



FOR SALE

ADD VALUE INVESTMENT OFFERING

82674-82690 HIGHWAY 111

INDIO, CALIFORNIA 92201

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Voit
REAL ESTATE SERVICES

CK RETAIL
TEAM

NWC OF HIGHWAY 111 & OASIS STREET

ADDRESS: 82674-82690 Highway 111
Indio, CA 92201

BUILDING SIZE: \pm 2,831 SF & \pm 338 SF

APN: 611-203-012

LOT SIZE: \pm 13,939 SF

PARKING RATIO: \pm 7.42/1,000 SF

ZONING: C2, Indio

BUILDINGS: Two (2)

YEAR BUILT: 1960



THE OFFERING

Voit Real Estate Services is pleased to present the sale of **82674-82690 Highway 111**. This two-building multi-tenant retail property sits at the hard corner of Oasis Street and Highway 111 in Indio, CA. The property consists of a multi-tenant office/retail building consisting of approximately 2,831 square feet, as well as a freestanding retail building of approximately 338 square feet, all situated upon approximately 13,939 square feet of land. With all tenants on month-to-month leases, and two vacant units, the offering gives an investor the opportunity to optimize leases, and fill vacancy. At an attractive price of **\$625,000**, there is plenty of room for add-value.



\$625,000
SALE PRICE



\$194/SF
PRICE/SF

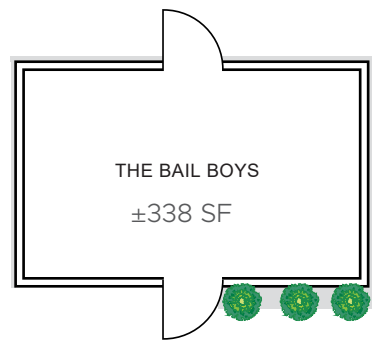
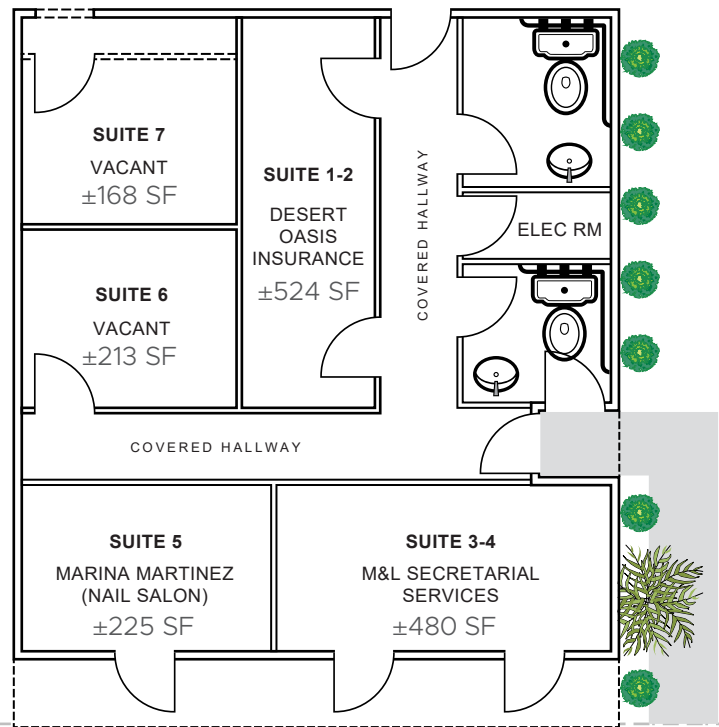
THE SITE PLAN

PROPERTY LINE

82690 BUILDING

82674 BUILDING

OASIS STREET



US HIGHWAY 111

NOTE: Not To Scale. For General Reference Purposes Only.



2025 FINANCIALS

INCOME / EXPENSE

INCOME

Base Rent	\$39,535.00
Common Area Maintenance (CAM)	\$20,238.51
Water Reimbursement	\$1,452.41
SoCal Gas Reimbursement	\$55.87
TOTAL INCOME	\$61,281.79

EXPENSES

Cleaning	\$1,300.00
Management	\$5,243.46
Repairs	\$3,912.69
RE Taxes	\$7,654.00
Misc Expenses	\$995.00
Utilities	\$7,795.49
TOTAL EXPENSES	\$26,900.64

NET OPERATING INCOME (NOI)

\$34,381.15



RENT ROLL

BLDG / SUITE	TENANT	SUITE SIZE*	RENT	EXPENSE REIMBURSEMENT	COMMENCEMENT DATE	EXPIRATION DATE
82674 / 1 & 2	Desert Oasis Insurance	524 SF	\$660.00	\$545.00	3/21/2018	5/30/2026
82674 / 3 & 4	M&L Secretarial Services	338 SF	\$765.00	\$470.00	5/1/2018	MTM
82674 / 5	Marina Martinez (Private Nail Salon)	225 SF	\$565.00	\$235.00	6/1/2023	MTM
82674 / 6 & 7	Vacant	381 SF	\$0.00	\$0.00		
82690	The Bail Boys	338 SF	\$1,325.00	\$310.00	8/5/2022	MTM

*Square Footage is per the leases, and have not been verified or measured.





INDIO IS NOW NICKNAMED THE "CITY OF FESTIVALS," A REFERENCE TO THE NUMEROUS CULTURAL EVENTS HELD IN THE CITY, MOST NOTABLY THE COACHELLA VALLEY MUSIC AND ARTS FESTIVAL AND STAGECOACH FESTIVAL.



Downtown Indio is emerging as a vibrant hub of dining, retail and entertainment. Explore a variety of new dining and retail options, such as Indio Taphouse , Italica, Gabino's Creperie , and Victoria's Café, True Awakening Studio and Urban Donkey.

These spots promise to delight your taste buds and offer unique shopping experiences. Entertainment is also taking center stage with the addition of the City's new amphitheater, Center Stage, and the intimate Little Street Music Hall. These venues will host a range of events and performances, ensuring there's always something happening downtown.

Art lovers will appreciate the enhanced public spaces adorned with stunning murals and installations, including the colorful and welcoming Happy Alley on Miles Avenue.. There's something for everyone in the new heart of Indio!

Named the City of Festivals, Indio has become a favorite destination for foodies and music lovers, attracting more than 1 million people each year for its multiple mainstream events, including the Coachella Valley Music & Arts Festival and Stagecoach Country Music Festival. Get your tickets in advance to see top artists perform on stage at the Empire Polo Grounds, or check out the local music scene on weekends at The Date Shed , a date repository-turned-hip, live music venue.

Other must-see Indio attractions include the Coachella Valley History Museum , home to the world's only date museum; the Riverside County Fairgrounds , host site of the Riverside County Fair and Date Festival; the Empire Polo Grounds and Fantasy Springs Resort Casino , one of the most luxurious hotels in Indio known for its 2,000-plus slot machines, a regular lineup of touring acts, and late-night laser bowling.

HOUSEHOLD INCOME

\$78,133

1 MILE

\$103,481

3 MILES

\$111,625

5 MILES

OF HOUSES

5,614

1 MILE

31,607

3 MILES

57,374

5 MILES

TRAFFIC COUNTS

COLLECTION STREET	TRAFFIC VOLUME
HIGHWAY 111 & OASIS STREET	21,487
HIGHWAY 111 & DEGLET NOOR STREET	37,673
HIGHWAY 111 & ARABIA STREET	24,155

3 MILE
DISTANCE

1996
MEDIAN YEAR
HOME BUILT

3.2
AVERAGE
HOUSEHOLD SIZE

36.6
MEDIAN
AGE

HOME VALUE

\$368,930

1 MILE

\$465,901

3 MILES

\$557,191

5 MILES

POPULATION

19,976

1 MILE

104,840

3 MILES

307,473

5 MILES



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