

**FOR SALE | \$1,999,000**

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



83010 HIGHWAY 111



45900 FARGO STREET



**NOEL RAMOS**

Partner

DRE# 01338562

[nramos@meadecommercial.com](mailto:nramos@meadecommercial.com)

760-799-1384

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270  
[meadecommercial.com](http://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.

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



**83010 HIGHWAY 111**



**45900 FARGO STREET**

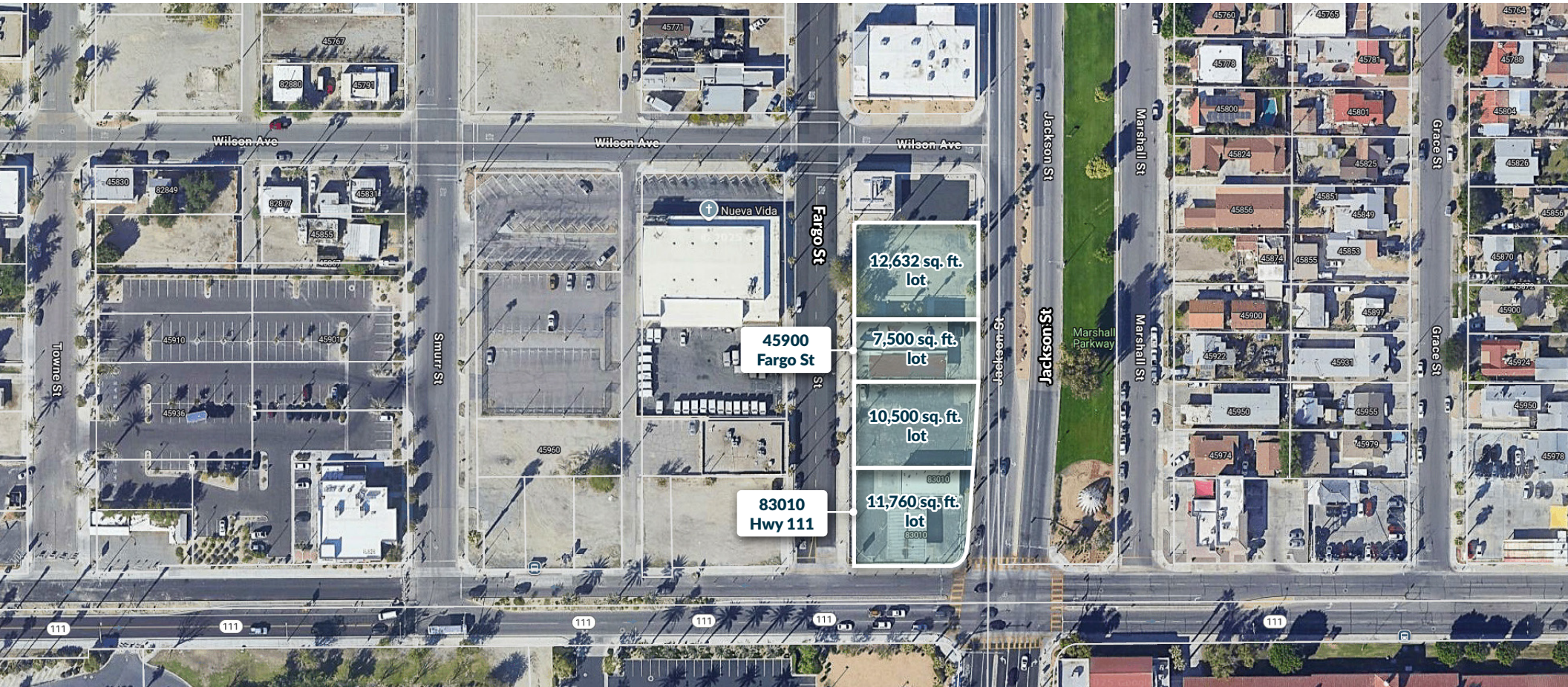




# PROPERTY OVERVIEW

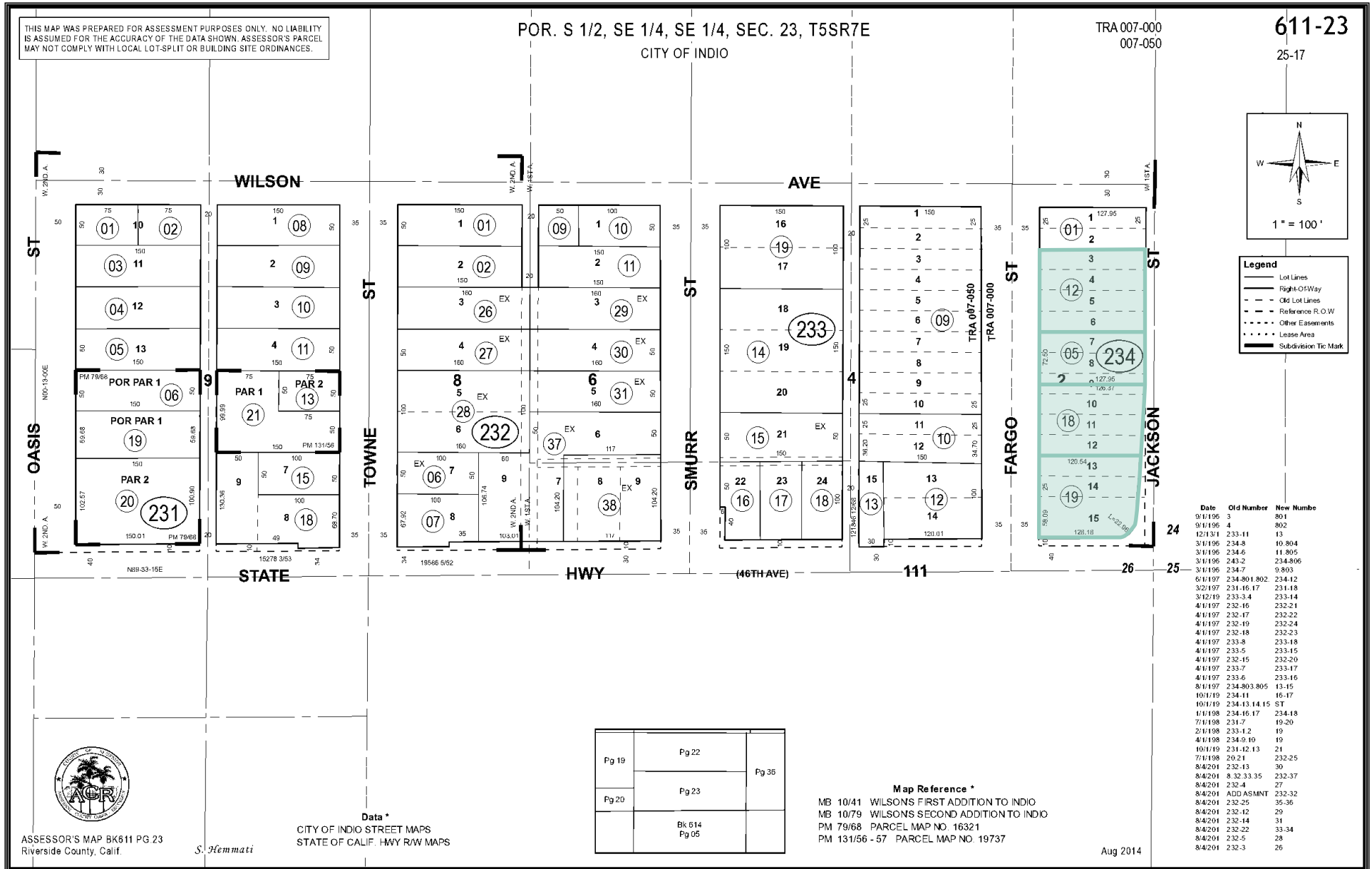
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83010 Highway 111 and 45900 Fargo Street, Indio, CA 92201



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

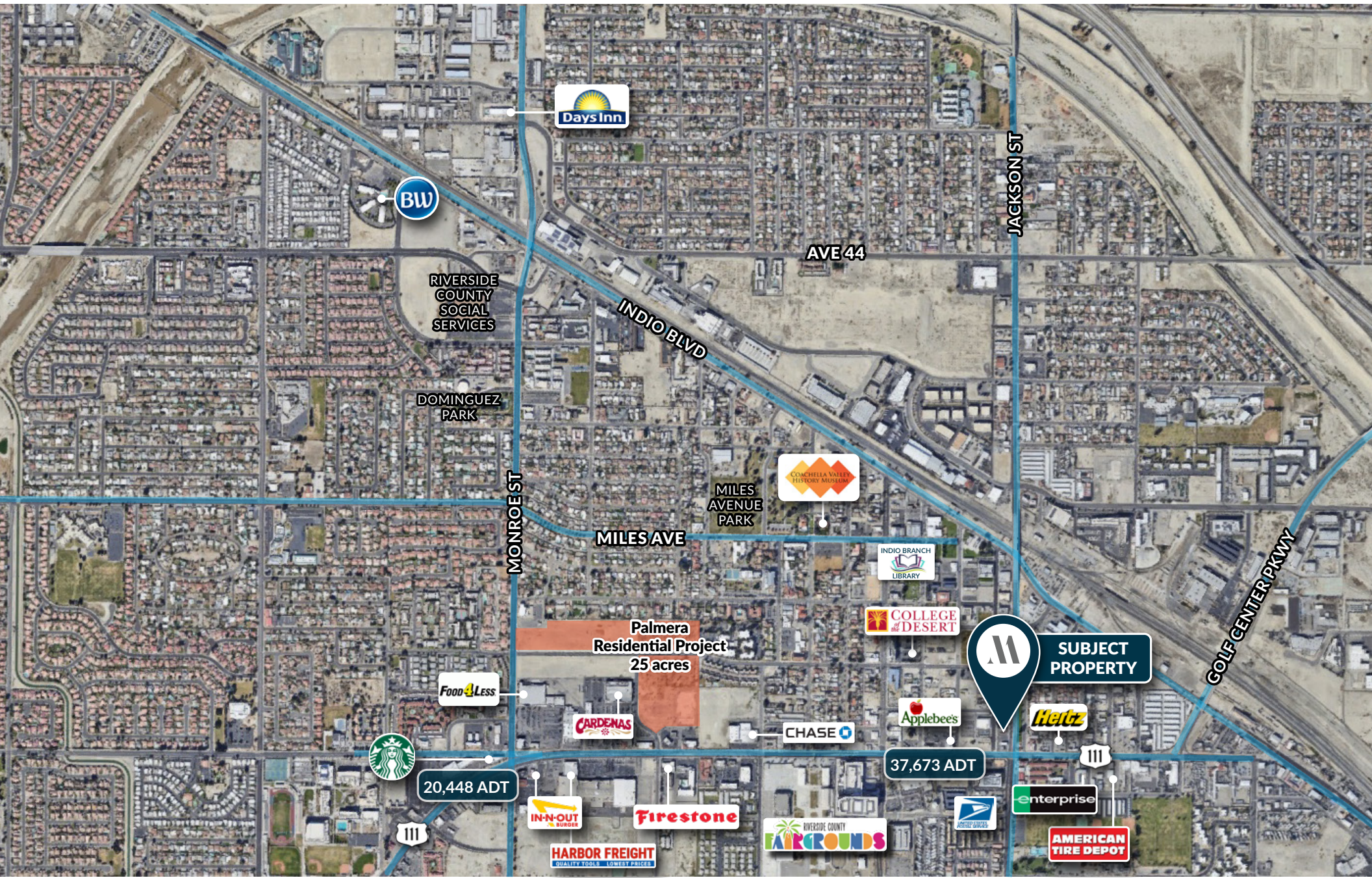
APN's: 611-234-005, -012, -018, and -019



# AERIAL MAP

FOR SALE

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



NOEL RAMOS  
DRE# 01338562

nramos@meadecommercial.com  
760-799-1384

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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.

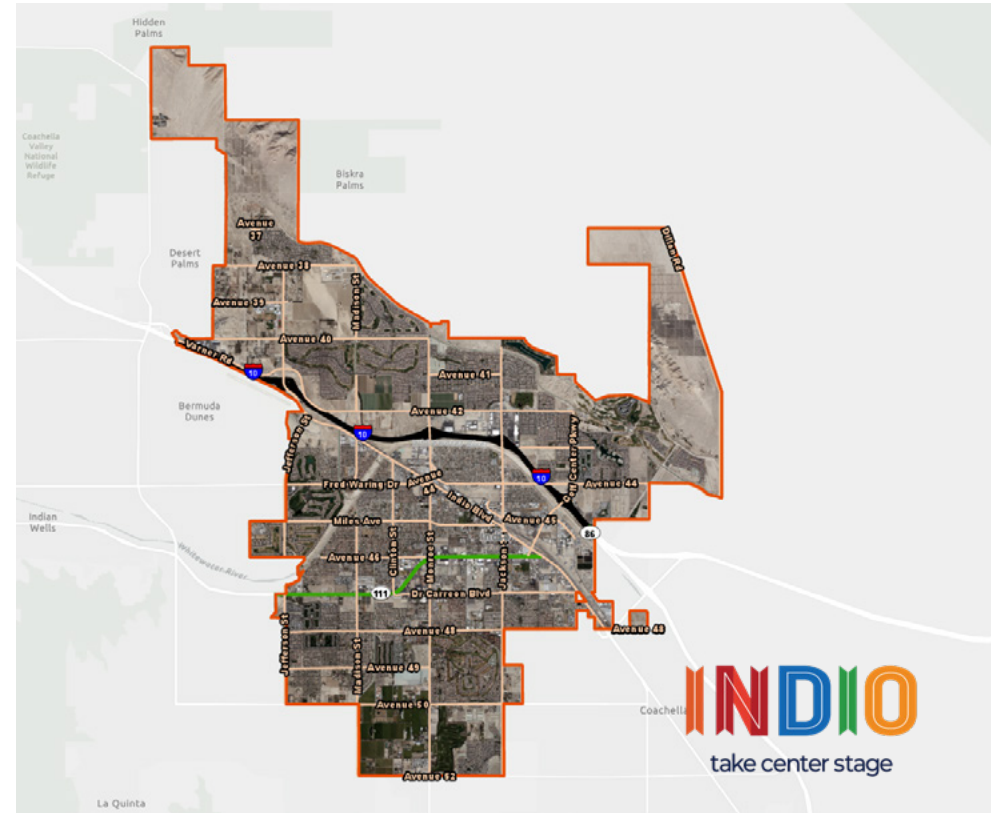
## ABOUT INDIO, CALIFORNIA

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](mailto:nramos@meadecommercial.com)

760-799-1384

## DISCLAIMER

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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](http://meadecommercial.com)

