

45300 OASIS STREET, INDIO, CA 92201

DOWNTOWN INDIO OWNER-USER / INVESTOR OPPORTUNITY



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Activity ID: ZAH0120469

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP



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01

EXECUTIVE SUMMARY

THE OFFERING

45300 OASIS STREET, INDIO, CA 92201



OFFERING PRICE:

\$1,700,000



BUILDING PRICE PER SF:

\$222



LAND PRICE PER SF:

\$75



TOTAL BUILDING SIZE:

7,646 SF



TOTAL LOT SIZE:

22,651 SF (±0.52 AC)



YEAR BUILT:

1959

*Building square footage is based on measurements provided by the Seller (see page 9). Buyer is advised to independently verify all property information, including building size, during its due diligence.

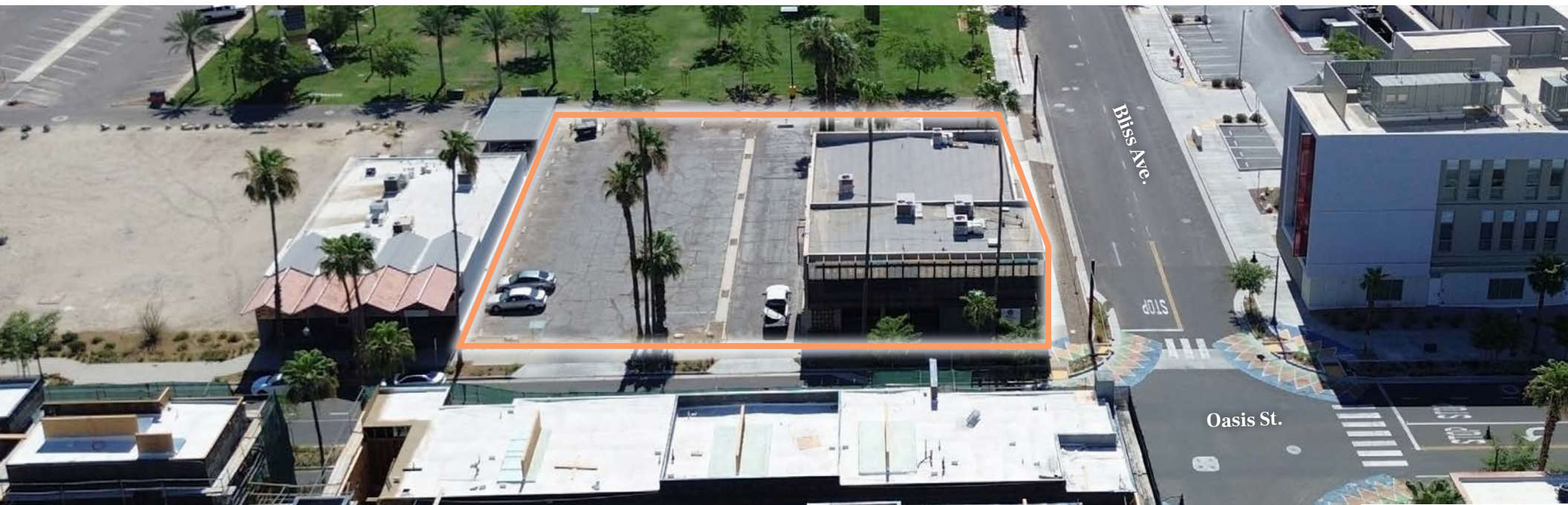
5 | EXECUTIVE SUMMARY



INVESTMENT HIGHLIGHTS

*Building square footage is based on measurements provided by the Seller (see page 9). Buyer is advised to independently verify all property information, including building size, during its due diligence.

- **Exceptional Owner-User Opportunity** – Rare opportunity to acquire a 22,651-square-foot corner parcel improved with a 7,646-square-foot freestanding office building in the heart of Downtown Indio.
- **Prominent Hard Corner Location** – Highly visible signalized corner location featuring excellent street frontage, convenient access, 26 on-site parking stalls, and recently completed off-site improvements.
- **Strategic Downtown Position** – Located within Indio’s civic and administrative core, adjacent to College of the Desert’s Indio Campus (10,000+ students), Indio City Hall, government offices, and numerous professional and community-serving organizations that drive consistent daytime traffic.
- **Functional Multi-Use Office Building** – Well-maintained office improvements suitable for a variety of professional, legal, medical, educational, governmental, and service-oriented users.
- **Downtown Indio Growth Corridor** – Located within the Downtown Indio Specific Plan, the property benefits from ongoing public and private investment, redevelopment activity, and infrastructure improvements driving the area’s continued growth and revitalization.
- **Strong Corporate Identity Opportunity** – Freestanding building and prominent corner positioning provide exceptional visibility and branding potential for owner-users seeking a recognizable market presence.
- **Strong Demographic Fundamentals** – The property serves a substantial trade area with an estimated 159,085 residents within a 5-mile radius and an average household income of \$97,262, providing a deep labor pool, strong consumer base, and long-term support for office, professional, educational, medical, and service-oriented businesses.



INVESTMENT OVERVIEW

*Building square footage is based on measurements provided by the Seller (see page 9). Buyer is advised to independently verify all property information, including building size, during its due diligence.

The Ovaness-Rostamian Group of Marcus & Millichap is pleased to present the opportunity to acquire a rare owner-user office property located in the heart of Downtown Indio, California. Situated on a prominent 22,651-square-foot corner parcel, the property is improved with a 7,646-square-foot freestanding office building offering exceptional visibility, accessibility, and functionality for a wide range of professional, medical, educational, governmental, and service-oriented users.

Strategically positioned on a highly visible signalized intersection, the property benefits from excellent street frontage, convenient access, 26 on-site parking stalls, and recently completed public infrastructure improvements. The freestanding nature of the asset provides a unique opportunity for an owner-user to establish a strong corporate identity and branding presence within one of the Coachella Valley's fastest-growing communities.

The property is located within Indio's civic and administrative core, immediately adjacent to College of the Desert's Indio Campus, which serves more than 10,000 students, and is surrounded by Indio City Hall, government offices, and numerous professional and community-serving organizations that generate consistent daytime activity throughout the area.

Positioned within the Downtown Indio Specific Plan, the property is ideally situated to benefit from the City's ongoing revitalization efforts and significant public and private investment. Downtown Indio continues to experience redevelopment activity, infrastructure enhancements, new residential and mixed-use projects, and increased economic investment, further strengthening the area's long-term growth prospects and desirability.

The property is supported by strong demographic fundamentals, serving an estimated population of 159,085 residents within a five-mile radius with an average household income of \$97,262. These demographics provide a substantial labor pool, consumer base, and long-term demand drivers for office, professional, educational, medical, and service-oriented businesses.

This offering presents an exceptional opportunity for an owner-user to secure a highly visible, strategically located asset within a growing downtown market while gaining long-term control of occupancy costs and benefiting from future appreciation potential.





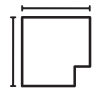
02

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

 **PARKING:**
26 SPACES

 **ZONING:**
C2

 **TOTAL BUILDING SIZE:**
7,646 SF

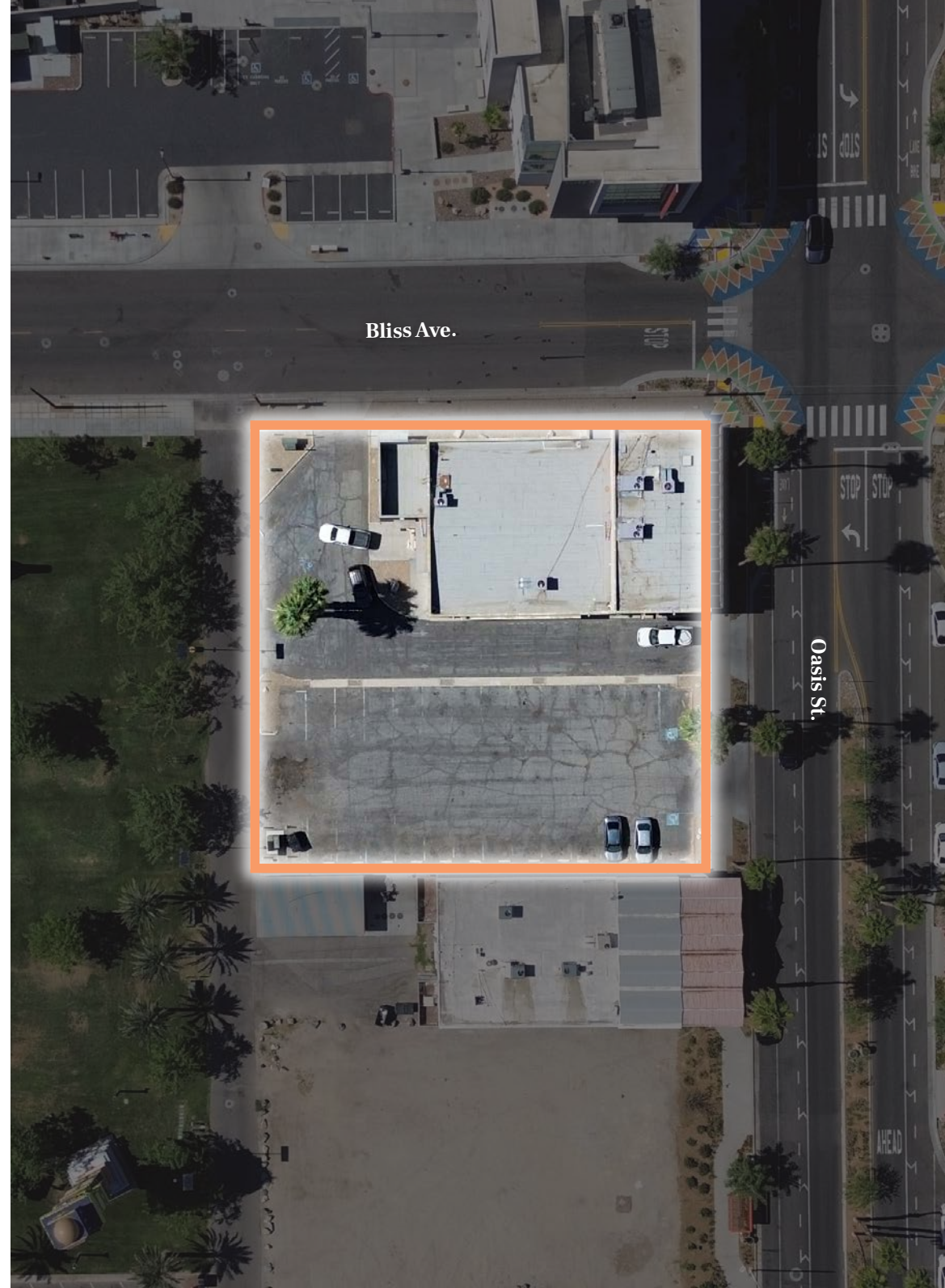
 **TOTAL LOT SIZE:**
22,651 SF (±0.52 AC)

 **APN:**
611-172-008

 **ADDRESS:**
45300 OASIS STREET,
INDIO, CA 92201

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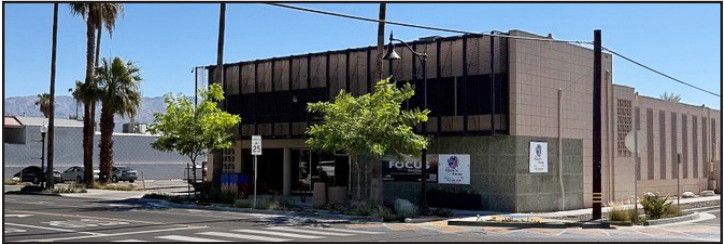
9 | PROPERTY DESCRIPTION



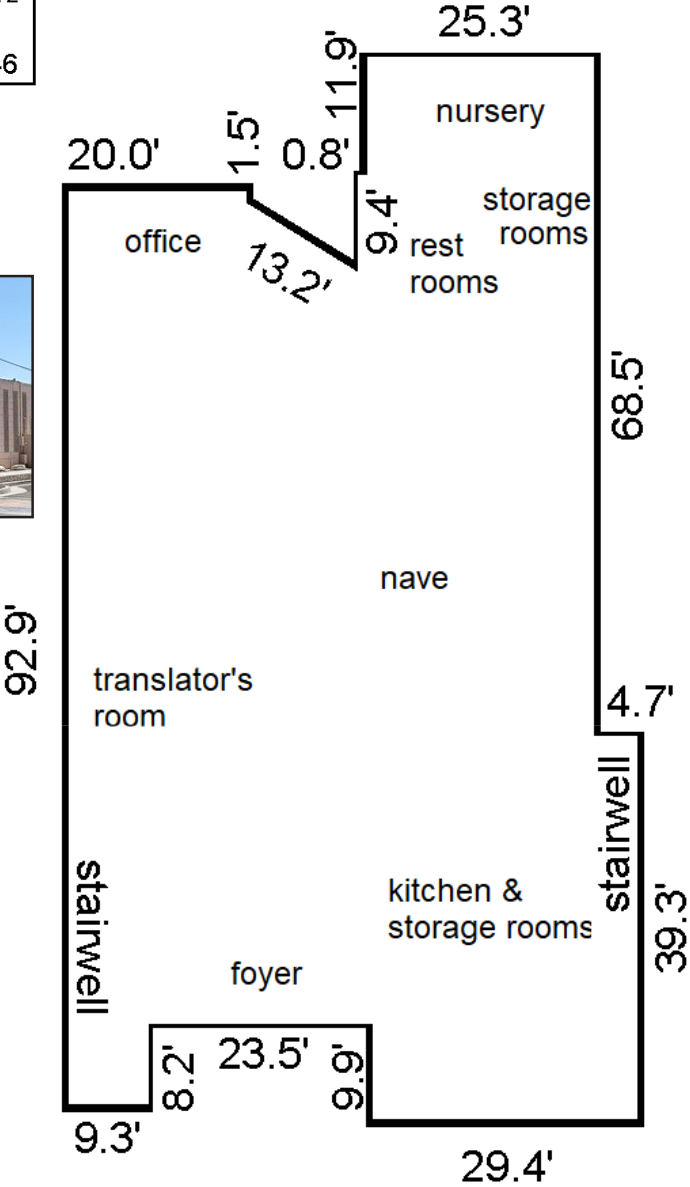
FLOOR PLAN

AREA CALCULATIONS SUMMARY		
Description	Net Size	Net Totals
First Floor	5657.3	7646.2
Second Floor	1988.9	
Net BUILDING Area	(Rounded)	7646

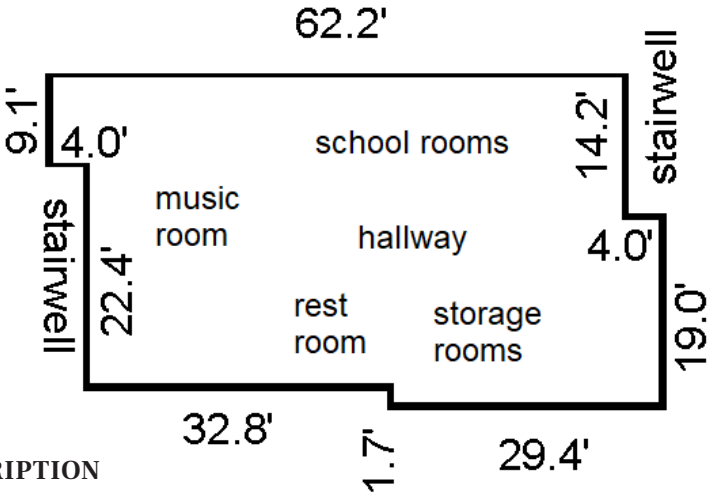
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FIRST FLOOR

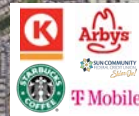


SECOND FLOOR



BUILDING SKETCH

Dunes Air
(Bermuda Dunes
Airport)



75,240
CARS PER DAY



SUBJECT
45300
OASIS STREET

Indio
2,090± Students



6,033
COMBINED
CARS PER DAY



**COLLEGE
of the DESERT**
10,000± Students

571± Students

**Riverside County
Law Building**

**Superior Court of
California, County
of Riverside**

**Riverside County
Post Court**

**Riverside
Superior Court**

**Riverside
County Fair &
National
Date
Festival**

**Indio Community
Health Center
77 Beds**

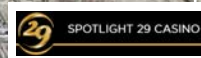
**John F. Kennedy
Memorial Hospital
145 Beds**

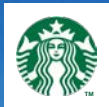
**Valley Children's
Medical Center
399 Beds**



36,120
CARS PER DAY

Walgreens





SUBJECT
45300
OASIS STREET



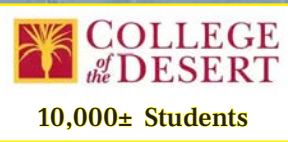
Riverside Superior County



Indio Public Library

Superior Court of California, County of Riverside

Riverside County Post Court



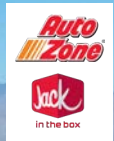
Downtown Indio Park

36,120 CARS PER DAY

SKYLINE
 AT BLISS & OASIS
 New Construction Apartments
 64 Units

6,033 COMBINED CARS PER DAY

HARBOR FREIGHT



Towne St.

Oasis St.

Bliss Ave.

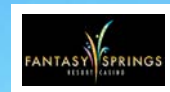




SUBJECT

45300

OASIS STREET



75,240
CARS PER DAY

14,797
CARS PER DAY

Indio Blvd.

SKYLINE
AT BLISS & OASIS
New Construction
Apartments
64 Units



192 Students

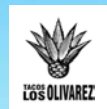


Downtown
Indio Park

Indio Public
Library

INDIO
california
Indio
City Hall

Sonny Bono Mem Fwy.



**COLLEGE
of the
DESERT**
10,000± Students

6,033
COMBINED
CARS PER DAY

Towne St.

Oasis St.

Bliss Ave.

N



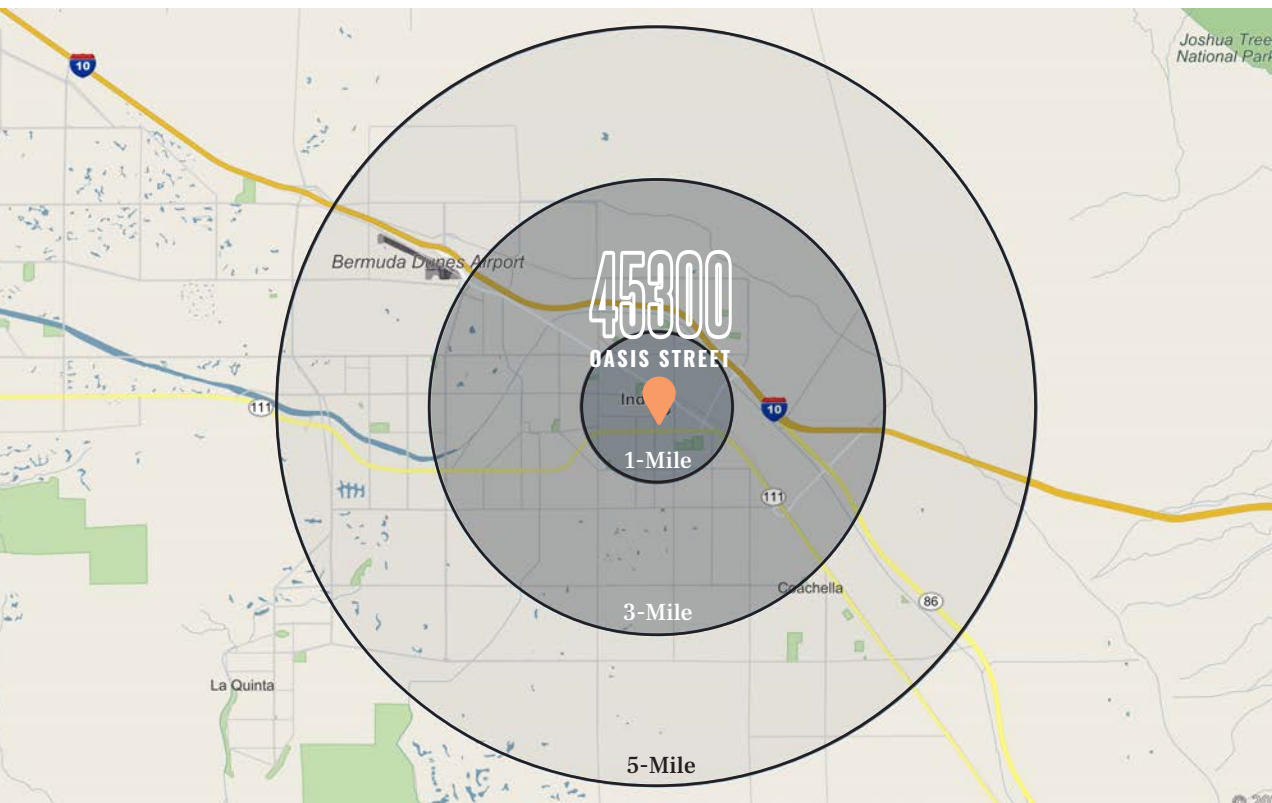


03

LOCATION & MARKET OVERVIEW

INDIO, CALIFORNIA OVERVIEW

Indio, California—located in the heart of the Coachella Valley—is a growing desert city known for its strong connectivity, vibrant community, and year-round appeal. Situated along Interstate 10, it offers convenient access to nearby cities like Palm Desert, La Quinta, and Palm Springs, making it an attractive hub for both residents and visitors. Indio is widely recognized for hosting major events such as the Coachella Valley Music and Arts Festival and Stagecoach, which bring significant tourism and economic activity to the area. The city also benefits from a warm climate, expanding residential developments, and proximity to golf resorts, outdoor recreation, and scenic desert landscapes, making it a desirable location for both living and investment.



CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



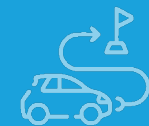
159,085
2025 POPULATION



\$97,262
2025 AVERAGE HOUSEHOLD INCOME



\$83,904
TOTAL AVERAGE HOUSEHOLD
RETAIL EXPENDITURE



± 30 Minute Drive
TO PALM SPRINGS, CA

PALM SPRINGS

24
MILES

LOS ANGELES

127
MILES

SAN DIEGO

130
MILES

FRESNO

345
MILES

SAN FRANCISCO

505
MILES

SACRAMENTO

510
MILES

DEMOGRAPHICS

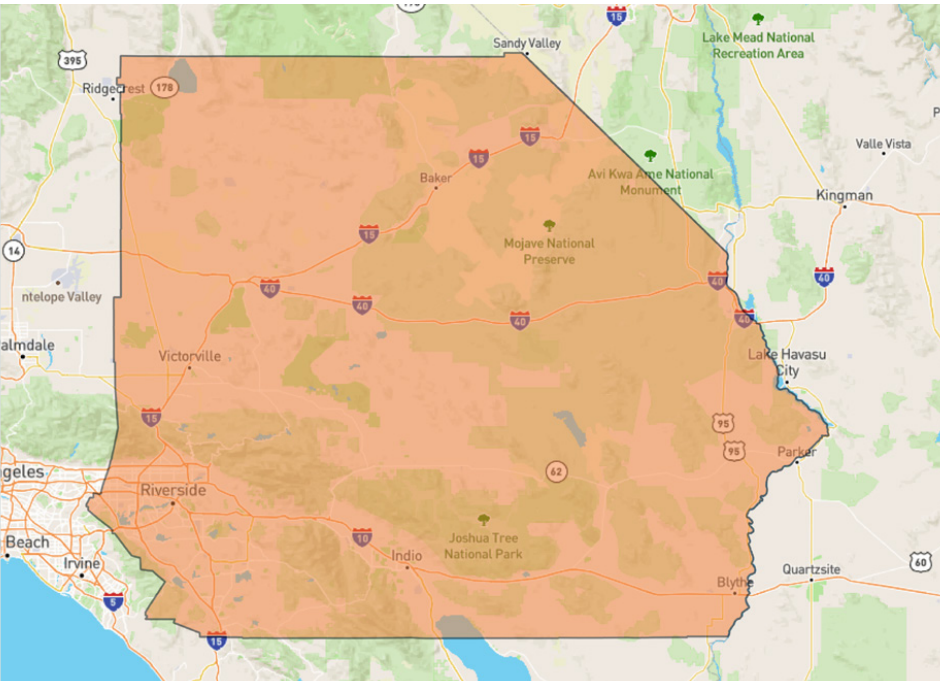
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POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	17,634	96,692	162,323
2025 Estimate			
Total Population	17,561	95,168	159,085
2020 Census			
Total Population	18,181	96,090	158,153
2010 Census			
Total Population	17,314	88,222	145,693
Daytime Population			
2025 Estimate	15,042	63,266	121,075
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	5,500	30,746	53,351
2025 Estimate			
Total Households	5,432	30,118	52,047
Average (Mean) Household Size	3.2	3.3	3.2
2010 Census			
Total Households	5,302	28,917	49,551
2010 Census			
Total Households	4,656	25,387	43,551
Occupied Units			
2030 Projection	5,716	36,382	64,290
2025 Estimate	5,647	35,625	62,699
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	8.0%	17.2%	19.4%
\$100,000-\$149,999	10.0%	19.3%	18.8%
\$75,000-\$99,999	12.2%	14.1%	13.7%
\$50,000-\$74,999	14.8%	16.7%	15.7%
\$35,000-\$49,999	15.0%	11.1%	10.5%
Under \$35,000	40.0%	21.6%	21.9%
Average Household Income	\$67,018	\$95,781	\$97,262
Median Household Income	\$45,227	\$78,365	\$80,075
Per Capita Income	\$20,845	\$30,972	\$33,410

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$62,811	\$83,212	\$83,904
Consumer Expenditure Top 10 Categories			
Housing	\$25,072	\$32,669	\$33,058
Transportation	\$10,665	\$13,650	\$13,558
Food	\$9,721	\$12,077	\$12,021
Personal Insurance and Pensions	\$7,254	\$10,658	\$10,653
Entertainment	\$2,768	\$3,788	\$3,849
Apparel	\$2,005	\$2,686	\$2,742
Cash Contributions	\$1,531	\$2,383	\$2,528
Education	\$1,061	\$1,529	\$1,552
Personal Care Products and Services	\$888	\$1,157	\$1,172
Alcoholic Beverages	\$507	\$732	\$763
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	17,561	95,168	159,085
Under 20	31.4%	28.9%	28.1%
20 to 34 Years	23.7%	20.4%	19.7%
35 to 39 Years	7.3%	7.2%	6.9%
40 to 49 Years	12.2%	12.9%	12.3%
50 to 64 Years	14.2%	15.7%	16.1%
Age 65+	11.2%	14.9%	17.0%
Median Age	31.0	36.0	38.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	10,768	61,406	104,389
Elementary (0-8)	20.9%	13.0%	13.5%
Some High School (9-11)	19.6%	11.6%	10.1%
High School Graduate (12)	37.3%	32.7%	30.7%
Some College (13-15)	11.8%	19.5%	19.0%
Associate Degree Only	4.3%	5.6%	6.1%
Bachelor's Degree Only	4.6%	10.7%	12.7%
Graduate Degree	1.4%	6.9%	7.9%

RIVERSIDE-SAN BERNARDINO OVERVIEW

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, encompassing San Bernardino and Riverside counties. The metro contains a population of 4.7 million. The largest city is Riverside, with roughly 319,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas about the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east. Abundant land and proximity to the Los Angeles metro have led the area formerly known as the Orange Empire to transition from an agricultural economy into a manufacturing and logistics hub in the last 70 years.



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS

STRATEGIC LOCATION

Access to multiple interstates and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.

DOMINANT INDUSTRIAL MARKET

The metro continues to be one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.

STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

ECONOMY

- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.
- East of Riverside and San Bernardino, communities in the Coachella Valley serve as tourist destinations and support employment in the hospitality sector.

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage



04

FINANCIAL ANALYSIS

PRICING

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OWNER-USER-SBA

VALUATION SUMMARY

	OWNER USER	
Price	\$1,700,000	
Required Equity	\$170,000	10%
Price/SF Building	\$222	
Price/SF Land	\$75	

OPERATING COST

Property Expenses	(\$31,220)
Mortgage Payment	(\$121,115)
Carrying Cost	(\$152,335)

FINANCING

	SBA 20 Yrs. Loan	
Loan To Value	\$1,530,000	90% LTV
Term	20	
Interest Rate	6.25%	
Amortization	25	
Annual Mortgage Payment	\$121,115	
Interest Payment	\$94,882	
Principle Payment	\$26,233	

TAX BENEFITS

	SBA 20 Yrs. Loan
Standard Depreciation Per Year	\$34,872
Interest Write Off Per Year	\$94,882
Property Tax	\$21,250
Total Annual Write Off	\$151,004

PROPERTY DETAILS

Building Sq. Ft.:	7,646
Land Sq. Ft.:	22,651
Year Built:	1959
Parking:	26 Spaces
Zoning:	C2

OPERATING EXPENSES

	\$ Per Yr.	\$ Per SF
Property Tax	\$21,250	\$2.78
Insurance	\$4,970	\$0.65
Maintenance/Repair	\$5,000	\$0.65
Total Expenses	(\$31,220)	(\$0.34)

SBA FINANCING PROVIDED BY:
MARCUS & MILLICHAP CAPITAL CORP.
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ronald.balys@marcusmillichap.com

*Building square footage is based on measurements provided by the Seller (see page 9). Buyer is advised to independently verify all property information, including building size, during its due diligence.

EXCLUSIVELY LISTED BY

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45300
OASIS STREET

Towne St.

Bliss Ave.

Oasis St.

