

FOR SALE / FOR LEASE

±1.07 Acre Pad Development

NWC GOLF CENTER PKWY & AVENUE 45, INDIO, CA 92201



±10,600 CPD

±90,000 CPD

SITE

AVENUE 45

7-ELEVEN

GOLF CENTER PKWY



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±1.07 Acre Pad Development

PAD/DRIVE-THRU/BUILD-TO-SUIT OPPORTUNITY

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Land: ±1.07 acre / ±380,548 SF of Land

APN: 611-330-027

Zoning: C2



Site Overview

Indio stands as the economic and population center of the Coachella Valley, fueled by rapid residential growth and world-renowned events that draw millions annually. Positioned along the heavily traveled corridors of Highway 111 and Interstate 10, the city benefits from exceptional regional traffic volumes—creating a prime environment for high-performing convenience retail

- Prominently situated on a signaled hard corner at Golf Center Parkway and Avenue 45, the property delivers exceptional visibility, strong street frontage, and easy access from multiple points of entry
- Situated less than a quarter-mile from Interstate 10—Southern California’s primary east-west corridor connecting Los Angeles and San Bernardino County—the site benefits from significant drive-by traffic and seamless regional access.
- Positioned in the heart of Indio, the property captures consistent commuter and tourist traffic, reinforcing its strength within one of the Coachella Valley’s premier regional hubs and destination cities
- Surrounded by established local favorites including TK Bakery & Deli

DEMOGRAPHICS

*Source: Esri



POPULATION	one mile	three miles	five miles
2025 Population	9,083	86,018	150,901
2030 Population	9,153	87,108	154,323
Median Age	32.6	34.5	36.4
Average Family Size	4.07	3.88	3.74
Total Daytime Population	15,692	77,039	136,860
Workers	10,276	28,637	49,657
Residents	5,416	48,402	87,203

2025 INCOME	one mile	three miles	five miles
Median Household Income	\$59,319	\$73,079	\$76,012
Average Household Income	\$93,042	\$99,924	\$105,911

RACE & ETHNICITY	one mile	three miles	five miles
White Alone	25.0%	25.4%	30.4%
Black Alone	1.8%	2.0%	1.7%
American Indian/Alaska Native Alone	1.7%	1.7%	1.6%
Asian Alone	1.8%	2.3%	2.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Other Race	44.7%	45.5%	42.5%
Two or More Races	25.0%	23.1%	21.3%
Hispanic Origin (Any Race)	21.3%	80.8%	75.3%



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FOR MORE INFORMATION CONTACT

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