

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

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

Monroe

Agriculture

Elementary
School
(850 students)

Gore St

RV
Storage

Only Night
Lighted Golf
Course in
Valley

The Greens
Restaurants
Coming Soon
Chick-fil-A

WorldMark
Resort →

MedPost
Urgent Care

Multi
Tenants

Part of
Walmart
Center

11.43 acres
Zoned
Regional
Commercial

Ave 42

In Escrow

1.62ac
1.21ac

Sold
Fast
Food

Brand
New
Storage
Facility

ROSS

CHIPOTLE

DUNKIN'
DONUTS

verizon

CVS
pharmacy

five
BEL'W

ULTA

HOME
DEPOT

SKECHERS

TILLYS

Under Construction:
-Salads and Go
Just Opened
- In-n-Out Burger & Raising Cane's

Cane's

WALMART
SUPERCENTER

Part of
Walmart
Center

Hampton
Inn

All Buildings
Multi Tenants

Caspian St

Aegean St

VALERIA
SUPERMARKETS

CHASE

AT&T

WoodSpring
Suites Hotel

STARBUCKS
COFFEE

Ono Hawaiian BBQ

Chevron

Burlington
Coat Factory

Marshall's

Party City

Street Section needed Atlantic Ave

11.21 acres
Zoned Regional Commercial
Freeway Frontage

Sold
Golden
Corral
Restaurant

FAIRFIELD
INN & SUITES

Marriott

USC
TRACTOR
SUPPLY CO.

buzzbox
premium cocktails

McDonald's

PANDA EXPRESS
CHINESE KITCHEN

Jack
in the box

WinCo
FOODS

PETCO

24
FITNESS

TEXAS
ROADHOUSE

Freeway

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/

INDIO
take center stage

Home of World Famous
Coachella Festival

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

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

Contact: Bruce Latta (760) 285-5617

email: IndioProperties@gmail.com

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