

FORMER FRESH & EASY NEIGHBORHOOD SUPERMARKET 13,969 SF Freestanding Retail Building, Indio

**FOR
SALE OR
LEASE**



82935 AVENUE 48, INDIO, CA

FEATURES

- Priced Significantly Below Replacement Cost
- Ideal for restaurants, retail, offices or medical
- Prime area of robust residential, retail and commercial growth
- Owner user or value add opportunity
- Superior Design & Construction
- Anchored by Walgreens with shared ingress & egress
- Large Open Scale Floor Plan
- Over 160,000 people within five mile radius

Asking Price: \$1,680,000 (\$120.27/SF)
Also Available for Lease: \$12,572/MO (\$0.90/SF NNN)
Lease With Option to Purchase

Traffic Pattern



#20682
5/18/20kj

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Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

Susan Harvey

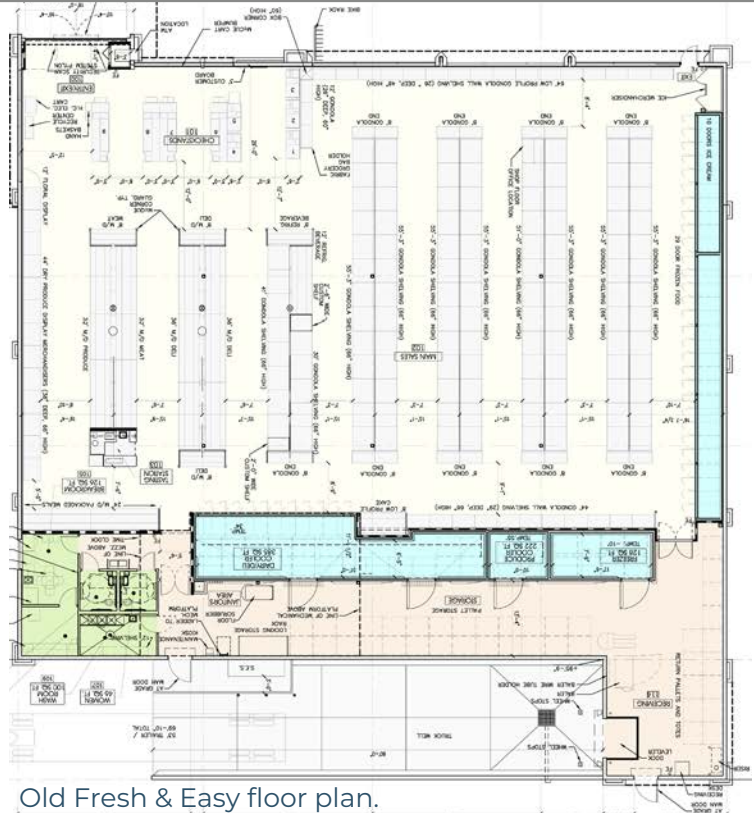
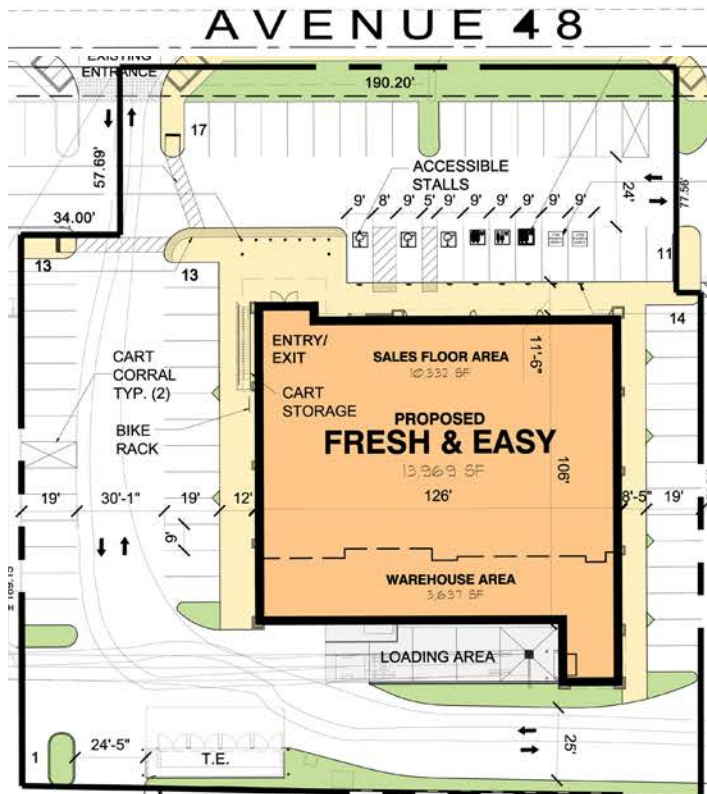
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82935 Avenue 48, Indio

Site Plan

Floor Plan



Old Fresh & Easy floor plan.

Directions: From Interstate 10, take the Jackson Street exit (Exit 143) south. Travel south on Jackson Street, 2.5 miles to Avenue 48. Turn right (west) on Avenue 48. The property is on the left side (south) of Avenue 48.

SITE AMENITIES

- **Location:** The property is located on the south side of Avenue 48, just west of Jackson St. in the city of Indio.
- **Zoning:** Indian Palms PMP (Neighborhood Commercial)
- **General Plan:** Community Commercial (General Plan 2040: Proposed Neighborhood Center)
- **Building Size:** 13,969 SF
- **Improvements:** Two ADA restrooms, employee breakroom, loading dock
- **Year Built:** 2009
- **Ceiling Height:** 20'
- **Parcel Size:** 1.27 Acres
- **APN:** 614-340-019
- **Utilities:** Electrical: 400 AMPS
- **Current Use:** Vacant Building, Former Fresh & Easy
- **Parking:** 60 Spaces (4.30 per 1,000 s/f)
- **Traffic Count:** Ave. 48: 17,157 & Jackson St.: 14,601 average cars per day
- **Adjacent Use:** Walgreens, Coachella Valley Volunteers in Medicine & Riverside County Social Services.
- **Comments:** Surrounded by some of the largest national retail tenants. Such as Walgreens, Subway, McDonalds, Starbucks, Bank of American and Walmart Neighborhood Market. A unique opportunity to acquire a former Fresh & Easy Supermarket and below replacement cost.



Ability to convert up to 5 stores.

