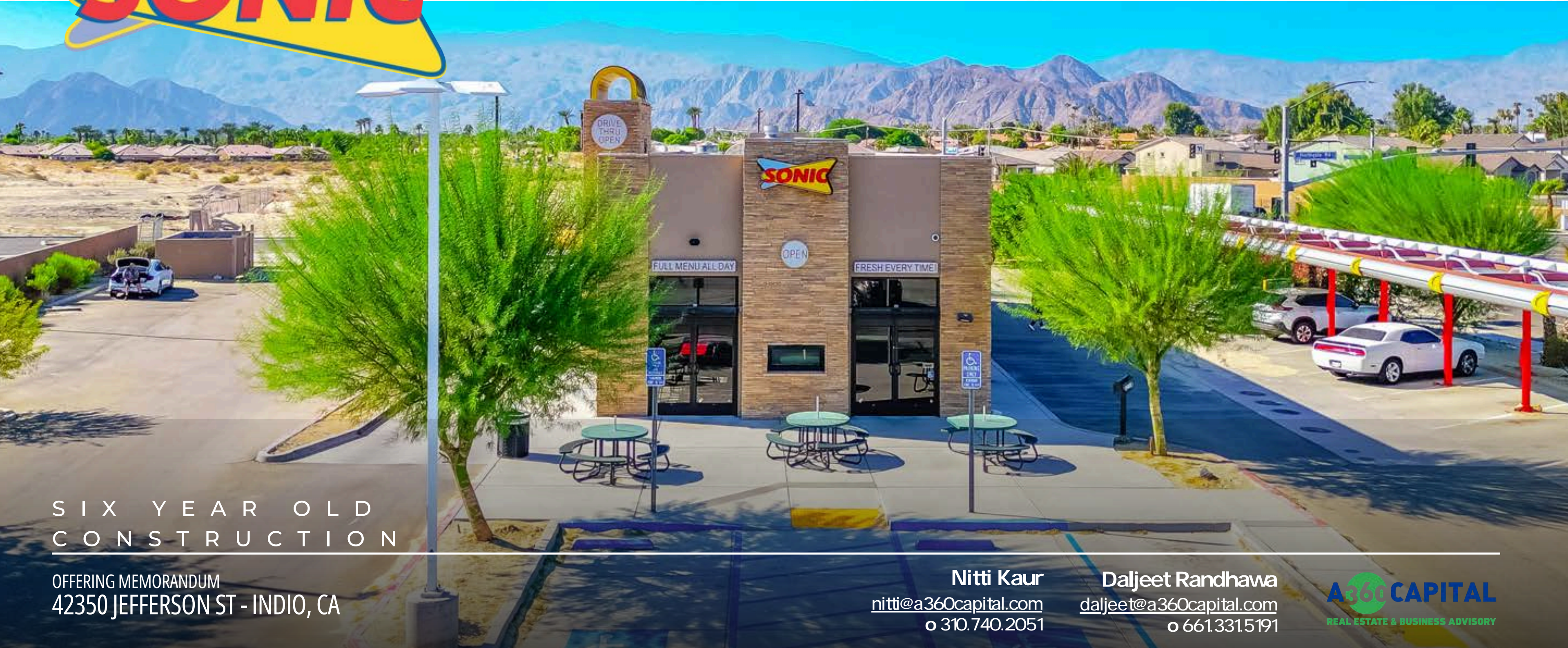
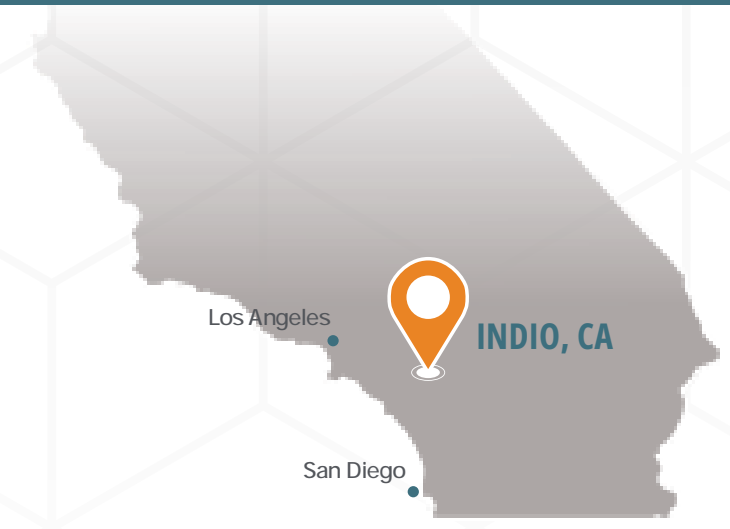




10-Year Absolute NNN Lease | 10% Increases Every 5 Years



SIX YEAR OLD
CONSTRUCTION

OFFERING MEMORANDUM
42350 JEFFERSON ST - INDIO, CA

Nitti Kaur
nitti@a360capital.com
o 310.740.2051

Daljeet Randhawa
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o 661.331.5191



Hertz

FWY EXIT



McDonald's
DEL TACO
Starbucks
ampm
ARCO
Shell
SONIC

SUBJECT SITE

CALIBER
RESTORING THE RHYTHM OF YOUR LIFE

PRIME STORAGE

WALTERS WHOLESALE ELECTRIC CO
SINCE 1953



Hertz



VPD : 95,437

ampm

SONIC

VPD : 19,888

ARCO

CALIBER

PRIME STORAGE

total by verizon
CIRCLE K

VPD : 21,448

Walmart

SUBWAY

BURGER KING

A360 CAPITAL
REAL ESTATE & BUSINESS ADVISORY

BERMUDA DUNES
AIRPORT
(UDD)

QUINN CAT RETAIL FACILITY
19.33 ACRES

BERMUDA DUNES
COUNTRY CLUB

50 NEW
RESIDENTIAL
HOMES

67 NEW
RESIDENTIAL
HOMES

37.55 ACRE
WAREHOUSE
COMPLEX

HERITAGE PALMS
GOLF COURSE

INDIO'S
DEVELOPMENTS
AND HIGHLIGHTS

OFFERING SUMMARY



LOCATION

SONIC
42350 Jefferson St
Indio, CA 92201
APN: 606-060-030

OFFERING SUMMARY

Price:	\$2,796,600
Net Operating Income (NOI):	\$139,830
Capitalization Rate:	5.00%
Net Rentable Area:	±2,328 SF
Year Built	2018
Lot Size:	±39,639 SF

LEASE TERMS (1)

Guarantor:	30 Unit Franchisee Operator
Lease Commencement (2)	Close of Escrow
Lease Term:	10 Yrs
Lease Type:	Absolute NNN
Roof & Structure:	Tenant Responsibility
Monthly Rent	\$11,652.50
Annual Rent	\$139,830
Rental Increases:	10% Every 5 Years
Renewal Options:	2 x 5 yrs Options

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period



INVESTMENT HIGHLIGHTS



- 2018 Construction
- 10 Year Absolute NNN Lease to commence on close of escrow
- Guarantor: 30-Unit Franchisee Operator
- 10% Increases Every 5 Years Throughout Primary Term and Option Periods

- Located off the high-traffic I-10 exit with over **95,437 vehicles per day**
- Adjacent to a high-volume **Arco Gas Station**, which drives additional consumer traffic
- Surrounded by **3,000+ single-family homes** with an average household size of **2.5**



SITE DETAILS

**ASKING
PRICE**
\$2,796,600

LOT SIZE:
39,639.6 SQF

BUILDING SIZE:
2,328 SQF

**PROXIMITY TO
PRIVATE COUNTRY
CLUBS**

A360CAPITAL
REAL ESTATE & BUSINESS ADVISORY



[VIDEO FOR MORE DETAILS](#)

42350 JEFFERSON ST, INDIO CA 92201

Demographics	1 Mile	3 Mile	5 Mile
Population	7,299	93,493	173,848
Consumer Spending	\$103.6M	\$1.1B	\$2.3B
Median Household Income	\$79,230	\$66,301	\$71,840
2024 Households	2,891	33,575	65,478
Avg Household Size	2.5	2.7	2.6

PRIME COMMERCIAL OPPORTUNITY IN INDIO, CA

STRATEGIC LOCATION IN THE HEART OF COACHELLA VALLEY

THE SITE IN INDIO IS IDEALLY SITUATED TO SERVE NOT ONLY THE RESIDENTS OF INDIO BUT ALSO SURROUNDING COMMUNITIES LIKE PALM DESERT AND COACHELLA. THIS CENTRAL LOCATION IN THE COACHELLA VALLEY PROVIDES EXCELLENT ACCESS TO MAJOR THOROUGHFARES LIKE FWY I-10, ATTRACTING A BLEND OF LOCALS AND TOURISTS YEAR-ROUND.

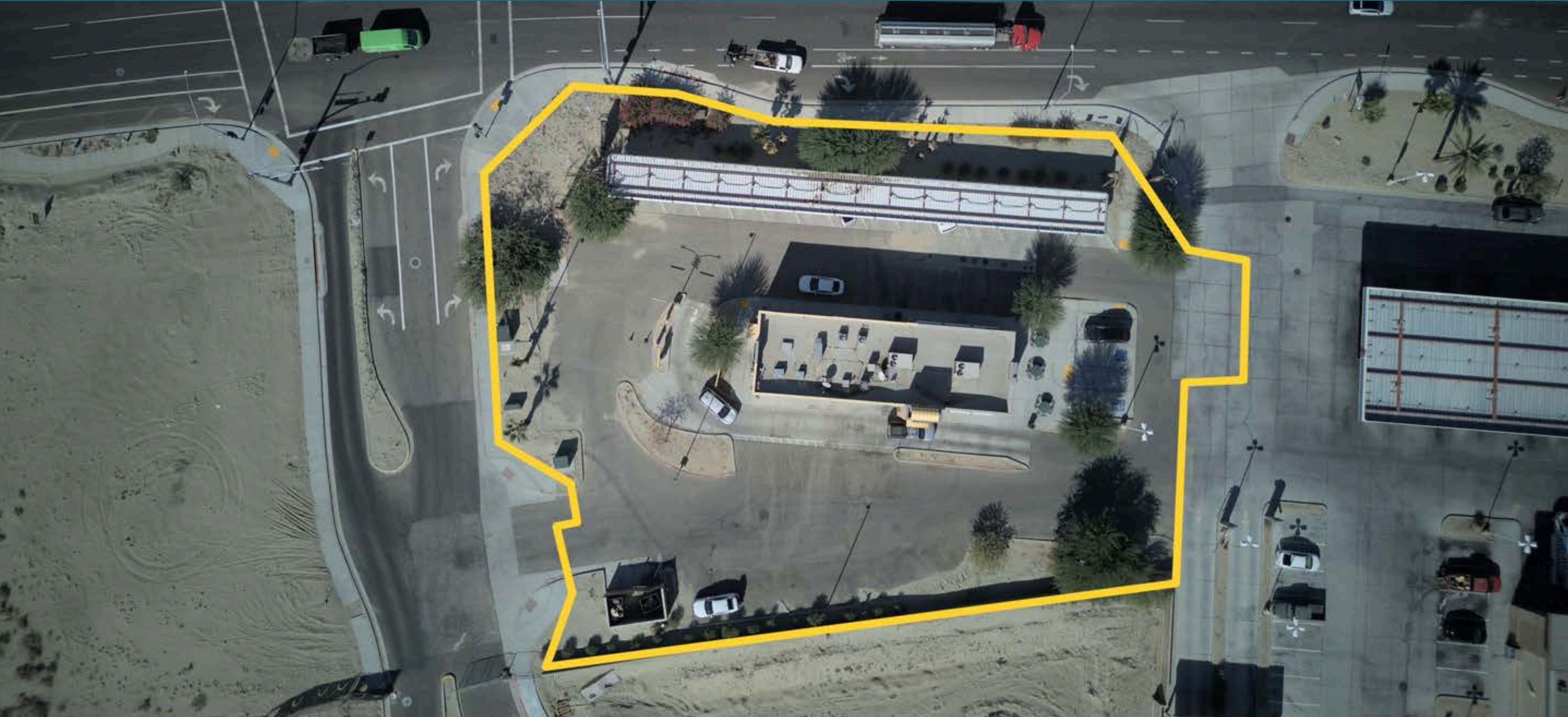
HIGH VISITOR VOLUME FROM MAJOR ANNUAL EVENTS

INDIO IS RENOWNED AS THE "CITY OF FESTIVALS," DRAWING MILLIONS OF VISITORS ANNUALLY FOR POPULAR EVENTS LIKE COACHELLA, STAGECOACH, AND THE TAMALE FESTIVAL. THIS INFLUX OF VISITORS SIGNIFICANTLY BOOSTS THE LOCAL ECONOMY AND CREATES PRIME OPPORTUNITIES FOR RETAIL AND DINING ESTABLISHMENTS TO CAPTURE HIGH FOOT TRAFFIC AND DIVERSE DEMOGRAPHICS.

GROWING RESIDENTIAL MARKET AND DEVELOPMENT POTENTIAL

AS ONE OF THE FASTEST-GROWING CITIES IN RIVERSIDE COUNTY, INDIO BOASTS A ROBUST RESIDENTIAL MARKET WITH ONGOING DEVELOPMENTS TO ACCOMMODATE ITS EXPANDING POPULATION. THE CITY'S INVESTMENT IN INFRASTRUCTURE AND AMENITIES ENHANCES ITS APPEAL, POSITIONING THIS SITE AS AN EXCELLENT OPPORTUNITY FOR REAL ESTATE INVESTMENT ALIGNED WITH INDIO'S GROWTH TRAJECTORY.

SITE AERIAL





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REAL ESTATE BROKERAGE SERVICES ARE PROVIDED IN STRATEGIC COLLABORATION WITH PELLEGO INC., LICENSE NO. 0204323.

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