

# 3.81 AC NEC JEFFERSON ST & VARNER RD COMMERCIAL LOT



## NEC JEFFERSON ST & VARNER RD, INDIRIO, CA

### FEATURES

- Located at the NEC Verner Rd. and Jefferson signaled intersection
- Adjacent to Del Webb Shadow Hills, a 3,450 home community
- Approved site plan for retail
- This is the main freeway exit for the Coachella and Stagecoach Music Festivals
- Within 1 mile from Shadow Hills High School, Desert Ridge Middle School and a new elementary school coming soon.
- In the City of Indio, the fastest growing city in the Coachella Valley
- Impressive traffic counts

**ASKING PRICE: \$2,489,454 (\$15/SF)**



**Susan Harvey**

susan@dppllc.com  
760-250-8992 Mobile  
CA DRE #00957590

**Paula Turner**

paula@dppllc.com  
760-578-6564 Mobile  
CA DRE #00702492

# 3.81 AC NEC JEFFERSON ST & VARNER RD AT SIGNALIZED INTERSECTION



**Directions:** Head east on I-10 for 123 miles. Keep left to continue San Bernardino Fwy and follow the signs for I-10 E/San Bernardino. Take exit 139 for Jefferson St. Use the left 2 lanes to turn left onto Jefferson St. In a quarter mile, the property will be on your right.

## SITE AMENITIES

- **Location:** I-10 Freeway and Jefferson St., Indio
- **Parcel Size:** 3.81 AC (165,963 SF)
- **APN:** 691-290-035, 691-290-041
- **Utilities:**
  - Water: 24" line in Varner Rd.
  - 18" line in Jefferson St.
  - Sewer: 8" line in Varner Rd.
- **General Plan/Zoning:** Light Residential
- **Average Daily Traffic Counts:**
  - I-10 Freeway: 80,000
  - Jefferson St & Varner Rd: 35,000
  - Varner Rd & Avenue 40: 13,000

## COACHELLA VALLEY TOURISM INDUSTRY

- 13.6M Visitors spent more than \$5.5B in 2017
- \$7B economic impact (9% increase over 2015)
- 51,866 Industry Jobs (1,200 Increase since 2010)
- 2017 Y-U-Y: Hotel occupancy: 2.7% increase
- Average Daily Rate: 3.1% increase

## DEMOGRAPHICS

|                        | 1 MI     | 3 MI     | 5 MI     |
|------------------------|----------|----------|----------|
| <b>Population</b>      | 4,486    | 66,325   | 127,732  |
| <b>Avg. HH Income</b>  | \$90,536 | \$88,180 | \$93,176 |
| <b># of Households</b> | 2,017    | 27,715   | 53,769   |

## PARCEL MAP

### 3.81 AC NORTH PARCEL

