

.21 AC COMMERCIAL LOT

MONROE STREET, INDIO



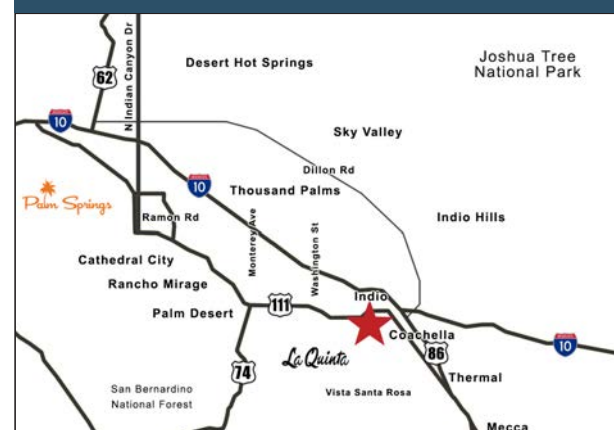
47797 MONROE ST, INDIO

FEATURES

- .21 acre commercial lot in the city of Indio, the largest and fastest-growing city in the Coachella Valley
- Located just north of the signalized intersection of Monroe Street & Avenue 48 with impressive traffic counts
- Easy access to Highway 111 and major arterial roads
- Excellent visibility on Monroe Street
- Zoning may allow for modular office building, minimum height of 18 ft
- Close proximity to JFK Memorial Hospital, Coachella Music Festival grounds, Riverside County Fairgrounds, & Riverside County Superior Courthouse
- In an area of explosive growth. Indio, known as the "City of Festivals," is undergoing a major revitalization effort and was recently named by Fodor's Travel as one of six top destinations to visit in the U.S.
- Seller may consider a lease

PRICE: \$250,000 (\$27.33/SF)

COACHELLA VALLEY



VICINITY MAP

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



SUSAN HARVEY

DRE #00957590

susan@dppllc.com

Cell: 760.250.8992

DesertPacificProperties.com 760.360.8200

.21 AC COMMERCIAL LOT

SITE AERIAL & AMENITIES

47797 MONROE ST, INDIO



SITE AMENITIES

- **Location:** 47797 Monroe Street, Indio
- **APNs:** 616-200-046
- **Parcel Size:** 0.21 AC (According to County Assessor's Information)
- **Zoning:** [Click here to view - Neighborhood Center](#)
- **General Plan:** [Click here to view - Neighborhood Center](#)
- **Utilities:**
Water: Inactive 3/4" meter onsite; Buyer to verify condition 10" line in Monroe St.
Sewer: Existing 4" sewer lateral (disconnected and capped) 10" sewer main line in Monroe St.

- **Comments:** Ideally situated to serve both the area's expanding residential population and the millions of visitors drawn to the region each year, the property is well-positioned for a variety of retail, restaurant, office, medical, or service-oriented uses. The site benefits from its close proximity to the world-renowned Coachella Valley Music & Arts Festival and Stagecoach Festival, attracting a significant influx of visitors and generating exceptional seasonal consumer demand. Indio welcomes approximately 1.5 million visitors annually, creating a dynamic environment for businesses seeking strong exposure and customer traffic. Surrounded by established neighborhoods, luxury residential communities, expanding commercial developments, major retail centers, and a regional hospital, the property sits at the center of an area experiencing sustained investment and growth. Indio continues to prioritize commercial expansion, hospitality, and mixed-use development, with ongoing initiatives aimed at strengthening retail corridors and capturing additional visitor spending.

RENDERING FOR POTENTIAL MODULAR OFFICE



760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.