



OFFERING MEMORANDUM

# 83233 Indio Blvd

INDIO, CA 92201

4,773 SF of Retail Space Available in Indio, CA 92201



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### PRESENTED BY

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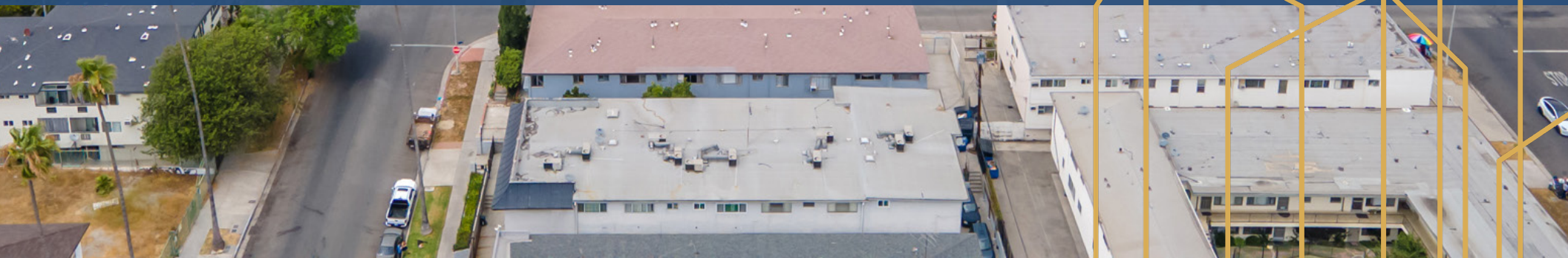
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# THE PROPERTY



# EXECUTIVE SUMMARY

Brandy Nelson Associates presents 83233 Indio Blvd, Indio, CA, a commercial real estate opportunity. It is a strip center with key features like a rental rate range of \$15.48 - \$16.68/SF/YR, 53 parking spaces, and a frontage of 423' on Indio Blvd. The gross leasable area is 16,620 SF, situated on a total land area of 1.14 acres. Constructed in 1999, the center includes various available

## PROPERTY HIGHLIGHTS

RENTAL RATE	\$15.48 - \$16.68 /SF/YR
CENTER TYPE	STRIP CENTER
PARKING	53 SPACES
STORES	1
CENTER PROPERTIES	2
FRONTAGE	423' ON INDIO BLVD
GROSS LEASABLE AREA	16,620 SF
TOTAL LAND AREA	1.14 AC
YEAR BUILT	1999







## AVAILABLE SPACES

STE.	SPACE	SF	TERM	RENTAL RATE	RENT TYPE	AVAILABLE	Notes
11-13	1st Floor, Ste A104	884 SF	Negotiable	\$15.48 /SF/YR	Triple Net (NNN)	Now	
3-5	1st Floor, Ste B101	1,616 SF	Negotiable	\$16.68 /SF/YR	Triple Net (NNN)	Now	
6	1st Floor, Ste B101A	929 SF	Negotiable	\$16.68 /SF/YR	Triple Net (NNN)	Now	
7	1st Floor, Ste B107	698 SF	Negotiable	\$15.48 /SF/YR	Triple Net (NNN)	Now	
9	2nd Floor, Ste B201	646 SF	Negotiable	\$15.48 /SF/YR	Triple Net (NNN)	Now	

*Lease rates do not include utilities, property expenses or building services*



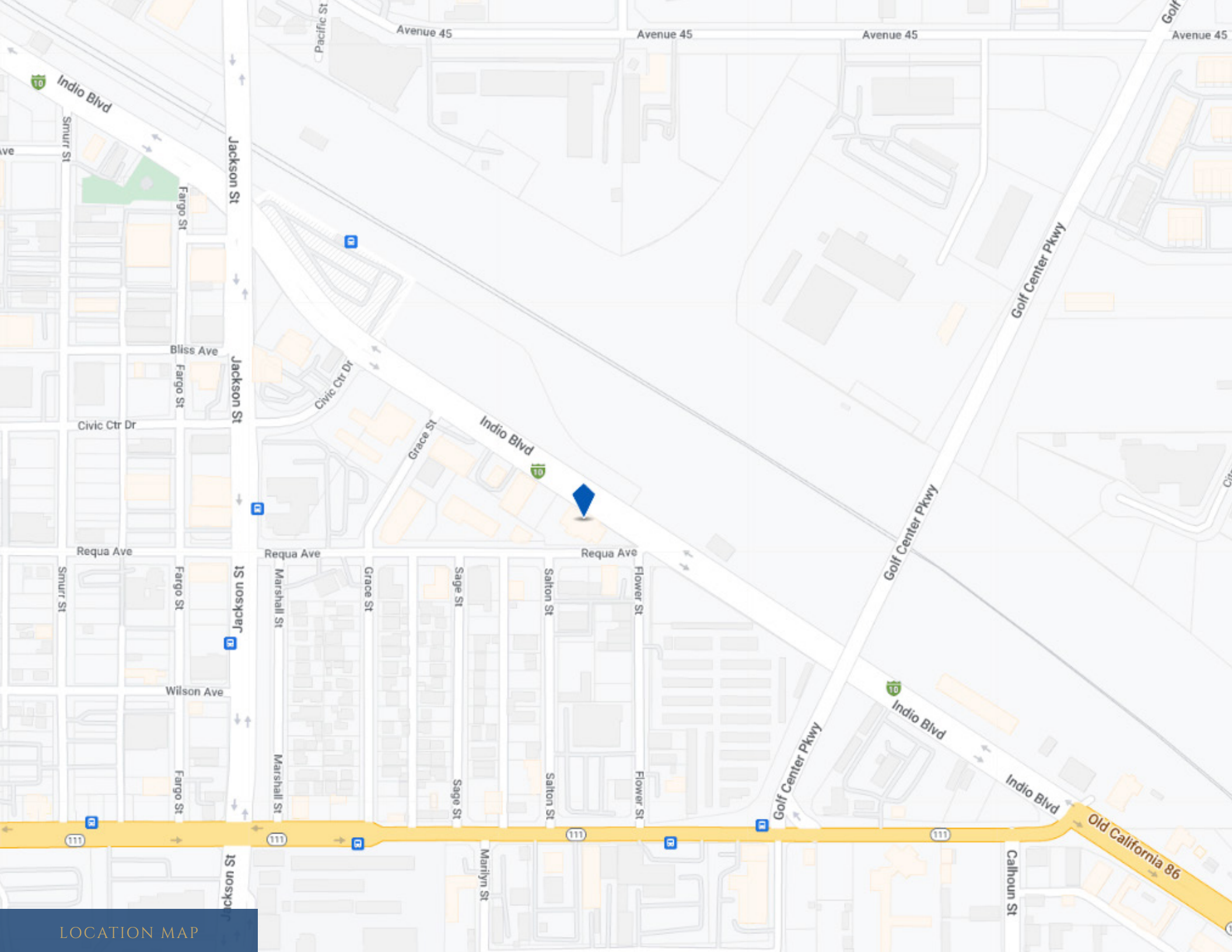
## SELECT TENANTS

TENANT	DESCRIPTION	US LOCATIONS	REACH
Amnestia	—	1	—
Arroyo Ministries	—	1	—
Botanica Los Orcitas	—	1	—
Danny's Vaccum	—	1	—
Green Leaf	Real Estate	62	Regional
Taquera Ixtlan	Restaurant	1	—













Indio Public L

Thomas Jefferson  
Middle School

Marshall Parkway

R C Registration Services

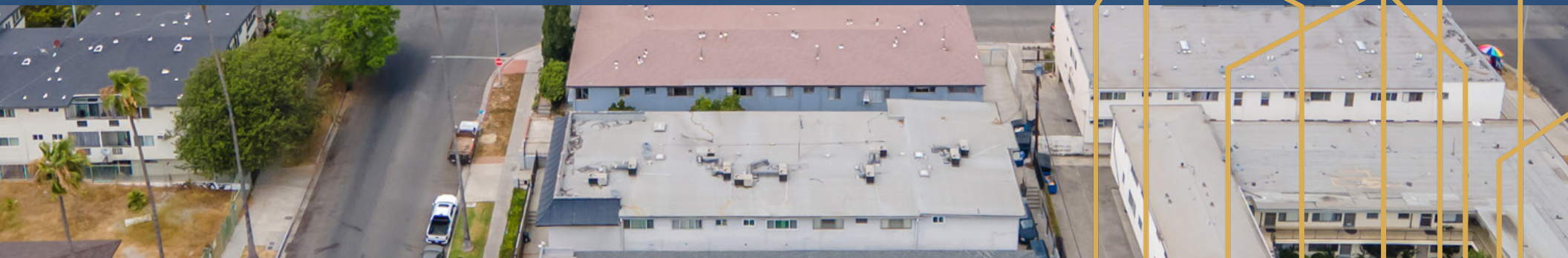
83233 INDIO BLVD

Viaje Con Eneida





# DEMOGRAPHICS





### Household Income

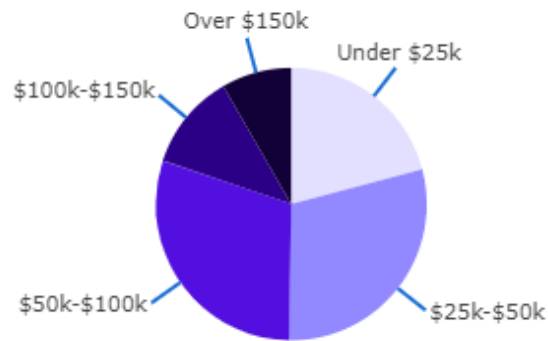
**\$49.7k**

Median Income

**\$43.3k**

2028 Estimate

▣ **-13%**  
Growth Rate



### Age Demographics

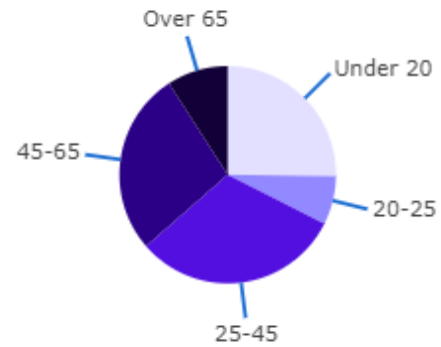
**36**

Median Age

**29**

2028 Estimate

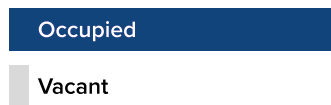
▣ **-21%**  
Growth Rate



### Housing Occupancy Ratio

**16:1**

29:1 predicted by 2028



### Renter to Homeowner Ratio

**1:1**

1:1 predicted by 2028

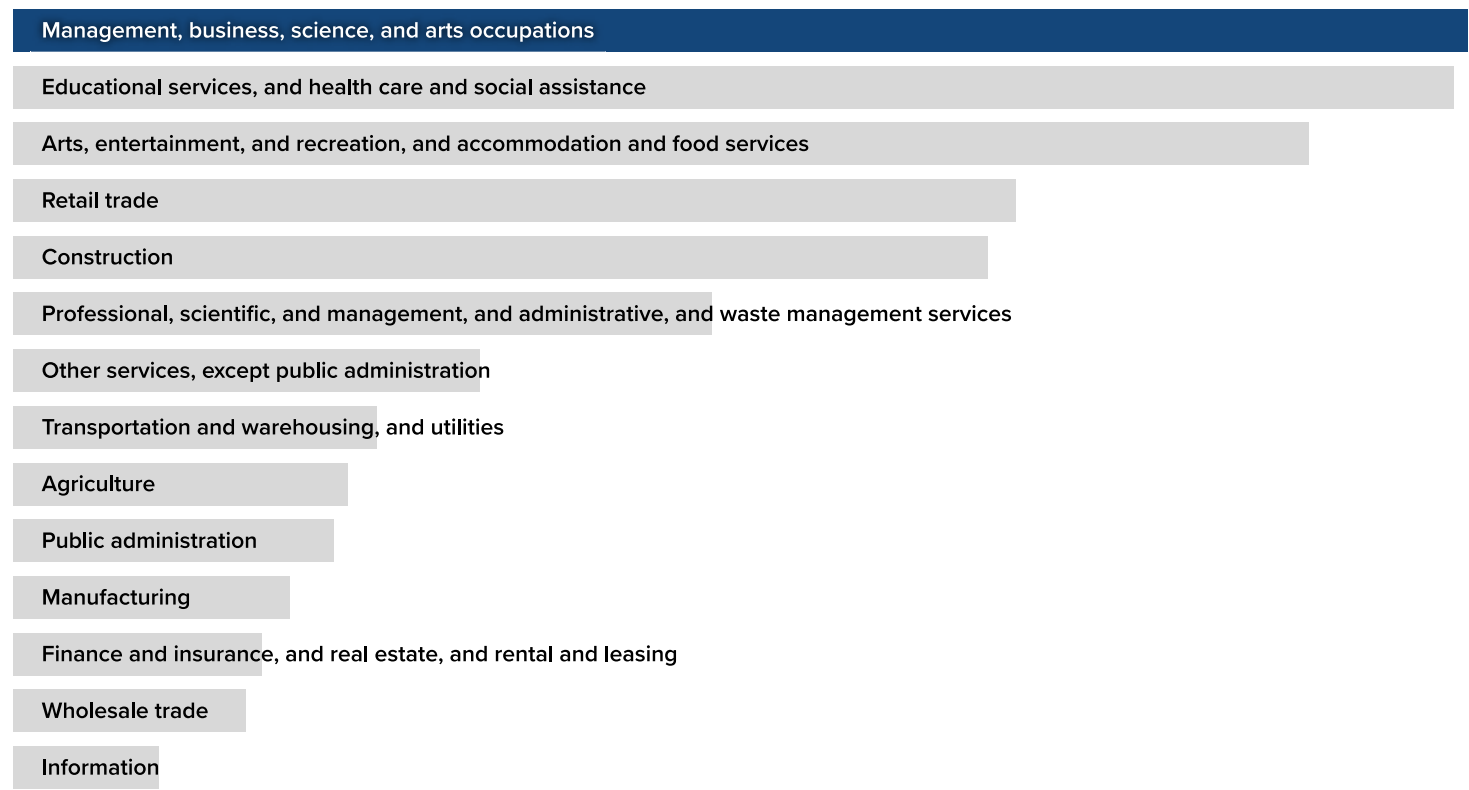




## Number of Employees

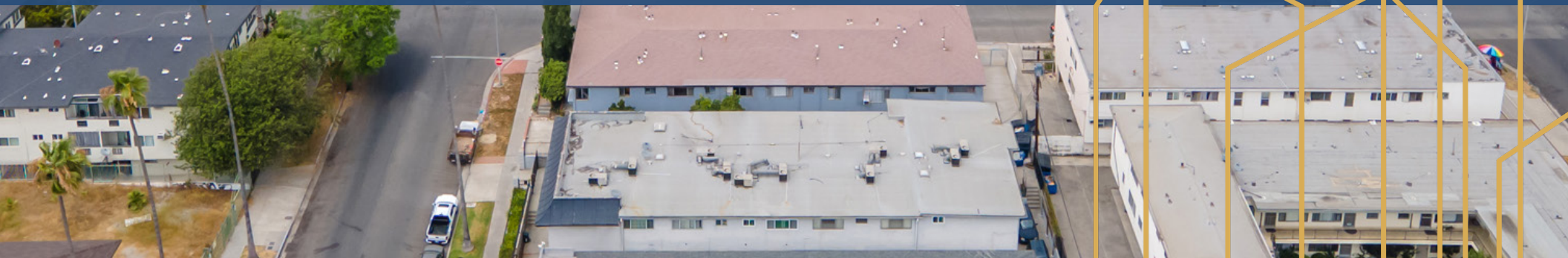
# 23.4k

## Top Employment Categories





# COMPANY PROFILE





An aerial photograph of a city, likely Los Angeles, showing a mix of urban buildings and greenery. In the background, there are large mountains under a sky with scattered clouds. A dark blue rectangular box is centered over the image, containing white text. The text is arranged in four lines, with the first three lines in all caps and the fourth line in a mix of caps and lowercase.

OVER \$2 BILLION  
IN SALES VOLUME  
IN 2023



COMPANY PROFILE

# EQUITY UNION COMMERCIAL

From highly specialized brokers to an extensive range of expert services, Equity Union equips our agents to provide buyers and sellers with the confidence they need for investments of this sale.

Your client-broker relationship begins with a thorough Needs Analysis to ascertain the specific details of your unique situation. We ensure you have the ideal broker at your service, complemented by industry-leading analytical resources and technologies, and from there we design a comprehensive strategy to meet and exceed even the most complex and ambitious objectives.

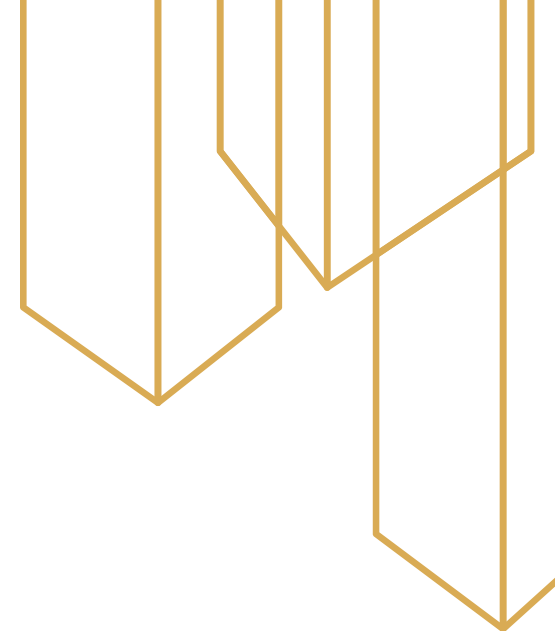
WHETHER YOU'RE AN AGENT, A BUYER, OR A SELLER,

OUR VISION IS YOUR FUTURE.

WITH UNPARALLELED EXCELLENCE, INTEGRITY AND SERVICE,

EQUITY UNION IS HERE TO HELP YOU.

*MOVE FORWARD*







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