

FOR SALE | ~~\$1,999,000~~ \$1,600,000
83010 Highway 111 and 45900 Fargo Street, Indio, CA 92201



83010 HIGHWAY 111



45900 FARGO STREET



NOEL RAMOS
Partner
DRE# 01338562
nramos@meadecommercial.com
760-799-1384

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
meadecommercial.com | CA DRE Lic 02439728

PROPERTY OVERVIEW

FOR SALE
83010 Highway 111 and 45900 Fargo Street, Indio, CA 92201

The property is located in the City of Indio, the most populated city in the Coachella Valley with over 94,000 residents. It sits within Old Town Indio, the city’s original center of commerce, which is currently experiencing strong resurgence and revitalization. Positioned on Highway 111, the primary corridor serving the entire Coachella Valley, the property benefits from excellent visibility and accessibility.

These attributes combine to make this a highly desirable location with strong long-term potential.

The subject property consists of two buildings situated on four adjacent parcels.

- **83010 Highway 111:** Approximately 1,586 sq. ft., this building was originally constructed as a gas station. It includes an office, service bays, and a canopy formerly used for fueling. The underground gas tanks have since been removed, and the most recent use of the property was for a used car sales business.
- **45900 Fargo Street:** Approximately 2,746 sq. ft., this building was formerly a bank branch and features a canopy for drive-through service. Its most recent use was as an office for income tax preparation and insurance services.

Land:	0.98 Acres
Building Sizes:	±1,586 sq. ft. and ±2,746 sq. ft.
APN:	611-234-005, -012, -018, and -019
Year Built:	1951
Construction:	Wood Frame, Stucco
Power:	IID Power
Zoning:	Downtown Specific Plan



83010 HIGHWAY 111



45900 FARGO STREET

PHOTOS

FOR SALE

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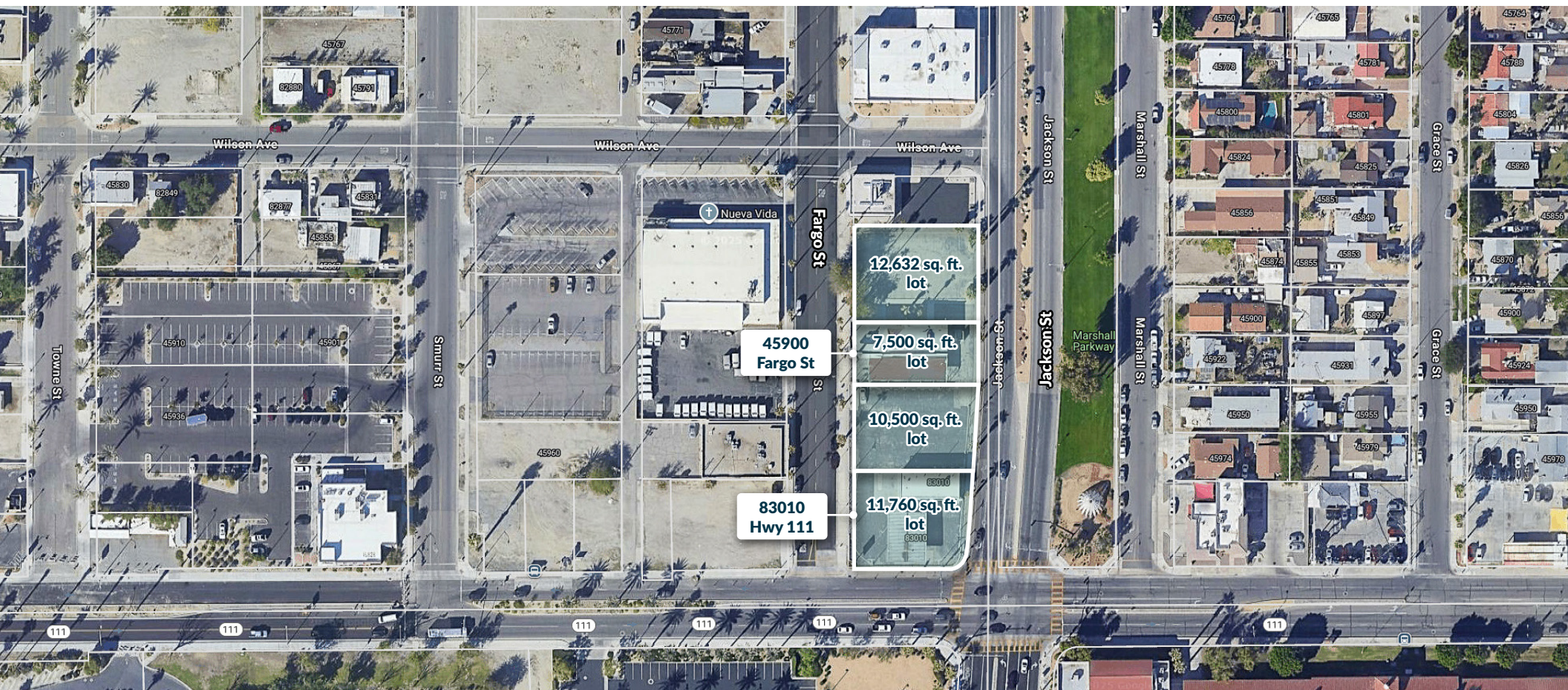
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760-799-1384

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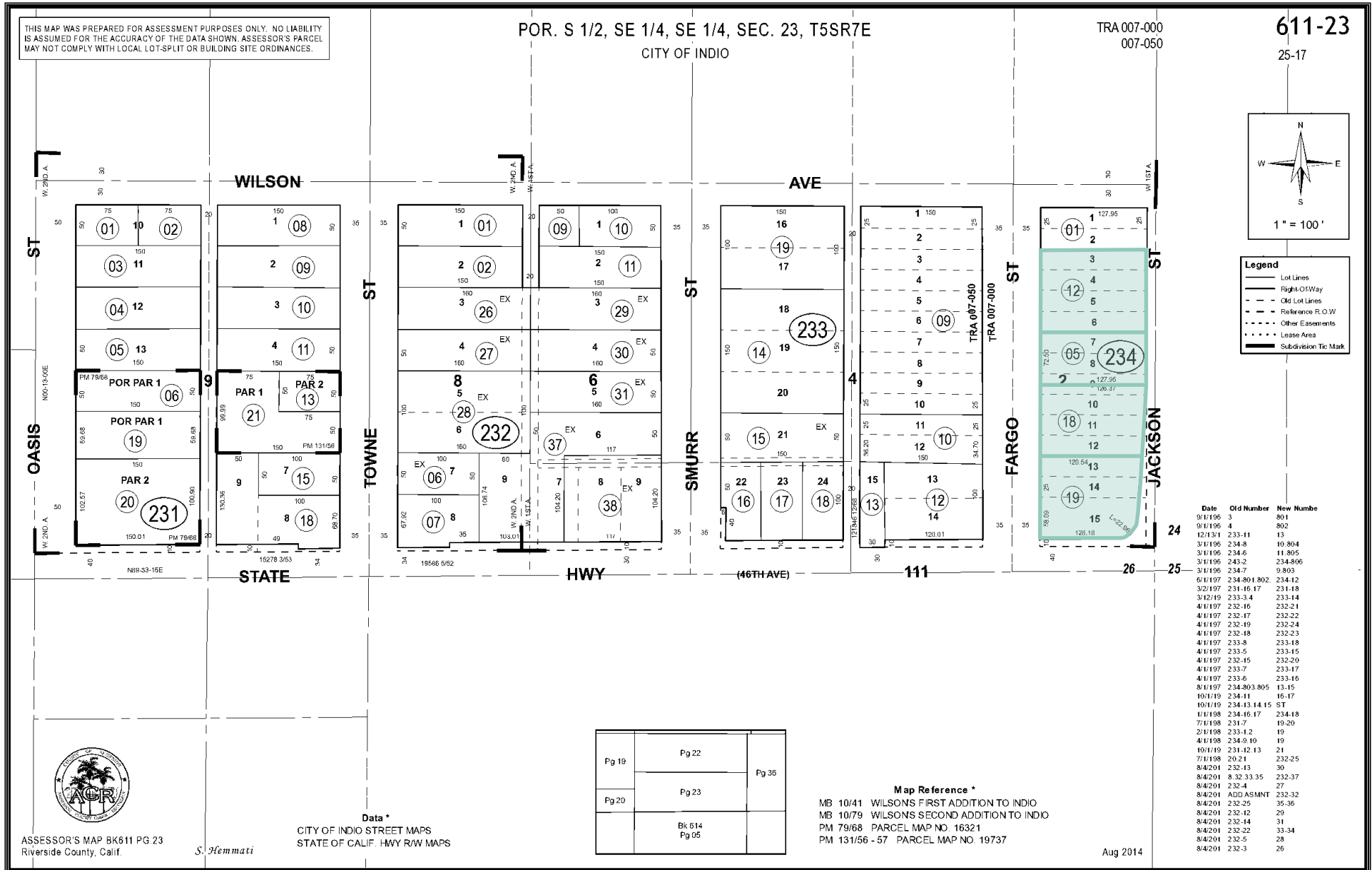


PROPERTY OVERVIEW



83010 Highway 111	45900 Fargo Street
±1,586 sq. ft. building	±2,746 sq. ft. building
Former Gas Station	Former Bank Building
Used Cars Lot	Income Tax/Insurance
1951 Construction	1951 Construction

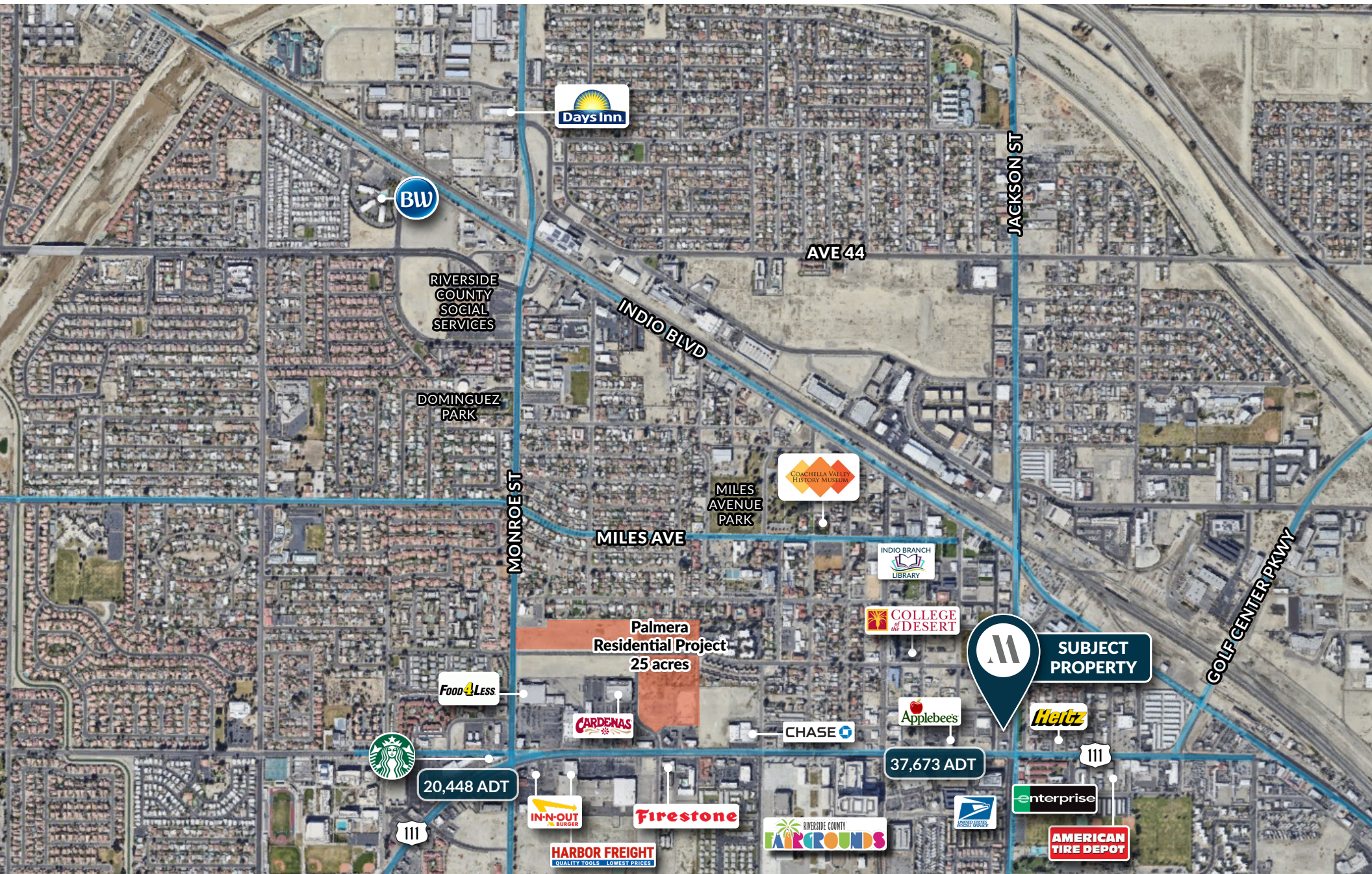
APN's: 611-234-005, -012, -018, and -019



AERIAL MAP

FOR SALE

83010 Highway 111 and 45900 Fargo Street, Indio, CA 92201



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MARKET OVERVIEW

FOR SALE

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ZONING & LAND USE OVERVIEW

The property is part of the City of Indio's Downtown Specific Plan and is zoned Downtown Neighborhood (DT-N). Permitted uses include retail, office, and multi-family residential developments. Fueling stations with convenience stores and auto repair services are prohibited; however, EV charging stations are a permitted use.

A preliminary meeting with the City of Indio Planning Department is recommended to confirm and refine the highest and best use of the property based on current development goals and market conditions. This site represents one of the few remaining larger parcels available for sale within the Downtown Specific Plan area—an exceptional opportunity for investors or developers seeking a prime location in the heart of Indio's revitalizing downtown district.

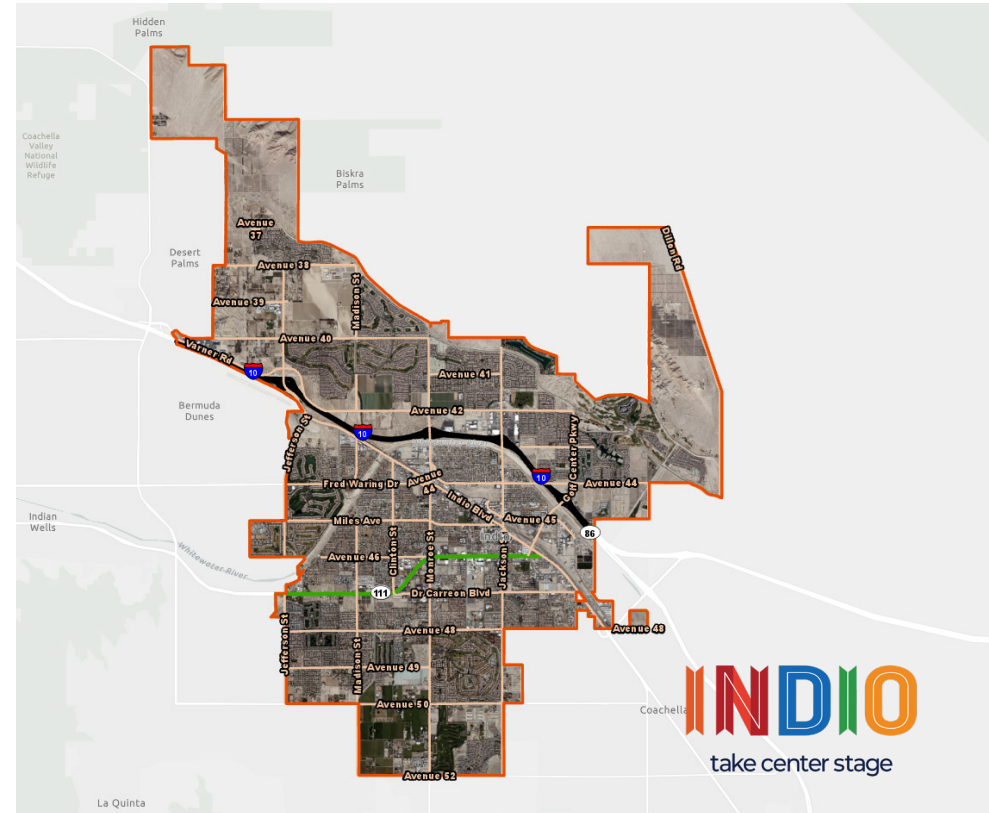
ABOUT INDIO, CALIFORNIA

The City of Indio is currently the largest and fastest growing city in Riverside County's Coachella Valley with over 93,000 residents. Nearly 1.4 million people visit the "City of Festivals" every year to attend its world famous arts, food, and music festivals such as the Coachella Valley Music & Arts Festival and Stagecoach Country Music Festival.

The city of Indio has over 34 projects in planning ranging from retail, housing; both affordable and market rate, theater, numerous fast food, service stations, hotel/motels, education, and carwashes to name a few.

Indio is a full-service city with 220 full-time staff. The City operates three enterprise operations: Indio Water Authority, Indio Municipal Golf, and Solid Waste. Fire services are provided under contract by Cal Fire. While virtually all cities had to make significant cuts during the Great Recession, public safety was made, and continues to be, a priority for the City of Indio.

With nationally recognized public safety services, exceptional schools, great parks and senior and teen centers, no wonder it is ranked as one of the best places to live for young families with over 3,000 new housing units in construction or being planned throughout the city in addition to new hotels, restaurants and retailers. People who visit tend to stay here once they experience Indio's temperate winter climate, high quality of life, art and cultural offerings, unique restaurants and shops, diversity, and outstanding municipal services.



DEMOGRAPHICS

	1-mile	3-mile	5-mile
Median Age	34.2	34.8	36.8
Population	12,201	93,559	160,410
Households	3,613	29,038	53,138
Average Household Income	\$63,575	\$77,887	\$85,289
Median Household Income	\$38,924	\$58,121	\$62,360
Traffic (2025)	Highway 111: 37,673		

YOUR ADVISOR



NOEL RAMOS

Partner

DRE# 01338562

nramos@meadecommercial.com

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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner or Broker expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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Meade Commercial, Inc. Broker Lic. 02439728
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
Phone Number: 760-837-1880 | meadecommercial.com

