

- PRIME MULTI-FAMILY DEVELOPMENT OPPORTUNITY | GREAT LOCATION IN INDIO OFF OF I-10 LEADING INTO LA QUINTA
- CITY OF INDIO 3RD FASTEST GROWING CITY IN SOUTHERN CALIFORNIA
- WALKABLE & NEARBY RETAIL, SHOPPING, DINING, GOLF, & FANTASY SPRINGS CASINO



THE ALEXIAN AT NORTHGATE CROSSING | APPROVED SPECIFIC PLAN
 247 MULTI-FAMILY UNITS | 1 & 2-BEDROOM UNITS | 3-STORY WALK-UP | 11.11 ACRES
 INDIO, CA | COUNTY OF RIVERSIDE | COACHELLA VALLEY

FRONT CORNER ELEVATION RENDERING



FRONT ELEVATION



BACK LEFT ELEVATION



PROPERTY & CITY OVERVIEW

THE ALEXIAN AT NORTHGATE CROSSING MASTERPLAN is part of a new partially developed 80± acre mixed-use master plan complete with planned multi-family, single family detached residential (under construction), retail (partially built), restaurants (partially built) office, public open space, and parks. Currently built and open stores so far include Arco/AM PM/Car Wash, Sonic, McDonalds, & Del Taco. Northgate Crossing is known as the new gateway into the cities of La Quinta & North West Indio near Jefferson Interchange as traffic flows from I-10 to Jefferson St. for residents heading as far south as PGA West in La Quinta. This project is located in the city of Indio but is adjacent to the city of Bermuda Dunes and La Quinta. Its location provides excellent arterial access to I-10, Hwy. 111, S. La Quinta, S. Indio and other desert communities. The property is divided by several new, expanded, or extended streets including Jefferson Street, Avenue 42, and Country Club Drive.

The 247 Multi-Family units on 11.11 net acres (22DU/acre) at The Alexian were efficiently designed one and two bedroom apartments (50% each). By designing more efficient units (707 – 1,086 sq. ft. averaging 988 sq. ft.), this project will be ideally suited to meet the needs of tenants in the market and will have a competitive advantage over projects designed with large units. The Alexian was designed with a contemporary style of architecture with vibrant use of colors throughout. The residential buildings have been designed as three-story walk-up stacked flats with tuck under parking. Each residential unit will be provided an enclosed parking garage on a one-to-one basis. Of the 247 private garages, approx. 147 will be provided via tuck garages with the remainder provided through detached garages. An additional covered carport will be provided to all two-bedroom units. The Alexian is planned to include a resort style pool, club room, leasing office and fitness center with a total building size of 3,890 sq. ft. which will be located adjacent to primary access and is designed to make a significant impact as one enters the project. The Alexian represents one of the only notable approved (specific plan) multi-family projects, and developable properties within the Indio and La Quinta area now and for the near-future, and will allow a multi-family developer to control one of the only projects for the future supply of residential rental development for many years to come.



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INDIO is the 3rd fastest growing city in Southern California, and is endowed as the most populous city in the desert with over 91,000 residents. Indio has become known both locally and across the nation as the “City of Festivals” with annual concerts and fairs breaking new attendance records every year. To keep up with the growing population, in the last six years alone, the city of Indio has invested more than \$100 million in infrastructure including paved roadways, landscaping, and upgraded water & sewer treatment plants.