

For Sale

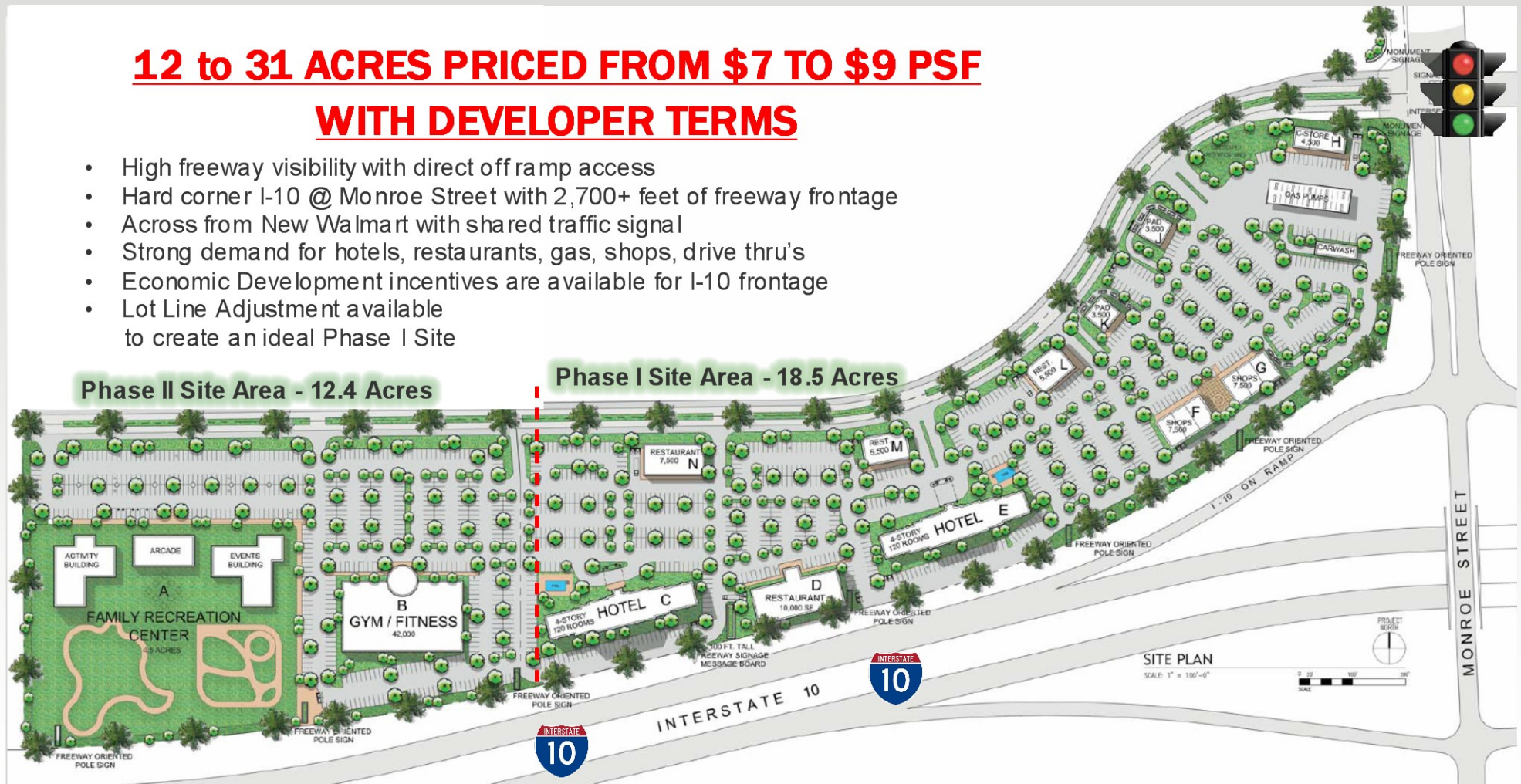
COMMERCIAL LAND

INTERSTATE 10 PRIME RETAIL DEVELOPMENT SITES

INDIO, CALIFORNIA

12 to 31 ACRES PRICED FROM \$7 TO \$9 PSF
WITH DEVELOPER TERMS

- High freeway visibility with direct off ramp access
- Hard corner I-10 @ Monroe Street with 2,700+ feet of freeway frontage
- Across from New Walmart with shared traffic signal
- Strong demand for hotels, restaurants, gas, shops, drive thru's
- Economic Development incentives are available for I-10 frontage
- Lot Line Adjustment available to create an ideal Phase I Site



Above is a recommended Phase I and Phase II totalling 30.9 acres. This plan is conceptual and subject to change.
Seller will consider other variations of a lot line adjustment to create an ideal Phase I Site.
Bulk Sale also available up to 101 acres.



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Steve Lyle

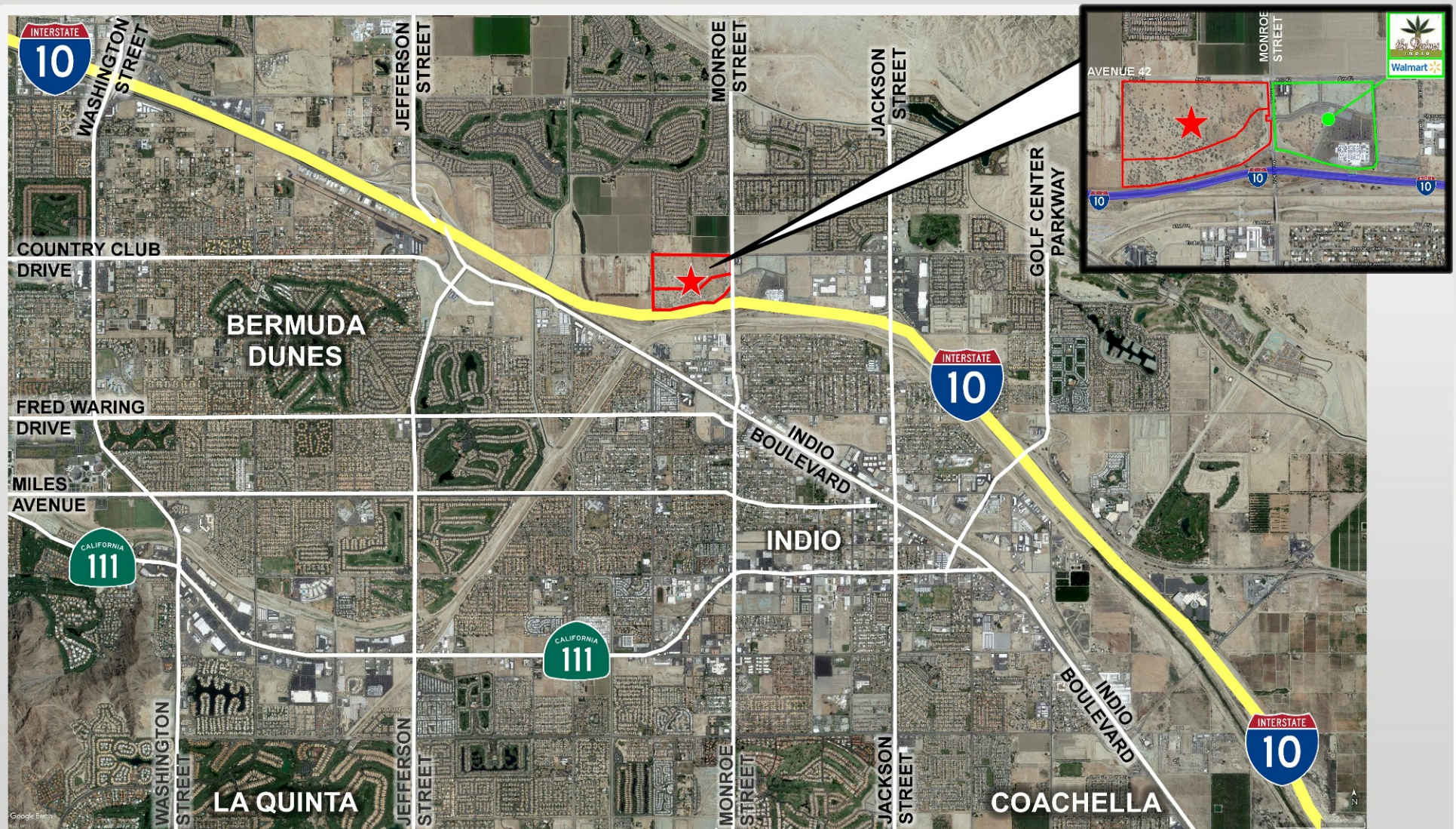
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the information and make no guarantee, warranty or representation, express or implied, as to the accuracy of the information. References as to square footage or age are approximate. Any projects, opinions, assumptions or estimates are used for example only and do not represent the current or future of the Property. Each office is independently owned and operated.

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CURRENT

PROPOSED



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DEMAND GENERATORS FOR RETAIL DEVELOPMENT

I-10 and Monroe Street, Indio, CA

1) Indio is the City of Festivals and is in need of new hotel development. The City is offering numerous incentives including tax sharing and city fee deferrals specifically for hotels. Coldwell Banker Commercial Lyle & Associates has strong interest from hotel developers for the two conceptual hotel pads shown on the Phase I Conceptual Plan.

2) There is a shortage of restaurants along the I-10 corridor as it passes thru the Coachella Valley. Restaurant site selectors have recognized this fact and focus has switched from Highway 111 to Interstate 10. In particular, full service and quick service restaurants are a void, but drive thru/fast foods are also actively looking in the I-10 corridor.

3) Visible gas station locations at primary I-10 off ramps with full signalized access are extremely rare in this corridor.

4) High visibility shop space is in short supply along I-10. Coldwell Banker Commercial Lyle & Associates had excellent success with shop space leasing at the neighboring Indio Towne Center, which is one off ramp east of the Monroe Street off ramp.

5) Traffic counts along I-10 at Monroe Street exceed 71,000 ADT and along Monroe Street exceed 45,000 ADT. The Coachella Valley section of I-10 extending from Palm Springs to Coachella is ideally situated between the Inland Empire and Arizona as a midway stopping point for food, rest, supplies, and fuel. I-10 traffic is a proven, strong demand generator for new retail development along the more visible, convenient off-ramps. Outstanding monument pylon signage is allowed.

6) Wal-Mart's newest Coachella Valley Supercenter is located directly east of the site and shares the same main signalized intersection as the subject property. At completion, The Palms Shopping Center will have over 500,000 SF located on ±70 Acres.

7) Indio is the 4th fastest growing city in California with a current population of 88,000+ and a growth rate of 4%. The Monroe Street off ramp is at the epicenter of this population and boasts the strongest demographic profile as compared to neighboring off ramps at Jackson Street and Golf Center Parkway.



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