcoming to new development

**ASKING PRICE: \$3,293,136 (\$10.50/SF)**

### COACHELLA VALLEY



### VICINITY MAP



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# 7.2 AC MIXED USE NEIGHBORHOOD

## AERIAL & SITE AMENITIES



### SITE AMENITIES

- **Location:** NEC Fred Waring Dr. & Hoover St, Indio CA
- **APN:** 610-280-002, 003
- **Parcel Size:** Approx. 7.2 acres
- **Zoning:** Mixed Use Neighborhood (MUN)  
(Allows: 20 to 40 du/ac and limited neighborhood commercial uses)
- **General Plan:** Mixed Use Neighborhood
- **Current Use/Highest & Best Use:** Retail/Commercial and Apartments
- **Nearby Uses:** Best Western Date Tree Hotel, Arabian Gardens Mobile Home Park, Riverside County Workforce Development Center
- **Utilities:** Water: 12" line in Hoover St; 8" line in Fred Waring Dr.; 8" line in Indio Blvd.  
Sewer: 15" line in Fred Waring Dr.
- **Flood Zone:** Yes, 500 year zone
- **Traffic Count:** Fred Waring St. & Hoover St. 29,268 Avg Daily Volume
- **Terms:** Cash
- **Comments:** The property fronts Indio Blvd., which provides easy access to all areas of the valley. The property has two signalized intersections with great visibility.

### TRAFFIC COUNT

Fred Waring Dr, & EO Hoover St.	17,249
Hoover St, & SO Fred Waring Dr.	12,019
(2015) Indio Blvd, & EO Madison St.	19,476
(2015) Fred Waring Dr, & EO Clinton St.	17,092
(2015) Fred Waring Dr, & WO Indio Blvd.	6,261

### DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2023 Estimate	17,114	98,565	161,207
2028 Projection	17,033	99,155	162,151
<b>HOUSEHOLDS</b>			
2023 Estimate	4,458	30,618	53,685
2028 Projection	4,420	30,618	53,365
<b>2023 AVG HOSEHOLD INCOME</b>	<b>\$56,757</b>	<b>\$79,057</b>	<b>\$89,572</b>
<b>2023 MED HOSEHOLD INCOME</b>	<b>\$44,448</b>	<b>\$57,587</b>	<b>\$62,691</b>

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# 7.2 AC MIXED USE NEIGHBORHOOD

## LOCATION OVERVIEW - INDIO



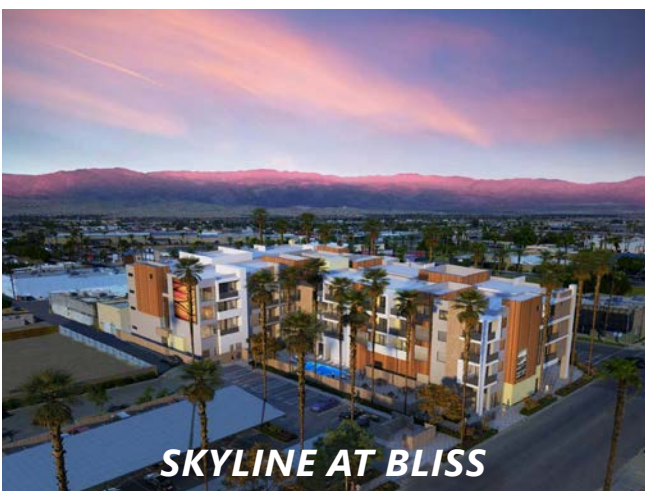
### CITY OF INDIO



The City of Indio is Center Stage for the Coachella Valley. As the largest city in the valley with a population of over 90,000. Known as the "City of Festivals," Indio's art, cultural and music calendar brims with a dazzling array of special events and activities, drawing nearly 1.5 million visitors every year to experience Indio's world-class attractions and amenities. Most notable is the world-renowned Coachella and Stagecoach Music Festivals.

Indio is an ideal city due to its high quality of life, great schools, and affordability. The City's investment in long-range planning documents, infrastructure, and properties has sparked a renaissance of revitalization in Downtown and along the Highway 111 Corridor.

### INDIO REVITALIZATION PROJECT



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# 7.2 AC MIXED USE NEIGHBORHOOD

## LOCATION OVERVIEW - COACHELLA VALLEY



## COACHELLA VALLEY / GREATER PALM SPRINGS

The ultimate Southern California destination, the Coachella Valley – also known as Greater Palm Springs – is famous for its year-round sunshine and idyllic quality of life. Powered by tourism and agriculture, this bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment.

The region offers unparalleled quality of life, a ready workforce, and affordability. It is home to world-famous events such as Coachella and Stagecoach Music Festivals, BNP Paribas Open tennis tournament, and the new Acrisure Arena entertainment venue.



### TOURISM 2022

- Economic Impact of Tourism - \$8.7 billion
- Total Visitors to Greater Palm Springs - 14.1 million
- Visitor Spending - \$7.1 billion
- Airport Travelers - 2.98 million
- Events include music & film festivals, golf/tennis tournaments, & concerts

### EVENT ATTENDANCE

- Coachella Valley Music & Arts Festival - 750,000 over 6 days
- Stagecoach Music Festival - 255,000 over 3 days
- BNP Paribas Open - 330,794
- Palm Springs International Film Festival - 135,000
- Acrisure Arena - 120 events per year

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