

20-Unit Apartment Building with Retail Component (Pending Approval)

Mixed Use | Downtown Neighborhood Specific Plan

Oasis Street, Indio, California 92201

\$549,000



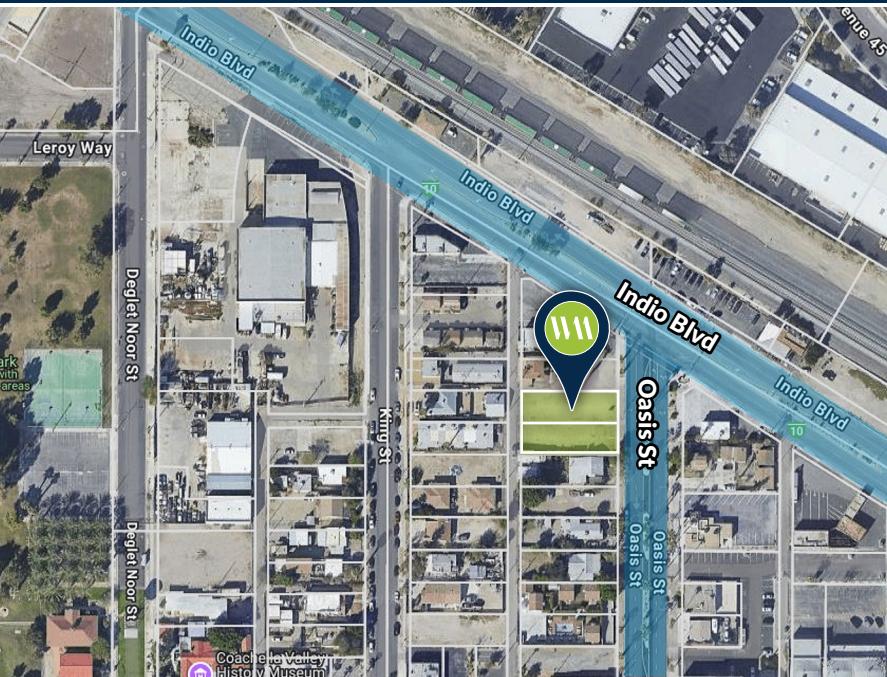
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PROPERTY OVERVIEW

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In the Opportunity Zone. APN 611-151-017 and 611-151-018 combine a total of 14,810 SF.

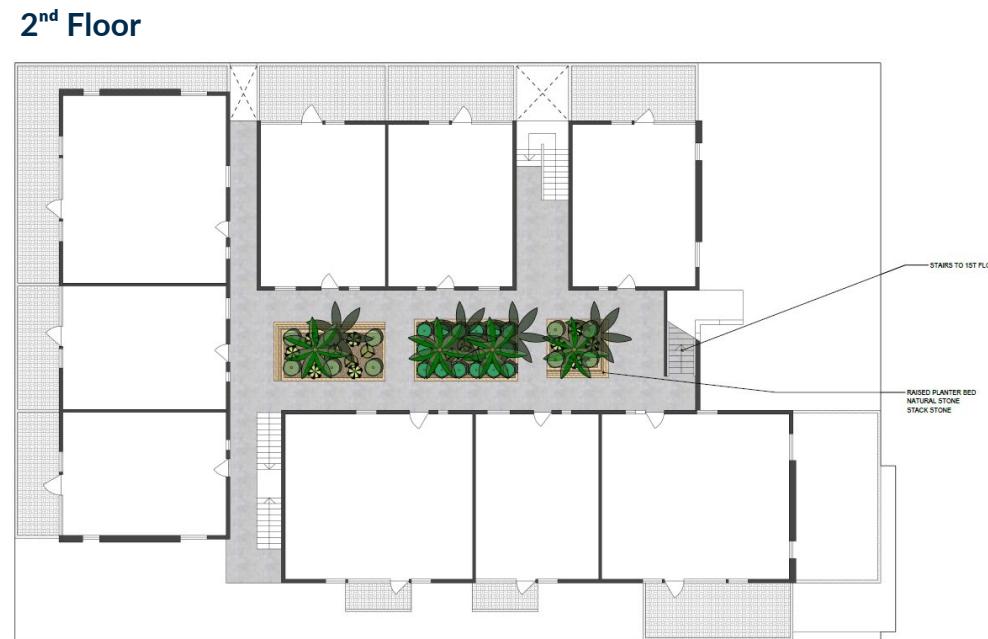
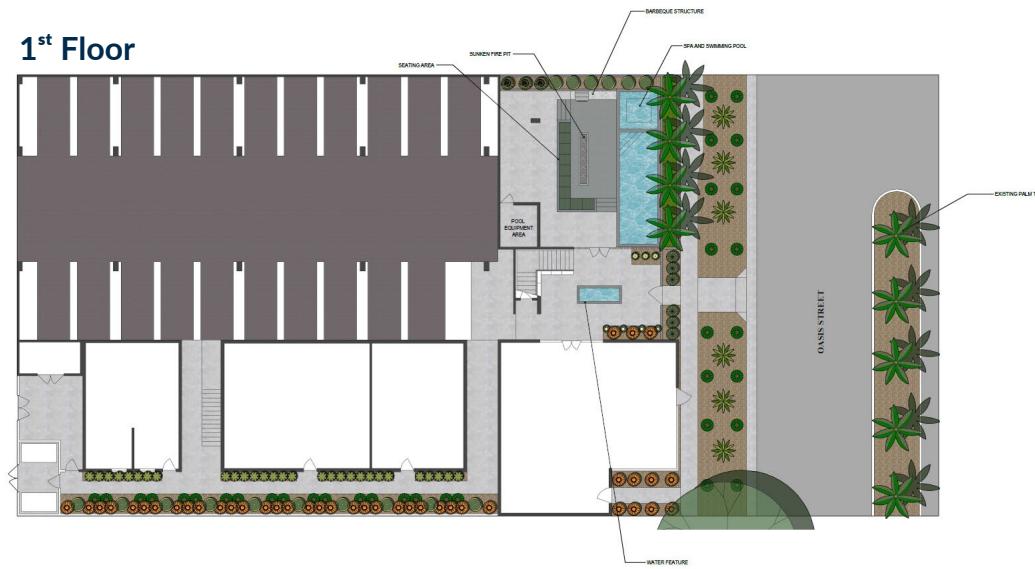
Zoned DT-N and located within the city's Downtown Specific Plan; offering retail, commercial, educational, a large range of housing options, entertainment and many other opportunities.

Oasis Street is an important multi-modal north-south connector linking Downtown with destinations south (Midtown, Empire Polo Grounds, resorts and neighborhoods).

Indio is the fastest growing city in the Coachella Valley and #30 in the US. The city estimated having 4,300 new housing units planned or under construction.

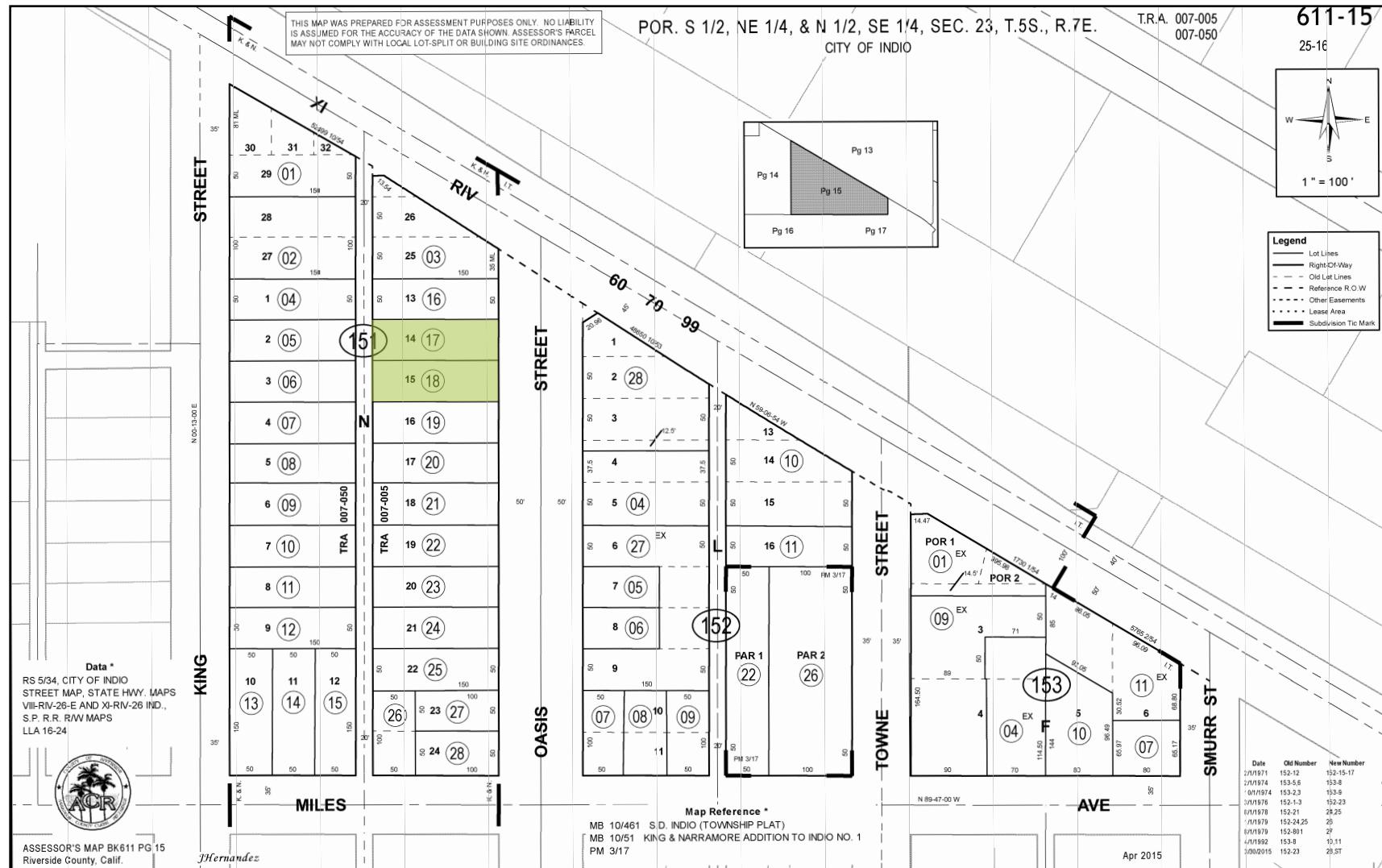
PROPERTY HIGHLIGHTS

- Mixed-Use | Downtown Neighborhood Specific Plan
- Pending Approval. Project approvals expired February 2025. Seller is in process of having approvals reinstated.
- 3-Story Commercial Retail on ground level with apartments above
- 0.34-acre site
- All Utilities to site:
 - Gas (The Gas Company 2"-4")
 - Sewer (Valley Sanitation Dist. 8")
 - Water (6", 900gpm)
 - Electricity (IID-12Kw)
- In an area of rapid growth





APN: 611-151-017 & 611-151-018



AERIAL MAP

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

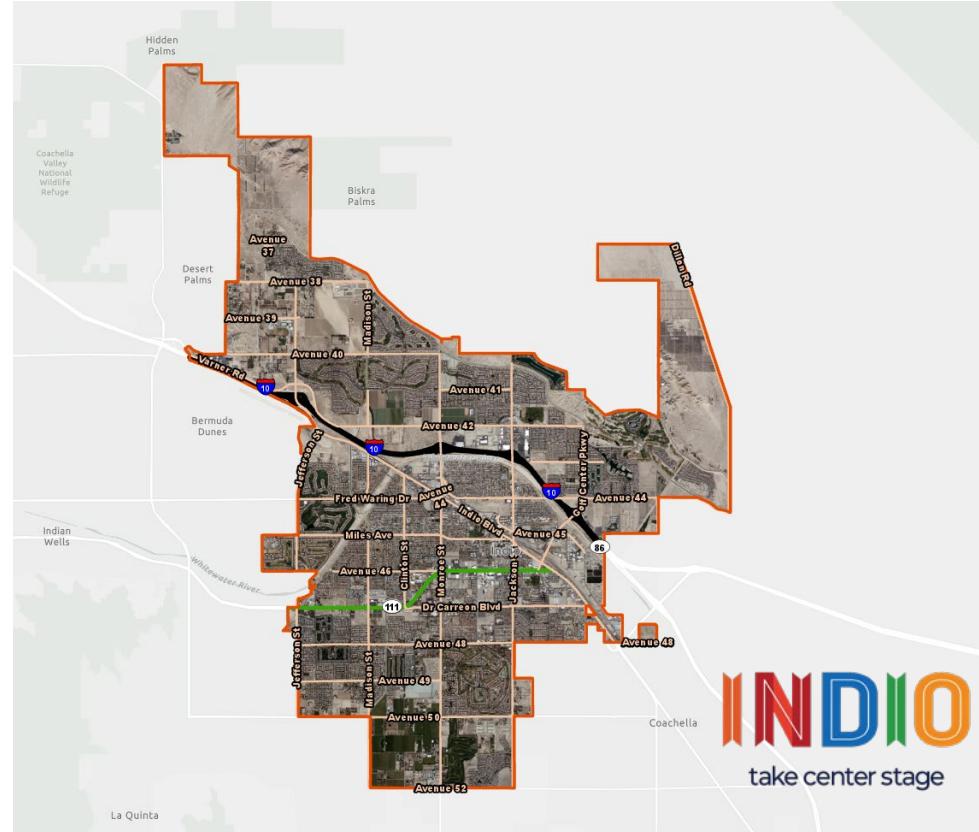
AREA OVERVIEW

20-Unit Apartment Building with Retail Component (Pending Approval) Oasis Street, Indio, California 92201

INDIO, CALIFORNIA

The Largest City in the Coachella Valley

- ▶ Incorporated in 1930, the city of Indio is recognized as a vibrant Desert Community where people live, work, play, and shop.
- ▶ The city of Indio focuses greatly on community infrastructure. In the last 6 years Indio has invested more than \$100 million in infrastructure improvements within the city.
- ▶ Indio is one of the fastest-growing communities in Riverside County.
- ▶ Indio is ranked one of the best places to live for young families.
- ▶ One-Stop Permitting Process. Indio has streamlined their permitting process with finance, development services, public works, and the fire department.
- ▶ College of the Desert Expansion: COD expanded downtown Indio campus from 40,000 sq. ft. to 80,000 sq. ft. and from 4,320 students to 9,640 students.
- ▶ The subject property is easily accessible to schools, JFK Hospital, shopping, restaurants, jobs, and entertainment.
- ▶ More than 2,000 businesses and a \$1B Annual Economic impact, Indio offers a diverse economy.



From Subject Property

DEMOGRAPHICS	1 mile	5 mile
Median Age	32.6	37.9
2024 Population	17,928	173,508
2024 Households	4,874	55,710
Average Household Income	\$55,888	\$90,650
Median Household Income	\$37,999	\$65,268

YOUR ADVISORS



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