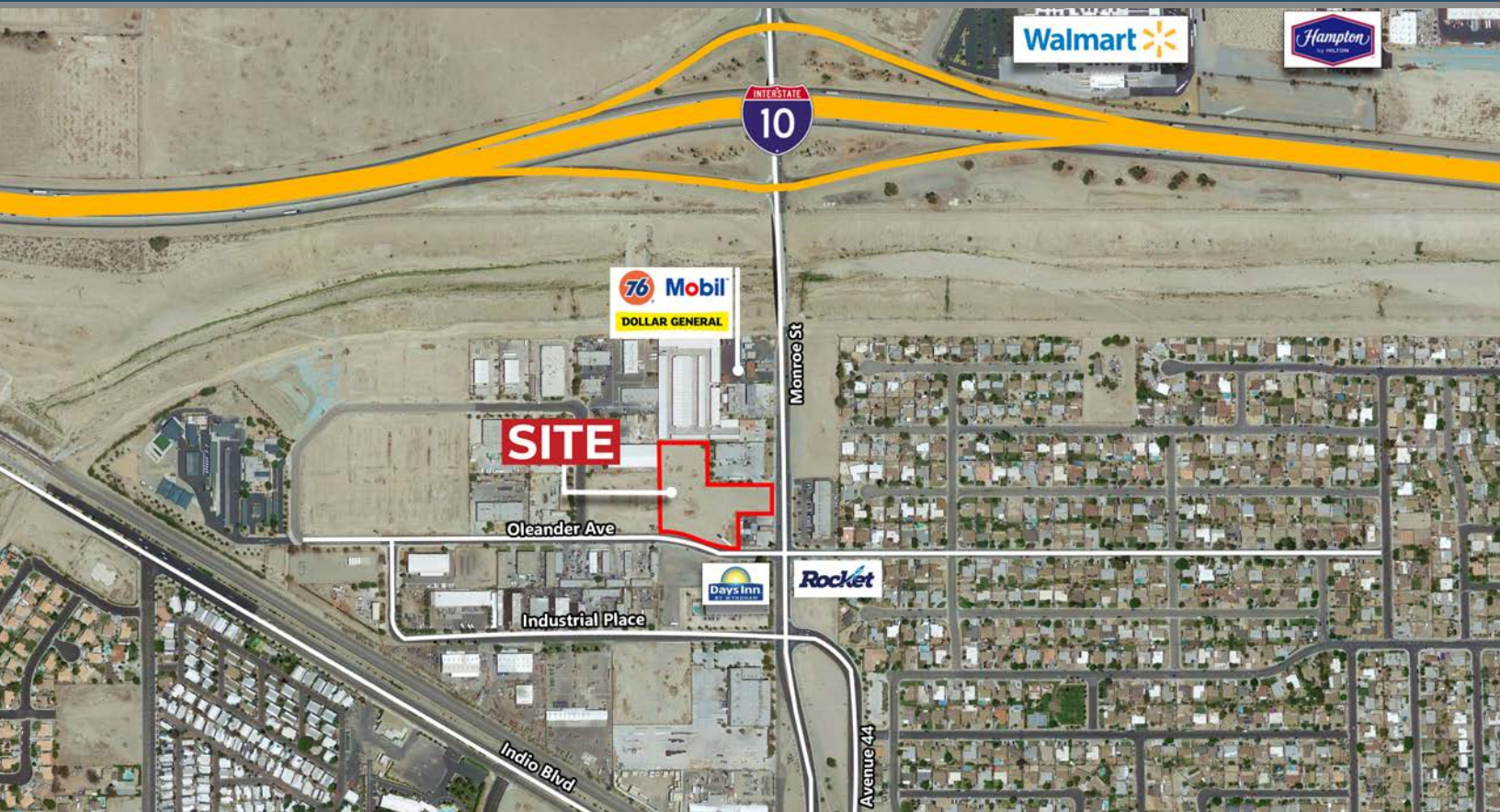


# 3 ACRES MONROE ST JUST OFF I-10

INDIO, CA



**W MONROE STREET / N OLEANDER AVENUE, INDIO, CA**

## FEATURES

- Easy access to I-10 at Monroe Street
- Great visibility on one of the most traveled corridors in the east valley
- 26,000 cars per day on Monroe Street
- Two miles from Historic Downtown Indio, where new development is occurring and the College of the Desert campus is growing rapidly and is on its third expansion
- Indio is the largest and fastest growing city in the Coachella Valley
- Frontage on two streets, Monroe Street and Oleander Avenue
- Neighborhood Center zoning allows for medical/professional office, small-scale retail, hotels, restaurants, and recreational facilities

**ASKING PRICE: \$1,800,000 (\$12.83/SF)**

## COACHELLA VALLEY



VICINITY MAP

  
**Desert Pacific**  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE



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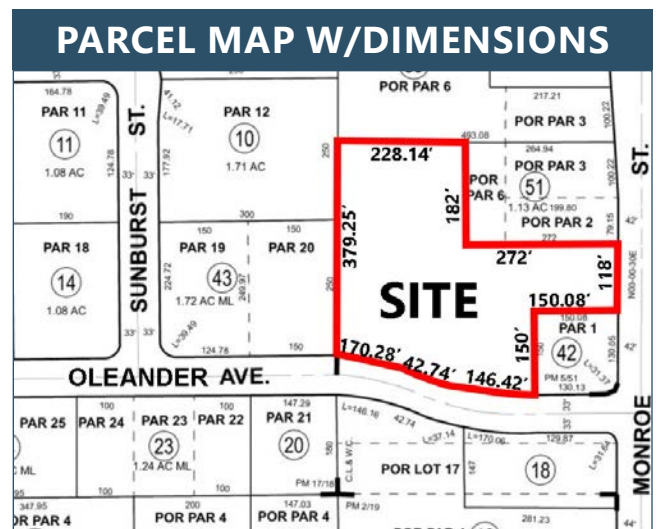
# 3.22 ACRES MONROE ST JUST OFF I-10

## AERIAL & SITE AMENITIES



### SITE AMENITIES

- **Location:** Property is located on the west side of Monroe Street and north side of Oleander Avenue in Indio, CA.
- **APN:** 610-070-050
- **Parcel Size (According to County Assessor's Information):** 3.22 Acres
- **Zoning:** [N-C \(Neighborhood Center\) - Click for Table of Permitted Uses](#)
- **General Plan:** Neighborhood Center
- **Water:** 12" line in Monroe St & 8" line in Oleander Ave
- **Sewer:** 8" line in Monroe St & 8" line in Oleander Ave
- **Flood Zone:** 500 Year
- **Comments:** This property is located in a predominantly residential area. The site is just 1/4 mile from Interstate 10, providing easy access to all areas of the valley. The property has access on two streets and great visibility.



760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.