

Sun City
Shadow Hills
Community

↑ Ave 40 Pulte Homes 1,500 Homes under construction
3,000 New Homes total in Process in City of Indio

2021 Primary Retail Trade Area
206,038
2021 Secondary Retail Trade Area
317,367

Monroe

Coming
The Oasis
BH
Properties
Two 1.8m sf
warehouses
3200
apartments

Agriculture

Elementary
School
(850 students)

Gore St

Spectrum

Ave 42

In Escrow → 1.62ac
1.21ac

Multi-Tenants →
Showcase Parkway

Caspian St

Sold
Fast Food

Brand New
Storage Facility

CHIPOTLE
ROSS
DUNKIN' DONUTS
Papa Loco
verizon

RV
Storage

The Greens
Restaurants
Coming Soon
Chick-fil-A
DUTCH BROS

Only Night
Lighted Golf
Course in
Valley

WorldMark
Resort →

HOME
DEPOT

S
SKECHERS
TILLYS
Coming Soon

K
MediPost
Urgent Care
T Mobile
Starbucks
Arby's
IN-N-OUT
Quick Quik
CAR WASH
Coming Soon

Multi
Tenants
Part of
Walmart
Center

11.43 acres
Zoned
Regional
Commercial

Entrance

Hampton
Inn
by Hilton™

Part of
Walmart
Center

Catch Basin

Interstate
10

All Buildings
Multi Tenants

11.21 acres
Zoned Regional Commercial
Freeway Frontage

Freeway

Aegean St

Sold
Golden
Corral
Restaurant

WALMART
SUPERMARKETS
CHASE
AT&T
WoodSpring
Suites Hotel
McDonald's
TRACTOR
SUPPLY CO
FAIRFIELD
INN & SUITES
Marriott
buzzbox
premium cocktails

Jackson

Ono Hawaiian
BBQ
Chevron
Burlington
Marshalls
Party City

Jack
WinCo
FOODS
PETCO
Where the pets go.
KFC
24 FITNESS
TEXAS
ROADHOUSE

INDIO
take center stage

Home of World Famous
Coachella Festival

Top Boomtowns in
America
smartasset.com/
City of Indio
#18 in 2021
Only California City in Top 20
#54 in 2022

Parcels For Sale by Owner— Two Prime Locations
Along the I-10 Corridor on Ave 42 & along I-10 Freeway
Booming Commercial Area — Highly Visible — Easy Access

Listed on LoopNet: www.loopnet.com/Listing/Improved-Commercial-Parcels/26762580/

11.43 acre Block by Walmart \$5,949,795

11.21 acre along I-10 Fwy \$5,835,276

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