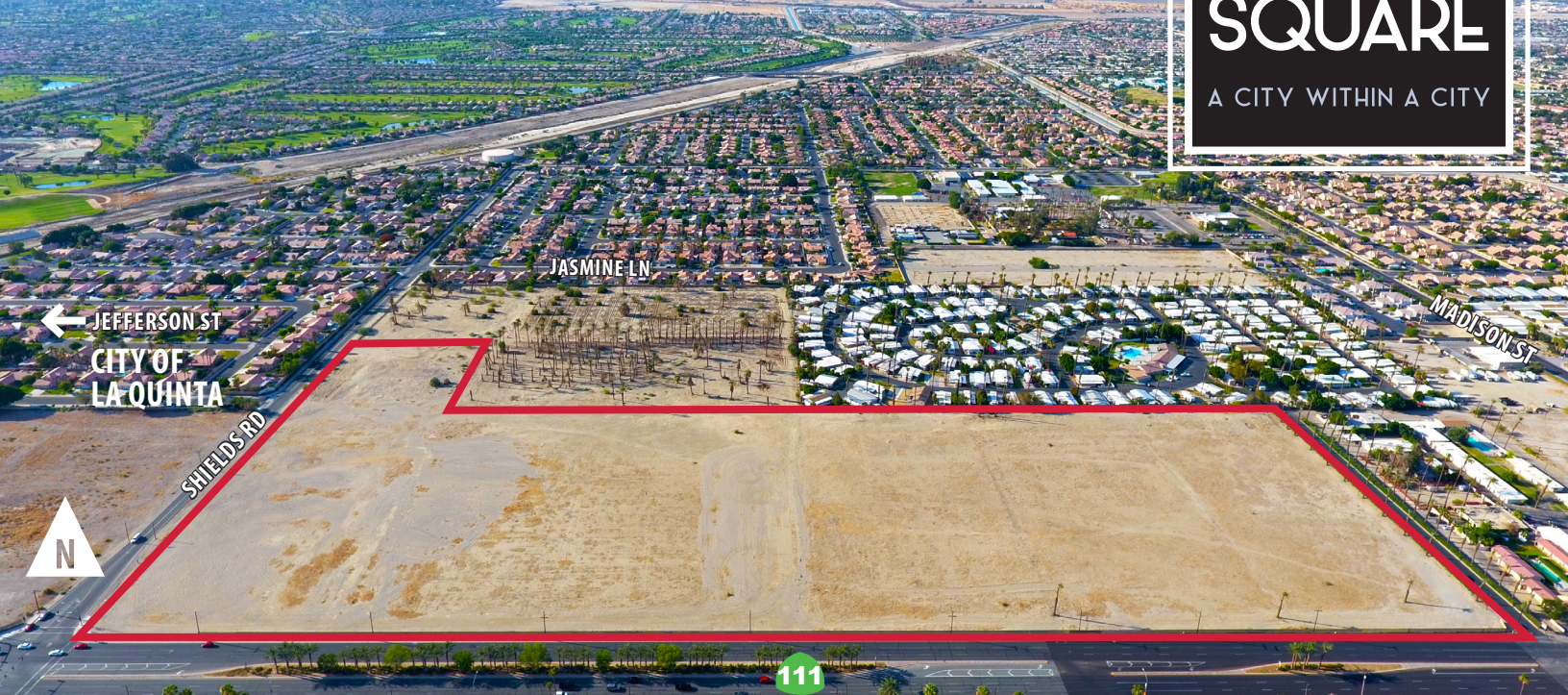


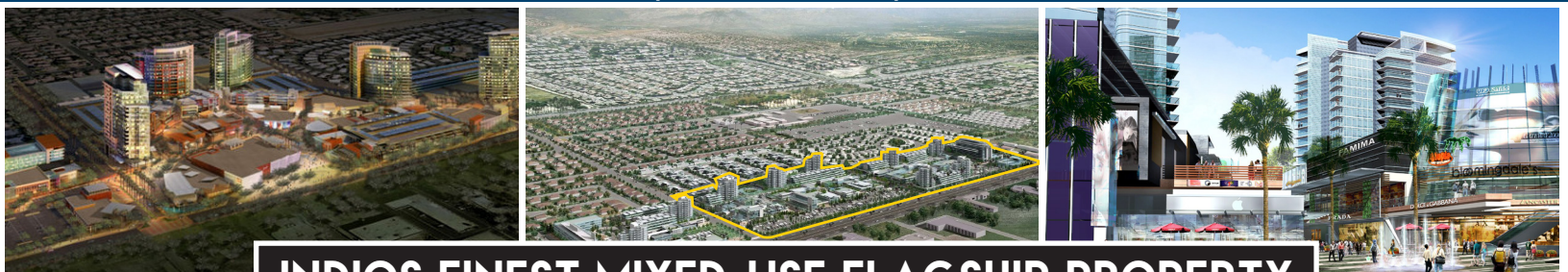
- PRIME HIGHWAY 111 FLAGSHIP PROPERTY IN PRO-DEVELOPMENT CITY OF INDIO
- LARGEST HIGHWAY 111 FRONTAGE IN COACHELLA VALLEY (2,000 FEET)
- CITY OF INDIO "WEST GATEWAY" NEAR LA QUINTA | 2 MILES FROM WORLD-RENOWNED MUSIC FESTIVALS
- HIGHLY VISIBLE - AVERAGE DAILY TRAFFIC: 38,037 ADT (HWY. 111 & JEFFERSON ST)
- WITHIN APPROVED POLO SQUARE PROJECT MASTERPLAN & MIXED USE SPECIFIC PLAN (MUSP 300)



28.45 PRIME ACRES - LARGEST HWY 111 FRONTAGE IN COACHELLA VALLEY

Project Masterplan Approved for (Subject Portion):

250± Unit Hotel (Up to 140 FT. Height) & 272± Condos/Multi-Family & 571,468± SQ FT Retail/Restaurant/Office/Lifestyle Entertainment
 CITY OF INDIO, CA | COACHELLA VALLEY | RIVERSIDE COUNTY



INDIOS FINEST MIXED-USE FLAGSHIP PROPERTY



PROPERTY DETAILS

LOCATION	Indio, California (Near La Quinta)
REGION	Coachella Valley, Riverside County
INTERSECTION	Highway 111 (North Side) & Shields Road
AREA LANDMARKS	Jackalope Ranch Restaurant, Shield's Date Gardens, & Coachella Music Festivals
PROPERTY SIZE	28.45 Acres
ENTITLEMENTS	Polo Square Project Masterplan
ZONING/GP	Mixed Use Specific Plan (MUSP 300)
GP 2040	Mixed Use Neighborhood (MUN) & West Gateway
PREVIOUS CONCEPT PLAN	Subject Portion: 250 Unit Hotel, 272 Condos/MF, & 571,468 Sq. Ft. Retail/Restaurant/Office
POTENTIAL USES	Lifestyle Entertainment, Commercial/Retail, Hotel, Condos, Multi-Family, Office, Residential*
DENSITY	High Density Up to 140 Ft. Height Max.*
SITE CONDITION	On-sites Unimproved. Adjacent to Major Arterial Roads. Utilities Nearby.
OFFER DUE DATE	Offers to Be Considered as Submitted.

*Buyer to Verify with City. **DO NOT CONTACT CITY WITHOUT OWNER PERMISSION**

BROKER CONTACT

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INDIO QUICK FACTS

Population	87,533 (Largest City in Coachella Valley & 4th Fastest Growing City in California)
Annual Event Attendance	1.35 Million
Indio Named #1 Music City in US	

COACHELLA VALLEY TOURISM & HOSPITALITY QUICK FACTS

2017 Visitors	13.6 Million Spent \$5.5 Billion
Economic Impact	\$7 Billion (9% Increase Over Year 2015)
Industry Jobs	51,866 (1,200 Increase Since 2010)
2017 Y-O-Y Hotel Occupancy	2.7% ↑
2017 Y-O-Y Avg. Daily Rate:	3.1% ↑

COACHELLA VALLEY MULTI-FAMILY QUICK FACTS

Vacancy Rate	2.6%
(lowest vacancy rate of any submarket in IE)	
Vacancy Y-O-Y	-100 Basis Point Change
(largest decrease of any submarket in IE)	
RENTS Y-O-Y:	3.7% ↑ Avg. Increase

INLAND EMPIRE EAST RETAIL QUICK FACTS

Vacancy Rate	8.9%
Vacancy Y-O-Y	-10 Basis Point Change
RENTS Y-O-Y:	3.3% ↑ Avg. Increase

Sources: Bureau of Labor Statistics; CoStar Group, Inc.; Experian; Moody's Analytics; Real Capital Analytics; TWR/Dodge Pipeline; U.S. Census Bureau, Economic Tourism, Greater Palm Springs Convention & Visitors Bureau, CVB, Desert Sun, Matador Network