

# FOR SALE OR BUILD TO SUIT DEVELOPMENT OPPORTUNITY

JEFFERSON STREET AT INTERSTATE 10, INDIO, CA



## DEVELOPMENT OPPORTUNITY:

- ▶ ± 9.19 Acre Industrial | Flex Site
- ▶ Approved for six (6) buildings totaling ± 74,070SF
- ▶ Off-sites completed
- ▶ Includes retention basin
- ▶ Quickly go vertical

## FOR SALE OR BUILD TO SUIT

- ▶ Build to suit buildings from 7,560SF - 26,700 SF
- ▶ Convenience store PAD-2.45 acre ± 5,000SF
- ▶ Yard Space
- ▶ Purchase and build your own



FURTHER INFO CONTACT:

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## CITY OF FESTIVALS

The City of Indio, known as the "City of Festivals," is home to iconic events like the Coachella Valley Music and Arts Festival and Stagecoach Festival, drawing hundreds of thousands of visitors each year and fueling a vibrant, opportunity-rich business environment.



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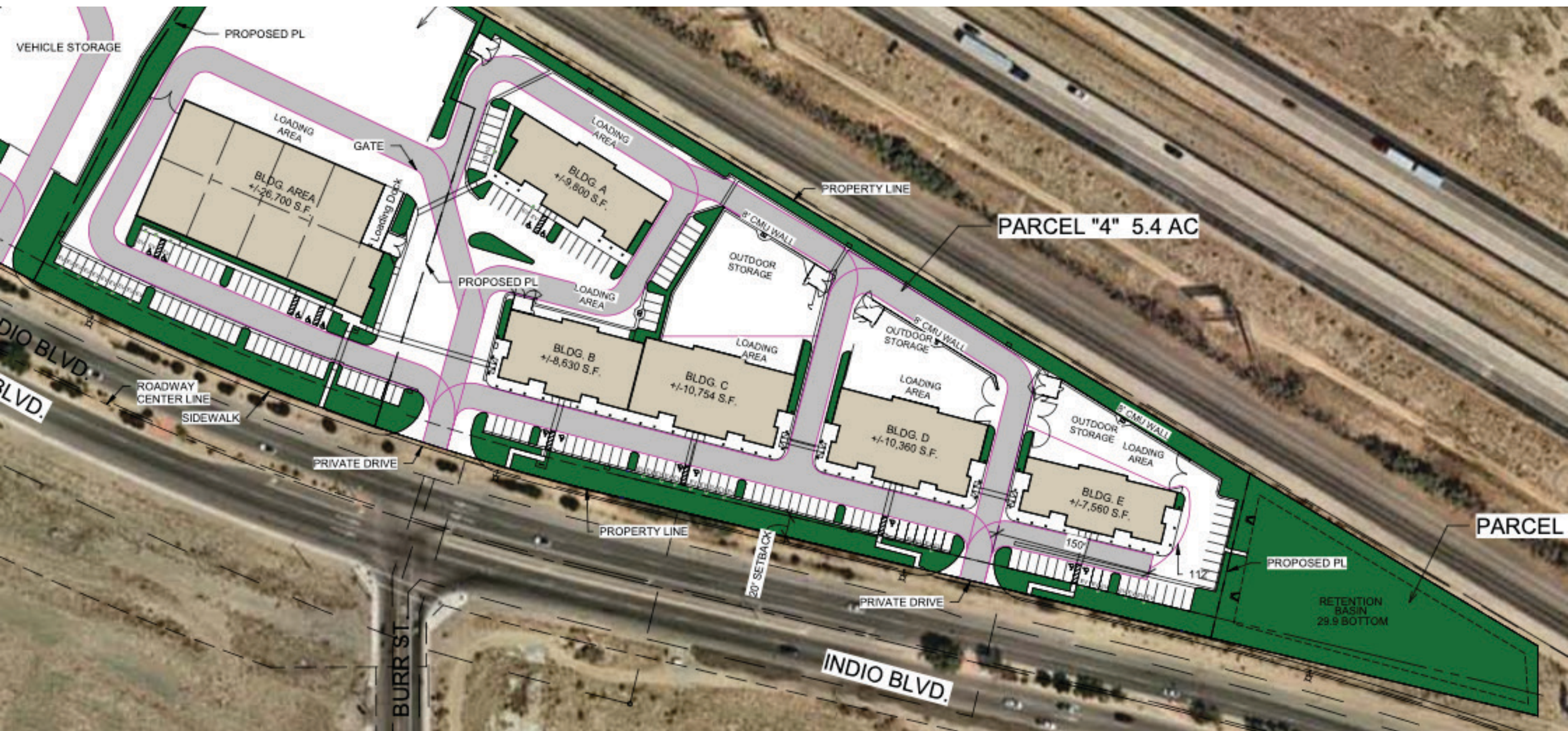
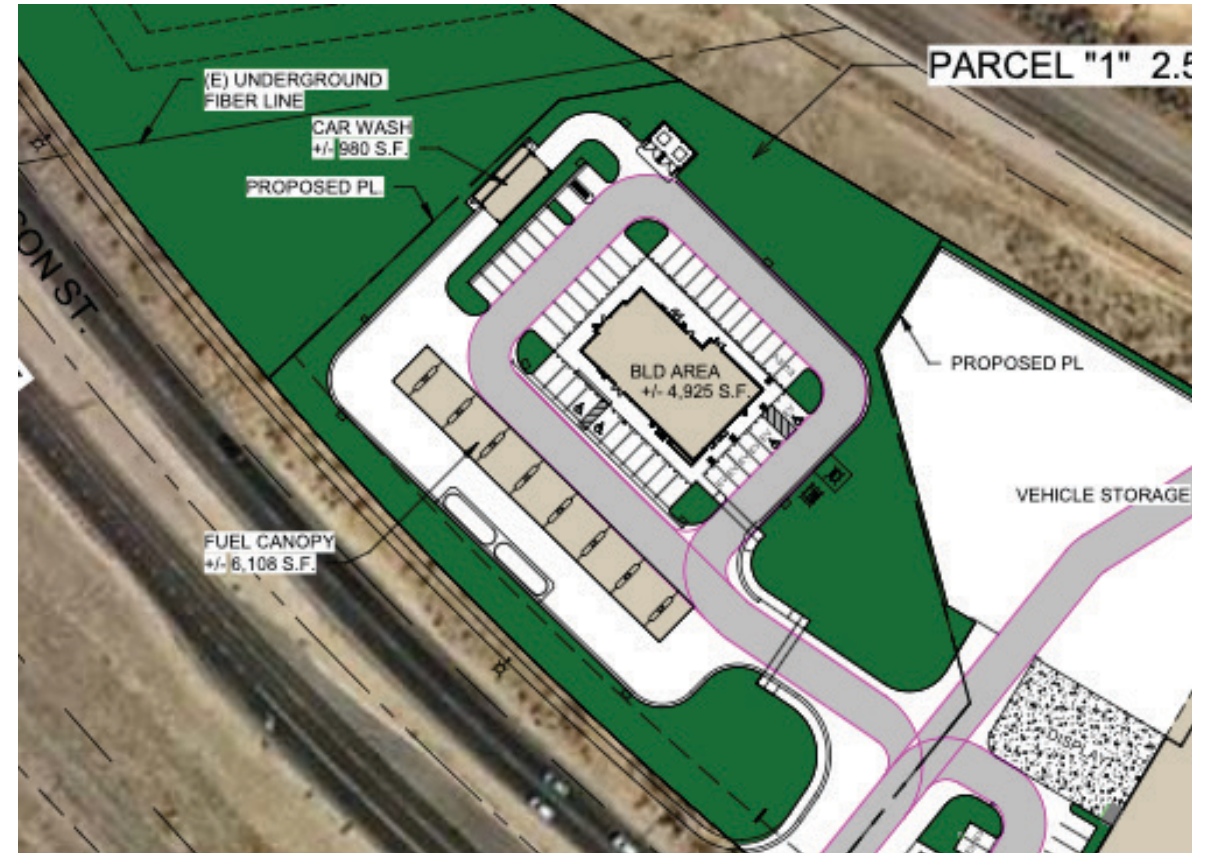


## DEMOGRAPHICS:

- ▶ 3 mile demographics - Population  $\pm$  90,661, Average
- ▶ HH income \$88,862,
- ▶ Traffic Counts  $\pm$  76,000 CPD

## FEATURES:

- ▶ IID Power
- ▶ Freeway pylon signage available
- ▶ Direct 1-10 freeway access via signalized entrance
- ▶ IP Zoned industrial area
- ▶ 2,800 feet of freeway frontage



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