



83333 Highway 111
Indio, CA 92201

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NAI Capital

Presented To You By: NAI Capital Commercial Inc. | Thomas Lam | 909-348-0610



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EXECUTIVE SUMMARY

NAI Capital is pleased to present the opportunity to lease a turnkey auto dealership comprising $\pm 19,570$ square feet of showroom, sales offices, and auto service facilities situated on $\pm 66,646$ square feet of fully improved land. The building features five private offices, five ground-level service doors, a kitchenette, and ample interior storage.

The flexible zoning allows for a variety of commercial uses, including automotive, retail, medical, and office, providing long-term adaptability for a range of tenants. The dealership includes a well-maintained showroom and sales office, a multi-bay service department, and abundant on-site parking accommodating over 250 vehicles.

Strategically positioned along Highway 111, the property benefits from excellent visibility, strong traffic exposure, and a corridor well-suited for automotive and commercial-related businesses. The location offers convenient access to Interstate 10, serving as a major thoroughfare for regional commerce. Highway 111 reports traffic volumes exceeding 30,500 vehicles per day.

This offering presents a compelling opportunity for a tenant seeking a turnkey auto dealership with significant exposure and operational infrastructure already in place. Property tours are available by appointment.

PROPERTY OVERVIEW



Property Type

Auto Dealership with Auto Repair Department



Address

83333 Highway 111
Indio, CA 92201



APN

612-031-006



Year Built

1957 renovated in 2023



Property Area

Auto Dealership +/- 19,570 SQFT sales office and showroom situated on +/- 66,646 SQFT of improved land



Class

B



Location

Located on Highway 111 and convenient access to the 10 Freeway



Construction

Concrete



Zoning

MU-C [Mixed Use - Commercial]

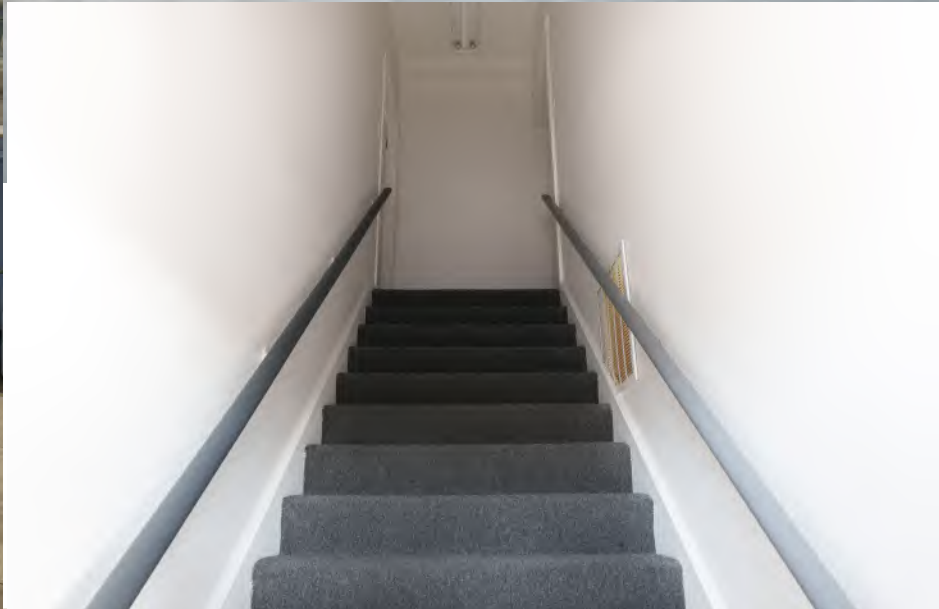


PROPERTY HIGHLIGHTS

- Auto Dealership +/-19,570 situated SQFT sales office and showroom situated on +/- 66,646 SQFT of improved land
- Strategic Signalized Hard Corner Location Positioned for Strong Commercial Exposure
- Well Maintained Showroom, Sales Office, and Auto Servicing Department with Multiple Bays
- Fully Paved and Gated
- Grandfathered In Auto Sales License
- Turnkey Site with Extensive Parking for Immediate Occupancy
- Large Pylon Sign: Visible to Daily Traffic (VPD indicates over 30,500 vehicles)
- Convenient Access to the 10 Freeway and Highway 111
- Recently Renovated
- Excellent Visibility and Access with ± 200 Feet of Frontage on Highway 111
- Zoned MU-C (Mixed Use – Commercial), The Current Zoning Code Allows for a Variety of Uses and Development Possibilities



**83333 Highway 111
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Auto Dealership
Photos**



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MARKET OVERVIEW

City of Indio
Riverside County, CA

Indio is a city located in eastern Riverside County, California within the Coachella Valley region of the United States. It has a population of approximately 94,000 residents and sits along Interstate 10, serving as a major transportation corridor connecting Southern California to the Southwest. Indio is widely recognized as the “City of Festivals,” hosting major events such as the Coachella Valley Music and Arts Festival and Stagecoach.

Demographics:

The city’s population is diverse, with a predominantly Hispanic/Latino community along with White and Asian residents. The median age is approximately 38.6 years, and the median household income is around \$76,000.

Economy:

Indio’s economy is supported by tourism, retail, healthcare, and local government services. The city’s location along Interstate 10 supports a network of retail centers, restaurants, and service businesses. Major music festivals generate significant seasonal economic activity, benefiting hospitality and commercial sectors throughout the city.

Education:

Indio is served by the Desert Sands Unified School District, which provides education across elementary, middle, and high schools. The city is also home to the College of the Desert – Indio Campus, which offers higher education and workforce training programs.

Transportation:

Indio offers regional connectivity anchored by Interstate 10 and State Route Highway 111, providing access throughout the Coachella Valley and to larger regional markets. The average commute time is approximately 23 minutes, with proximity to Palm Springs International Airport.

Recreation:

Indio features numerous parks and recreational amenities including Indio Municipal Golf Course, Indio Sports Park, and community park facilities. The city also hosts annual community events including the Riverside County Fair & National Date Festival.

Overall, Indio is a growing and diverse city with a strong tourism-driven economy and expanding commercial opportunities.

Top Employers in Indio: include **JFK** Memorial Hospital, Desert Sands Unified School District, Riverside County, City of Indio, and Empire Polo Club.



Estimated Population (2025)
94,275



Total Businesses
4,300



Total Employees
43,300



Total Household Expenditure
\$4.1B



Median Household Income
\$76,579



Total Employees
45,884



Median Age
38.6

AERIAL VIEW

Indio | California



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