SVN
CAPITAL WEST PARTNERS

Offering Memorandum



46319 Monroe Street

INDIO, CA 92201

PRESENTED BY:

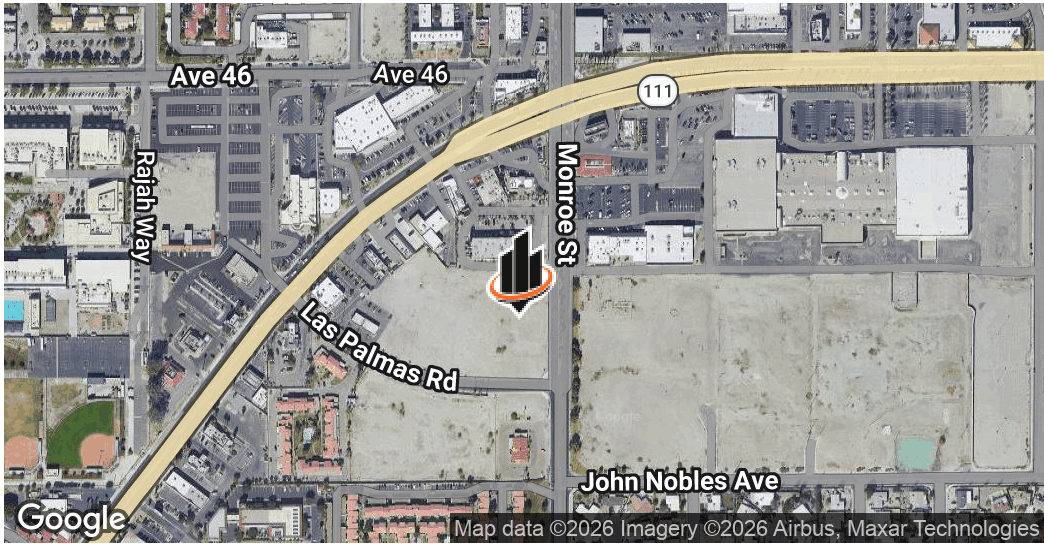
IAN CRUDA
O: 408.204.2287
ian.cruda@svn.com
CalDRE #02250093

For Sale

±4.06-Acre Infill Development Opportunity | Midtown Indio

46319 Monroe Street, Indio, CA 92201





SALE PRICE	$2,250,000

OFFERING SUMMARY	
LOT SIZE:	±4.06 Acres
PRICE / ACRE:	$554,187
ZONING:	Neighborhood General
MARKET:	Inland Empire
SUBMARKET:	Coachella Valley
APN:	616-061-011 and 616-061-005

PROPERTY HIGHLIGHTS

- **±4.06 Acres:** Two contiguous vacant parcels totaling approximately 176,850 SF.
- **Infill Development Opportunity:** Midtown Indio location surrounded by established commercial and multifamily uses, targeted for redevelopment by the Indio Hwy 111 Specific Plan. Perfect for light retail, townhome, or affordable multifamily and senior housing development.
- **Across from Indio Grand Marketplace:** Convenient proximity to newly redeveloping and planned shopping, dining, and services at Indio Grand Marketplace.
- **Residential Development Potential:** Neighborhood General zoning allows multifamily, live/work, and other residential uses up to four stories.
- **Potential Mixed-Use Upside:** A portion of the site may qualify for increased height and additional uses, subject to City approval.
- **Traffic Volume:** More than 52,000 vehicles per day at Highway 111 and Monroe Street.



Ian Cruda
O: 408.204.2287
ian.cruda@svn.com
CalDRE #02250093

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SVN
CAPITAL WEST PARTNERS

For Sale

±4.06-Acre Infill Development Opportunity | Midtown Indio

46319 Monroe Street, Indio, CA 92201





Ian Cruda
O: 408.204.2287
ian.cruda@svn.com
CalDRE #02250093

SVN
COMMERCIAL REAL ESTATE ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SVN CAPITAL WEST PARTNERS

For Sale

±4.06-Acre Infill Development Opportunity | Midtown Indio

46319 Monroe Street, Indio, CA 92201



HOUSING DEVELOPMENT OPPORTUNITY

- **Tax credit advantage:** Located in a HUD-designated Qualified Census Tract (QCT), making LIHTC projects eligible for up to a 30% boost in credit basis.
- **Built-in demand:** The State requires Indio to plan for 7,812 new homes through 2029, including 2,963 for lower-income households. Only about a third of that lower-income target is currently approved or under construction.
- **A city that wants affordable housing:** Indio's Housing Element commits to by-right approval on qualifying sites, density bonus, fee relief, reduced parking and streamlined permitting for affordable developers.
- **Water Utility:** 8" main water line right up against property line along Las Palmas
- **Growth around the site:** Indio is committed to growth, with $197M in City capital projects this year alone, new IID substations and 3,815 homes approved or under construction citywide.
- **Flexible zoning:** Hwy 111 Corridor Specific Plan zoning allows multifamily and townhomes with no density cap, 4 stories and 1.0 parking per unit.



Ian Cruda
O: 408.204.2287
ian.cruda@svn.com
CalDRE #02250093

SVN COMMERCIAL REAL ESTATE ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SVN CAPITAL WEST PARTNERS

For Sale

±4.06-Acre Infill Development Opportunity | Midtown Indio

46319 Monroe Street, Indio, CA 92201





Ian Cruda
O: 408.204.2287
ian.cruda@svn.com
CalDRE #02250093

SVN COMMERCIAL REAL ESTATE ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Sale

46319 Monroe Street

Indio, CA 92201



Indio Grand Marketplace - the Midtown anchor is being made new.

Redevelopment of the former Indio Fashion Mall at Hwy 111 & Monroe, directly across from 46319 Monroe St, into a new open-air retail district is happening. The first buildings are already going up. New traffic, new tenants and new rooftops are building around this corner, just across the street of Las Palmas Rd & Monroe.

Phase 1: Two new retail buildings, about 12,000 SF, on the Hwy 111 frontage. Framed and on track for **completion by the end of Q1 2027**.
Phase 2: Three drive-through pads (two QSRs and a financial institution), about 10,290 SF, at Hwy 111 & Rubidoux. The Planning Commission unanimously recommended approval on August 12.
Phase 3: The 243,000 SF mall interior and surrounding land, planned for retail, dining and entertainment, with a hotel and housing under consideration.



Ian Cruda
O: 408.204.2287
ian.cruda@svn.com
CalDRE #02250093

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SVN
CAPITAL WEST PARTNERS

For Sale

±4.06-Acre Infill Development Opportunity | Midtown Indio

46319 Monroe Street, Indio, CA 92201





LOCATION DESCRIPTION

Located at Las Palmas Road and Monroe Street in Midtown Indio, the ±4.06-acre property sits one block south of Highway 111 and directly across Monroe Street from Indio Grand Marketplace. The site offers convenient access to shopping, dining, services, and major routes throughout the Coachella Valley.

Indio is one of the fastest-growing communities in Riverside county. The city is committed to Indio's growth, having earmarked $197M for infrastructure improvements in 2026 alone.

Indio is also home to the internationally recognized Coachella Valley Music & Arts Festival and Stagecoach Country Music Festival, both held at Empire Polo Club located 3.4 miles away, drawing visitors from around the world and adding to the area's appeal as an entertainment destination.

With established commercial uses to the north and existing multifamily housing to the south, the property offers an attractive setting for future residential development or senior housing within this active desert community.

LOCATION DETAILS	
MARKET	Inland Empire
SUB MARKET	Coachella Valley
COUNTY	Riverside
CROSS STREETS	Monroe Street and Las Palmas Road



Ian Cruda
O: 408.204.2287
ian.cruda@svn.com
CalDRE #02250093

SVN
COMMERCIAL REAL ESTATE ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Sale

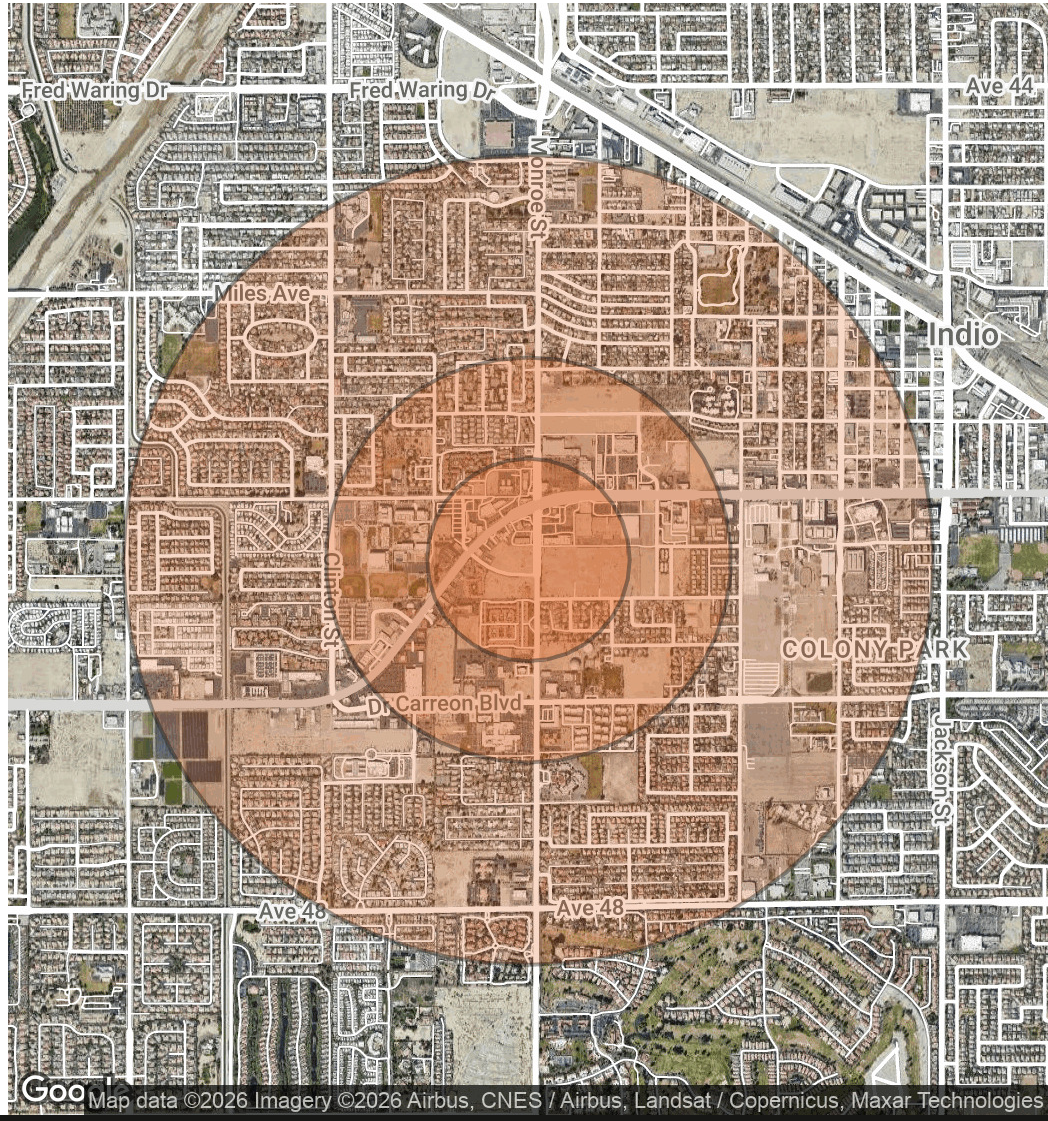
±4.06-Acre Infill Development Opportunity | Midtown Indio

46319 Monroe Street, Indio, CA 92201

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,190	5,577	21,417
AVERAGE AGE	30.9	31.2	32.2
AVERAGE AGE (MALE)	30.6	30.4	31.9
AVERAGE AGE (FEMALE)	32.4	32.8	33

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	394	1,898	6,949
# OF PERSONS PER HH	3	2.9	3.1
AVERAGE HH INCOME	$62,531	$63,679	$71,277
AVERAGE HOUSE VALUE	$313,748	$320,127	$333,657

2023 American Community Survey (ACS)





Ian Cruda
O: 408.204.2287
ian.cruda@svn.com
CalDRE #02250093

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.