

INDIO'S LANDMARK COMMERCIAL BUILDING

Centerpiece of Downtown Redevelopment Project

45742 Oasis Street, Indio, CA 92201



FOR SALE
\$1,300,000!
ALSO FOR LEASE \$0.75 PSF

22,800 SF Brick Building on 1.38 acre site (60,000 SF)



www.baxleyproperties.com
Phone: 760-773-3310
Fax: 760-773-3013
73712 Alessandro Drive, Ste B-4, Palm Desert, CA 92260

DC-1 Downtown Commercial Zoning: Ideal for Retail, Showroom or Office

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CAL DRE License # 01369784

LARGE COMMERCIAL BUILDING FOR SALE OR LEASE

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- ★ Building includes 11,400 SF on Street Level
- ★ 100 FT of Glass Frontage
- ★ 11,400 SF Basement with Freight Elevator
- ★ Open Span interior with 21' Ceilings
- ★ Approx. 100 parking spaces , some covered

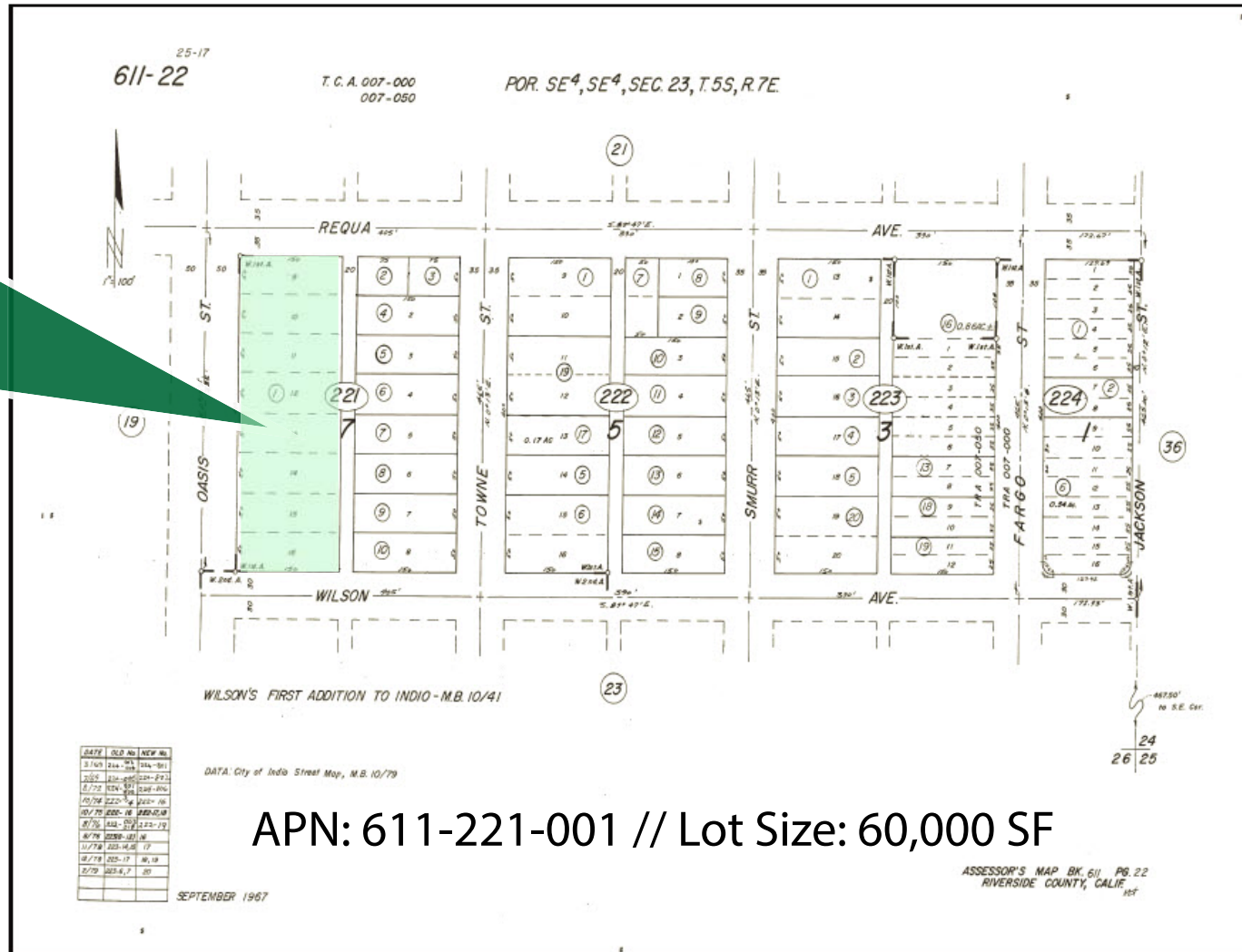


- ★ One Entire Block from Requa to Wilson St. with Alley Access.
- ★ Next door to New College of the Desert Campus.
- ★ One Block off Hwy 111 and New Larson Justice Center.



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Indio is the 3rd fastest growing city in Southern California and the largest city in the desert with approximately 90,000 full time residents and 30,000 additional residents during the winter months.

This property is ideally located to capture the synergy from all the neighboring trade and office developments - directly next to the new campus of the College of the Desert with over 3,000 students, one block to the new Riverside County Courthouse (Lason Justice Center), just blocks from the I-10, and 23 miles to the Palm Springs Airport.

Redevelopment of the nearby Indio Mall into the *Indio Grand Marketplace* will feature a major mixed-use project with retail, entertainment and a strong residential element, further enhancing the downtown location.

Acquisition of this one-of-a-kind eclectic 1.38 acre property in the nucleus of a charming downtown provides a great opportunity to take advantage of the exponential commercial and residential growth in the eastern area of the Valley. Indio is also renowned as the City of Festivals, as host of the world-famous Coachella Music Festival, Stagecoach Country Music Festival, and several national arts events.

The time is right for this building to express its full potential!



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