



±17,393 SQUARE FEET  
FORMER RITE AID  
FREE-STANDING RETAIL  
REPOSITIONING OPPORTUNITY

47985 MONROE STREET  
INDIO, CALIFORNIA 92201

ONLINE  
AUCTION

STARTING BID: \$250,000

**R** MARKETPLACE  
ONLINE AUCTION  
MAY 18-20, 2026

VIEW ONLINE AUCTION  
MAY 18-20, 2026



INDIAN WELLS  
TENNIS GARDEN

WALGREENS  
STATER BROS. markets  
MATHIS HOME

BURGER KING  
McDonald's  
O'Reilly AUTO PARTS  
Dutch Bros

COSTCO WHOLESALE  
FLOOR DECOR  
PETS MART  
Walmart  
PANDA EXPRESS  
CHINESE KITCHEN  
STARBUCKS

target  
THE HOME DEPOT  
HOBBY LOBBY  
TRADER JOE'S  
KOHLS  
SPROUTS FARMERS MARKET  
BEST BUY  
LOWE'S

JFK MEMORIAL HOSPITAL

±20,579  
VPD (2025)

±15,573  
VPD (2025)

MARKETPLACE  
ONLINE AUCTION  
Marcus & Millichap


±17,393 SF  
VALUE-ADD RETAIL  
WITH DRIVE-THRU  
(FORMER RITE AID) IN THE  
COACHELLA VALLEY ON  
A ±1.685 ACRE PARCEL  
OFFERED AT A SUBSTANTIAL  
DISCOUNT BELOW  
REPLACEMENT COST;  
REIT SALE

SIGNIFICANT  
VALUE ADD  
OPPORTUNITY VIA  
STRATEGIC LONG TERM  
LEASE-UP AT MARKET  
RATES, REPOSITIONING  
OR ADAPTIVE REUSE;  
FLEXIBLE COMMERCIAL  
ZONING ALLOWING FOR  
A WIDE VARIETY  
OF USES


LOCATED  
WITHIN A DOMINANT  
RETAIL CORRIDOR  
AT A PRIME SIGNALIZED  
HARD CORNER LOCATION  
WITH FRONTAGE ALONG  
MONROE STREET & AVENUE  
48 (±36K COMBINED VPD);  
STRONG & GROWING  
DEMOGRAPHICS

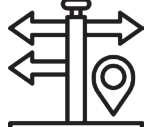
# 47985 MONROE STREET, INDIO, CA 92201

ONLINE AUCTION: MAY 18-20, 2026 | \$250,000 STARTING BID

  
**BUILDING: ±17,393 SF**  
**PARCEL NUMBER:**  
616200032  
**LOT SIZE: ±1.685 AC**  
(±73,413 TOTAL SF)  
**PARKING: 70 SPACES**

  
**PROPERTY TYPE:**  
FREESTANDING RETAIL  
**STORIES: ONE**  
**TENANCY: SINGLE**  
**OCCUPANCY: VACANT**

  
**YEAR BUILT: 2008**  
**ZONING: NC,**  
NEIGHBORHOOD CENTER  
**OPPORTUNITY ZONE**  
**DRIVE-THRU**  
**MONUMENT SIGN**

  
**SIGNALIZED HARD CORNER  
INTERSECTION**  
**±0.6-MI TO JOHN F. KENNEDY  
MEMORIAL HOSPITAL**  
**±2.5-MI TO I-10**  
**±23-MI TO PALM SPRINGS**  
**±125-MI TO LOS ANGELES**


Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing retail building located at 47985 Monroe Street in Indio, California (the "Property"). Formerly occupied by Rite Aid, the Property is being offered significantly below replacement cost, presenting a compelling opportunity to acquire a highly visible, strategically positioned retail asset within the Coachella Valley with substantial value-add potential. REIT Sale available in Auction.

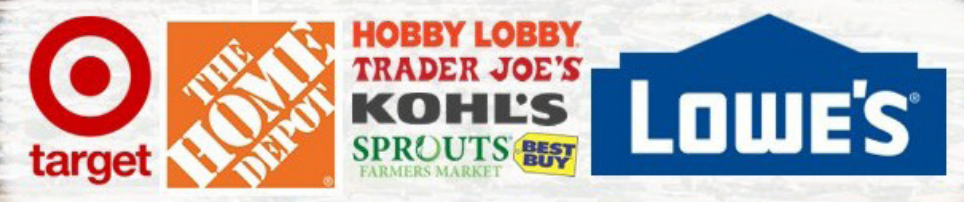
Constructed in 2008, the Property consists of a ±17,393 SF single-story retail building situated on a ±1.685-acre parcel (±73,413 SF). The site features a drive-thru, two curb cuts for convenient ingress and egress, and 70 surface parking spaces, supporting a wide range of retail, medical, and service-oriented users. Positioned at a signalized hard-corner intersection, the Property benefits from excellent visibility with approximately ±175 FT of frontage along Monroe Street (±20,579 VPD) and ±248 FT of frontage along Avenue 48 (±15,573 VPD). Previously leased to Rite Aid on a triple-net (NNN) basis, the Property offers immediate upside through re-tenanting at prevailing market rents. According to CoStar, retail rents in the submarket range from \$16-\$27/SF NNN, allowing investors to reposition the asset and capture rental growth within a high-traffic retail corridor. Zoned NC, Neighborhood Center, the Property offers flexible zoning accommodating a wide range of retail, medical, and service-oriented uses.


The Property is located within a dominant retail node in Indio within the Coachella Valley in Riverside County, CA. The area benefits from a strong concentration of national and big-box retailers including Walmart, Costco, Target, Home Depot, Lowe's, Trader Joe's, Sprouts, Kohl's, Best Buy, Starbucks, and Walgreens. This established retail corridor drives consistent consumer traffic and reinforces the Property's positioning as a high-performing retail location. Indio serves as a primary commercial and services hub within the Coachella Valley, supporting surrounding communities including Coachella, Palm Desert, and La Quinta. The area benefits from strong tourism and event-driven demand, highlighted by proximity to the Indian Wells Tennis Garden, home of the BNP Paribas Open. Healthcare demand is anchored by John F. Kennedy Memorial Hospital, a ±145-bed acute-care facility located approximately ±0.6-Mi from the Property, providing a stable employment base and consistent daily traffic. Additional demand is driven by nearby schools, municipal services, and government offices, contributing to steady daytime population and year-round consumer activity. The Property offers convenient regional connectivity via Interstate 10, located approximately ±2.5-Mi away, as well as CA-111, providing direct access throughout the Coachella Valley and greater Riverside County. The surrounding ±3-Mi trade area includes more than 94,000 residents with an average household income exceeding \$103,000, while the expanded ±5-Mi trade area includes ±174,303 residents with an average household income of ±\$114,286. The area has experienced strong population growth of 14.29% from 2020-2025, with an additional 4.91% projected through 2030 (±5-Mi). Collectively, these fundamentals position the Property as a compelling value-add investment opportunity, suitable for re-tenanting, adaptive reuse, or continued retail use within one of Southern California's most active and supply-constrained retail submarkets.

Disclaimer & Source(s): Demographics provided by CoStar and/or ESRI. Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area, building size, and number of parking spaces. Zoning source is City of Indio website. Bidders need to confirm and perform their own due diligence prior to bidding.



 ±15,573  
VPD (2025)



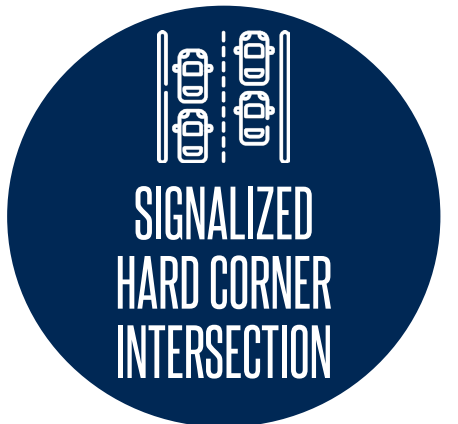
 ±20,579  
VPD (2025)

AVENUE 48

MONROE STREET



FREESTANDING RETAIL  
WITH DRIVE-THRU



SIGNALIZED  
HARD CORNER  
INTERSECTION



HIGH TRAFFIC/DAILY  
NEEDS CORRIDOR



RIVERSIDE COUNTY  
IN COACHELLA  
VALLEY

SINGLE TENANT  
RETAIL

VIEW ONLINE AUCTION  
MAY 18-20, 2026

FORMER RITE AID



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ONLINE AUCTION  
Marcus & Millichap



INDIO, CA

# INTERIOR (RETAIL) PHOTOS

## THANK YOU

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MARKETPLACE  
**ONLINE AUCTION**  
Marcus & Millichap

INDIO, GA

# INTERIOR (LOADING/OPERATIONS) PHOTOS

VIEW ONLINE AUCTION  
MAY 18-20, 2026



FORMER RITE AID

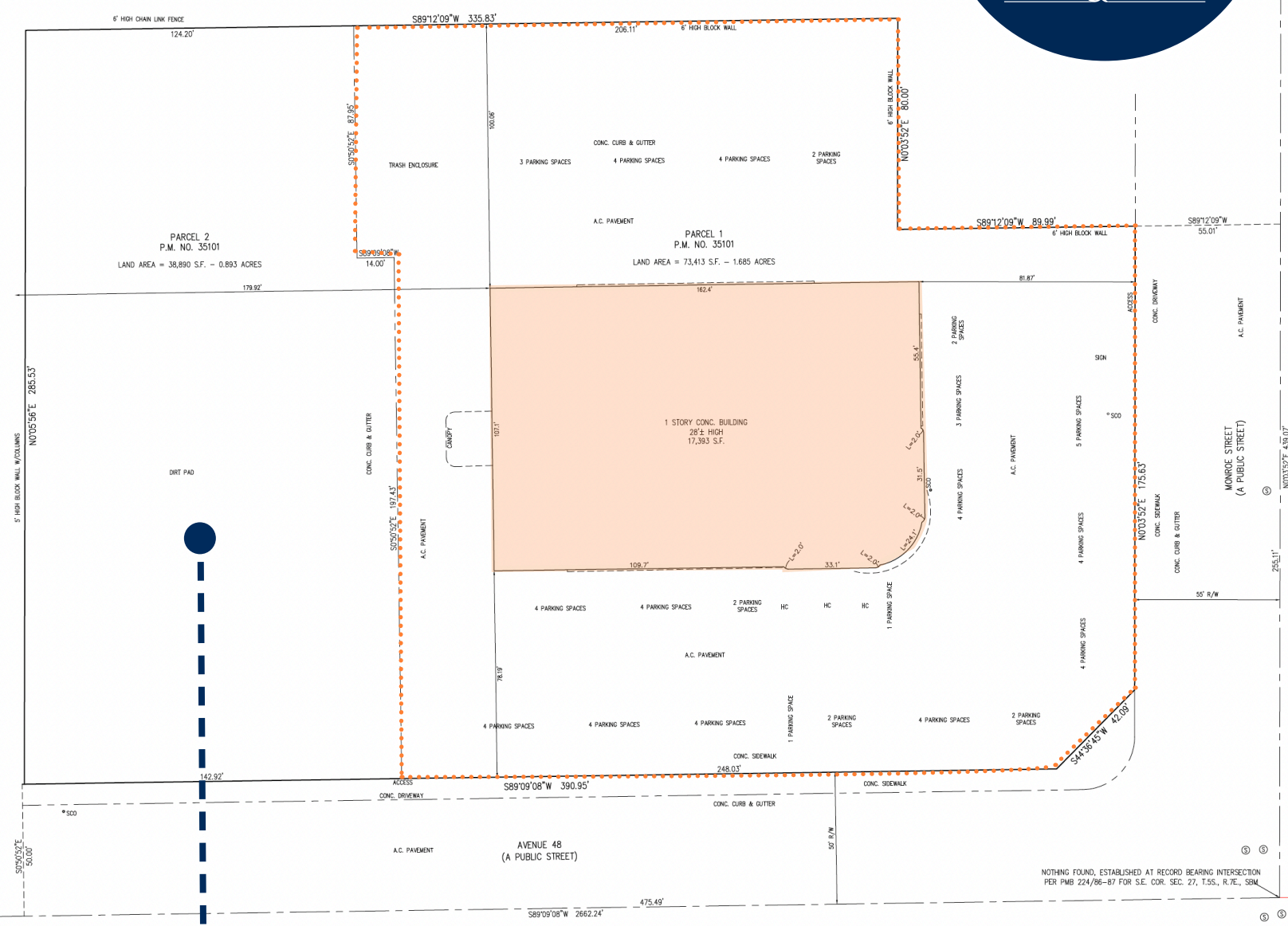
INDIO, GA

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out of date and not current. Bidders will need to confirm the building's condition, interior contents, etc. prior to bidding.

# FREE-STANDING BUILDING FLEXIBLE ZONING

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**R MARKETPLACE**  
**ONLINE AUCTION**  
Marcus & Millichap



**±0.893 ACRES OF COMMERCIAL LAND**  
**ALSO AVAILABLE IN AUCTION**  
**VIEW LISTING ONLINE**



FORMER RITE AID

INDIO, CA

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# WITHIN THE COACHELLA VALLEY

VIEW ONLINE AUCTION  
MAY 18-20, 2026

FORMER RITE AID

The Coachella Valley combines strong population growth, year-round tourism, and expanding residential development, creating a dynamic and demand-driven environment for retail and service-oriented investment.

- **Rapid Population Growth & Residential Expansion:** Riverside County has grown to more than 2.4 million residents, with Indio ranking among the fastest-growing cities in the region. Continued residential development and migration from higher-cost coastal markets support long-term demand for retail and services.
- **Year-Round Tourism & Event-Driven Demand:** Greater Palm Springs welcomes more than 14 million visitors annually, generating over \$8 billion in direct visitor spending. Major events including Coachella, Stagecoach, and the BNP Paribas Open contribute to significant spikes in visitation and consumer activity throughout the year.
- **Established Retail Corridors:** Indio is anchored by a dense concentration of national retailers including Walmart, Costco, Target, Home Depot, Lowe's, and Trader Joe's, creating a dominant retail node with strong consumer draw and daily traffic.
- **Strong Connectivity & Regional Access:** The Property benefits from proximity to Interstate 10, which carries more than 50,000 vehicles per day in portions of the Coachella Valley, as well as CA-111, a primary north-south corridor serving the region's population centers and retail nodes.
- **Healthcare & Employment Drivers:** John F. Kennedy Memorial Hospital and other regional healthcare providers support a stable employment base and generate consistent daily traffic. The broader Coachella Valley economy is supported by healthcare, tourism, retail, logistics, and construction sectors.
- **Business-Friendly Environment:** Riverside County continues to attract investment due to relatively lower costs compared to coastal markets, population inflows, and ongoing infrastructure investment supporting long-term economic growth.

As one of the fastest-growing cities in Riverside County, Indio benefits from strong in-migration, year-round tourism, and a rapidly expanding residential base.

## RIVERSIDE COUNTY INDIO, CALIFORNIA

Indio, the largest city in Riverside County's Coachella Valley, serves as a primary retail, service, and population center for the region, supporting surrounding communities including Coachella, La Quinta, Palm Desert, and Indian Wells. The city has experienced sustained population growth over the past decade, driven by residential development, in-migration from coastal Southern California markets, and relative affordability compared to Los Angeles, Orange County, and San Diego.

Riverside County is one of the fastest-growing counties in California, with a population exceeding 2.4 million residents, positioning it as a major economic engine within Southern California. The Coachella Valley has emerged as a high-growth inland market, benefiting from expanding housing supply, increasing household formation, and a steady influx of both full-time and seasonal residents. Retail fundamentals in the Indio trade area are supported by strong household growth, increasing consumer spending, and continued tenant demand along the Monroe Street and CA-111 corridors, which serve as primary commercial arteries for the region. These factors contribute to sustained leasing activity and reinforce the area's position as a stable, long-term retail investment market.

Tourism remains a primary economic driver for the region. Greater Palm Springs attracts more than 14 million visitors annually, generating billions in visitor spending and supporting a wide range of hospitality, retail, and service-oriented businesses. Indio plays a central role in this ecosystem as the host of internationally recognized events including the Coachella Valley Music and Arts Festival and Stagecoach Festival, which draw hundreds of thousands of attendees annually and significantly increase short-term population and consumer demand.

Healthcare and public services further anchor the local economy. John F. Kennedy Memorial Hospital, a ±145-bed acute-care facility located within close proximity to the Property, serves as a major regional healthcare provider and employment hub. Additional demand is supported by schools, municipal services, and government offices throughout Indio, contributing to a stable daytime population and consistent year-round consumer activity.

With its expanding population base, strong tourism economy, and role as a regional commercial hub, Indio continues to demonstrate long-term demand fundamentals that support retail tenancy, service uses, and continued economic growth within the Coachella Valley.

- INDIO SERVES AS A PRIMARY RETAIL AND SERVICE HUB FOR THE COACHELLA VALLEY, SUPPORTING NEARBY COMMUNITIES INCLUDING PALM DESERT, LA QUINTA, AND COACHELLA
- COACHELLA VALLEY BENEFITS FROM YEAR-ROUND TOURISM AND GLOBAL EVENTS INCLUDING COACHELLA, STAGECOACH, AND THE BNP PARIBAS DRAWING MILLIONS OF VISITORS ANNUALLY
- STRONG POPULATION GROWTH AND AN EXPANDING HOUSING MARKET SUPPORT LONG-TERM RETAIL DEMAND IN ONE OF SOUTHERN CALIFORNIA'S FASTEST-GROWING MARKETS



INDIO, CA

Source: Visit Greater Palm Springs Annual Tourism Report; Greater Palm Springs Convention & Visitors Bureau; and Riverside County Economic Development Agency

INTERSTATE 10 ±59,587 VPD (2025)

CALIFORNIA 86 ±30,392 VPD (2025)



INDIAN PALMS COUNTRY CLUB

COUNTY OFFICES

±20,579 VPD (2025)

±15,573 VPD (2025)

# THE CALIFORNIA ADVANTAGE

## DIVERSE ECONOMY

## GLOBAL REACH

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FORMER RITE AID

California's economic scale, global connectivity, and diverse regional markets create a compelling foundation for long-term commercial investment across both core and emerging growth corridors.

5<sup>th</sup>

Largest Gross Domestic Product in the World

#1

in New Business Starts

#1

in Access to Venture Capital Funding

9%

of all U.S. exports are from California

814,102

jobs supported by Foreign Direct Investment



### PRIMARY GATEWAY

California consistently ranks as the #1 state in the continental U.S. for both inbound and outbound air freight flights, driven by its strategic location and significant hub operations. California's strategic position along the Pacific Rim establishes the state as a primary gateway for global trade, innovation, and commerce. California is home to the two busiest container ports in the United States and maintains an extensive interstate, rail, and air cargo network that supports efficient domestic and international distribution.

As the largest state economy in the U.S., California provides direct access to global supply chains, major consumer markets, and a diversified economic base spanning technology, agriculture, healthcare, logistics, advanced manufacturing, and tourism. Northern California markets, including Lake County, benefit from proximity to the San Francisco-Oakland-San Jose Designated Market Area (DMA) while maintaining cost advantages relative to core coastal metros, supporting operational efficiency and long-term investment scalability.



### QUALITY OF LIFE

Consistently ranked among the most desirable places to live, California combines natural amenities, cultural diversity, and economic opportunity. The state offers unmatched access to coastlines, lakes, national parks, wine regions, and year-round recreation, alongside vibrant urban centers and livable secondary markets.

Regions such as Northern California and Lake County provide a compelling balance of outdoor recreation, lower-density living, and accessibility to major employment centers. This combination supports population retention and inbound migration, particularly among families, retirees, and remote or hybrid workers seeking affordability without sacrificing lifestyle quality.



### EXCEPTIONAL WORKFORCE

California is home to one of the largest and most diverse labor pools in the nation, supported by a robust network of universities, community colleges, and workforce development programs. The state consistently produces graduates across engineering, healthcare, business, logistics, and applied sciences, supplying talent across a wide range of industries.

Secondary and tertiary markets benefit from an available and commuter workforce, as a meaningful share of residents travel to higher-cost metros for employment. This dynamic creates opportunities for employers locating in cost-advantaged regions to capture skilled labor seeking shorter commutes, improved affordability, and long-term career stability.

Source: <https://business.ca.gov>



## WHY CHOOSE CALIFORNIA

California stands apart as one of the most economically powerful and globally influential states in the nation. As the largest state economy in the U.S. and one of the largest economies in the world, California offers unmatched market scale, a deeply diversified industry base, and long-term economic resilience. The state's business environment is anchored by innovation, international trade, and sustained demand across technology, healthcare, agriculture, logistics, advanced manufacturing, and professional services—supporting durable commercial activity across both core metros and emerging regional markets.

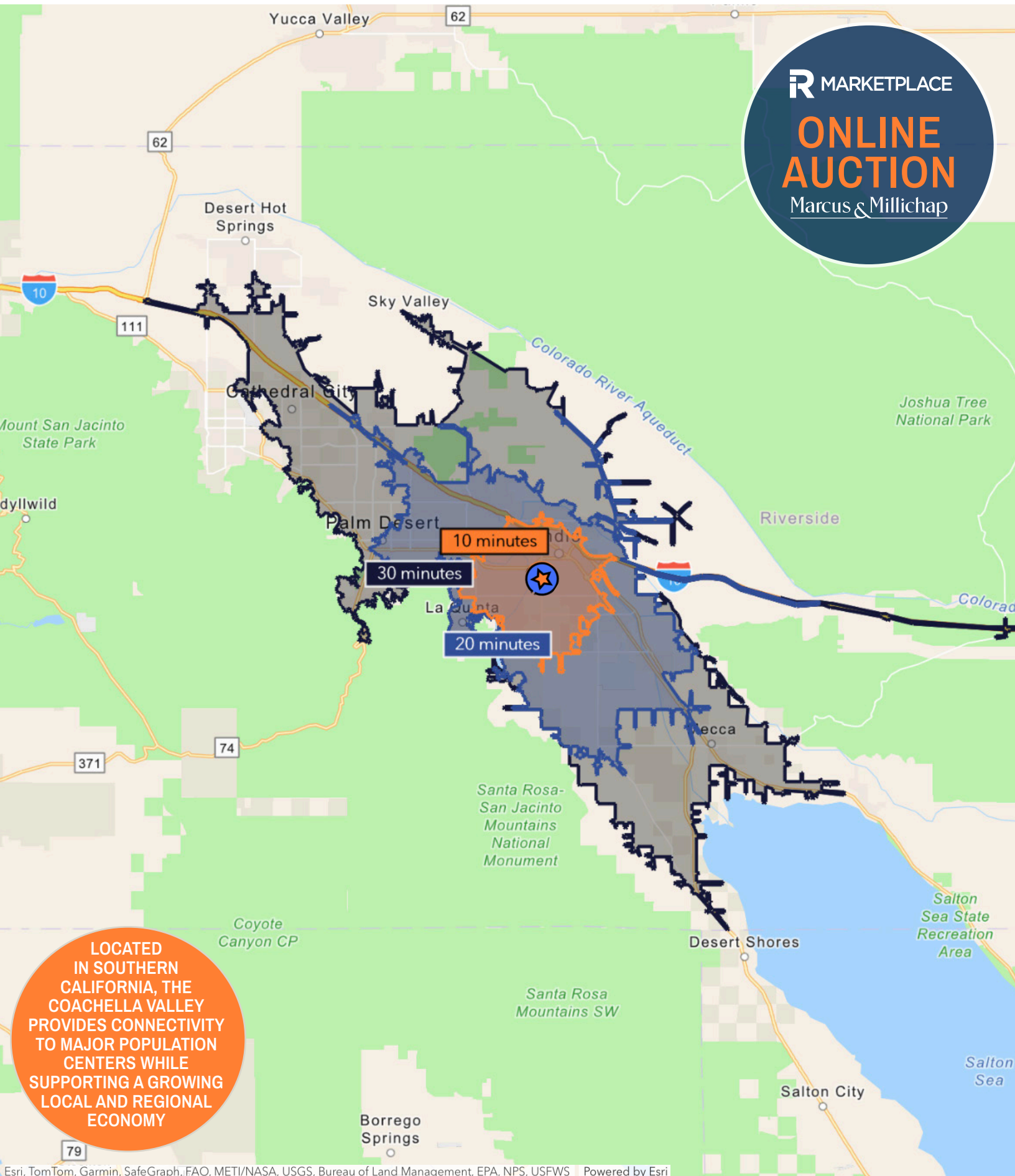


### CALIFORNIA AT A GLANCE

- **Largest State Economy in the U.S.:** California generates more than \$3.7 trillion in annual GDP, ranking as the 5th largest economy in the world if measured independently.
- **Global Trade & Logistics Leader:** California is home to the Ports of Los Angeles and Long Beach, which together handle 40% of U.S. containerized imports, reinforcing the state's role as the primary gateway to Pacific Rim trade.
- **Population & Consumer Scale:** With approximately 39 million residents, California represents the largest domestic consumer market in the U.S., supporting sustained demand across retail, healthcare, logistics, and service-oriented industries.
- **Tourism & Lifestyle-Driven Demand:** The state welcomes 260+ million visitors annually, supporting a robust tourism economy that drives year-round commercial activity across urban, suburban, and destination-oriented markets. In 2024, travel spending in California reached \$157.3 billion, a 3.0% increase from \$152.7 billion in 2023.
- **Innovation & Industry Diversity:** California leads the nation in venture capital investment, technology employment, agricultural production, and clean energy generation, creating a uniquely diversified and resilient economic base.
- **Transportation & Infrastructure Depth:** California operates an extensive multimodal network including multiple international airports, Class I rail systems, and a statewide interstate highway network supporting efficient intrastate and interstate commerce.

INDIO, CA

# RIVERSIDE-SAN BERNARDINO-ONTARIO, CA (MSA) DRIVE TIME MAP (10,20,30-MINUTES)

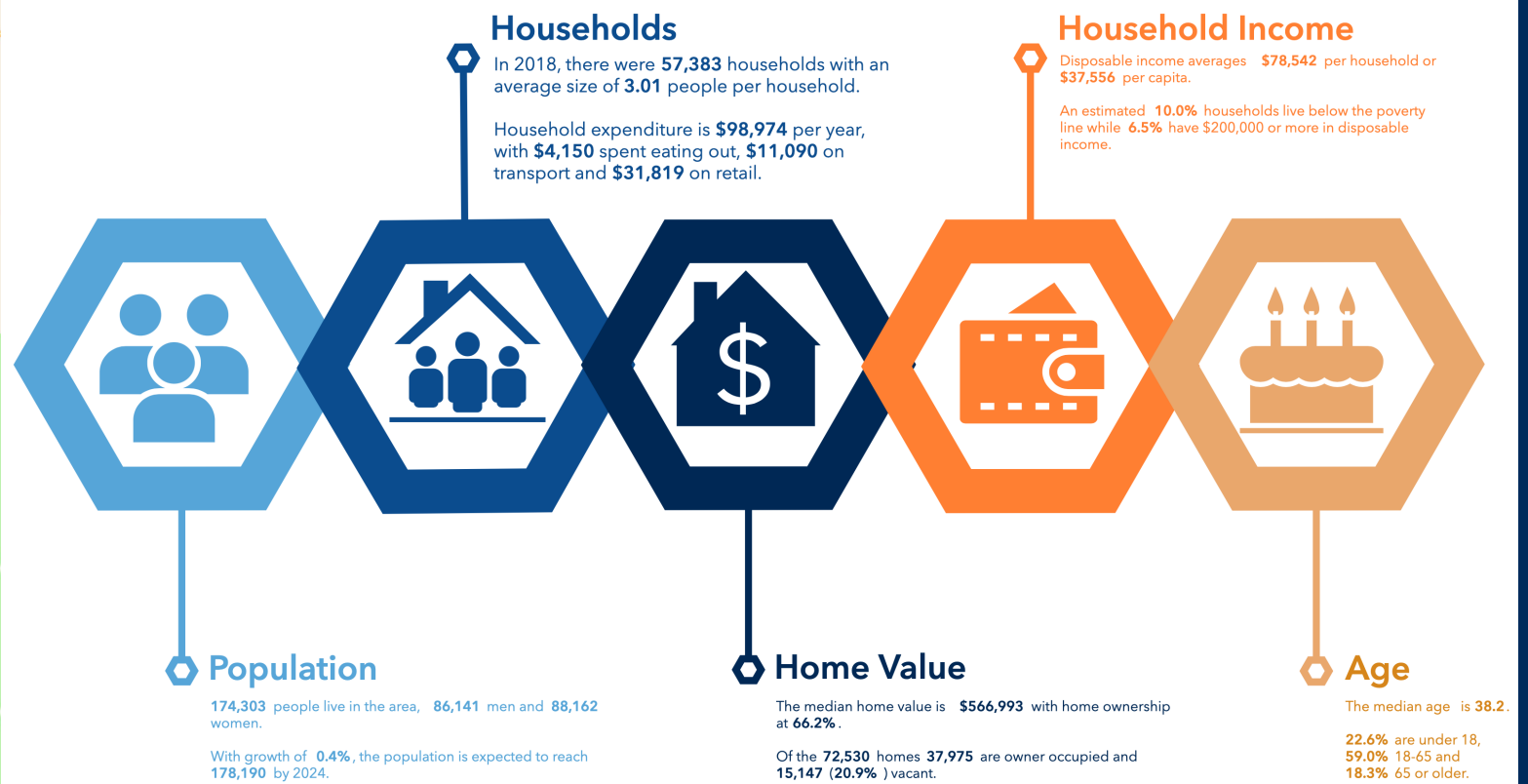


LOCATED IN SOUTHERN CALIFORNIA, THE COACHELLA VALLEY PROVIDES CONNECTIVITY TO MAJOR POPULATION CENTERS WHILE SUPPORTING A GROWING LOCAL AND REGIONAL ECONOMY

# 5-MILE DEMOGRAPHICS

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MAY 18-20, 2026

FORMER RITE AID



KEY FACTS		EDUCATION	
174,303 Population	38.2 Median Age	23% No High School Diploma	29% High School Graduate
3.0 Average Household Size	\$114,286 2022 Average Household Income (Esri)	24% Some College	24% Bachelor's/Grad/Pr of Degree
BUSINESS		EMPLOYMENT	
4,905 Total Businesses	50,637 Total Employees	53% White Collar	25% Blue Collar
		9.4% Unemployment Rate	22% Services
INCOME		ANNUAL HOUSEHOLD SPENDING	
\$78,542 Median Household Income	\$37,556 Per Capita Income	\$2,409 Apparel & Services	\$222 Computers & Hardware
	\$232,530 Median Net Worth	\$7,297 Groceries	\$4,201 Eating Out
			\$7,488 Health Care

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2023, 2027.

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INDIO, CA



# ONLINE AUCTION

STARTING BID \$250,000  
AUCTION DATES: MAY 18-20, 2026  
CLICK TO VIEW AUCTION WEBSITE

FORMER RITE AID

## THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

## BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

## AUCTION DATE

The Auction end date is set for MAY 18-20, 2026.

## RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

## CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

## NON-ENDORSEMENT & DISCLAIMER NOTICES

### CONFIDENTIALITY AND DISCLAIMER

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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### SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #

## FOR AUCTION RELATED QUESTIONS

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### TONY SOLOMON, BROKER OF RECORD

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