

INDIO LUBE CENTER

81780 US Highway 111, Indio, CA 92201

Retail Owner/User
Investment Opportunity

Offering Memorandum

Business & Real Estate



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Indio Lube Center
81780 US Highway 111, Indio, CA 92201



INVESTMENT HIGHLIGHTS

Property Highlights

- **Turnkey Business and Real Estate Opportunity:** Rare opportunity to acquire both the real estate and a fully turnkey operating business at an attractive price point. Ideal for owner-operators or investors seeking immediate income with long-term appreciation.
- **Established Operation with Upside:** Well-established location with over 30 years of continuous operations and a loyal, repeat customer base. The business is currently EBITDA and cash-flow positive, with clear upside potential through expanding technician staffing, extending hours of operation, and activating the additional three service bays that are presently unused.
- **Main Arterial Access:** Strategically positioned along Highway 111, the primary arterial corridor spanning approximately 20 miles through the Coachella Valley, with traffic counts exceeding $\pm 40,000$ vehicles per day, providing exceptional visibility and accessibility.
- **Local Economy/Travel Destination:** The Coachella Valley is a major tourism and economic hub, attracting approximately 14.4 million visitors annually. Recent data reflects a record-breaking \$9 billion in visitor spending in 2023/2024, supporting roughly one in four local jobs. The region is anchored by globally recognized events and venues including Coachella and Stagecoach music festivals, the BNP Paribas Open, and the newly constructed Acrisure Arena.



BW Best Western

Walmart
Supercenter
±2.3 Miles Away

Andrew Jackson Elementary
±545 Students



±59,000 VPD



CIRCLE K **DQ**

Indio Blvd ±13,900 VPD

AAA
STORAGE OF INDIO

FERGUSON
HVAC

ARCO

Amistad Continuation High School
±196 Students

Lyndon B. Johnson Elementary
±400 Students

John F Kennedy Elementary
±402 Students

CARDENAS

Eisenhower Community Education Center
School

Food 4 Less
dd's DISCOUNTS **Denny's**

CHASE

UNITED STATES POSTAL SERVICE

SecurCare
Self Storage

Subject Property



DEL TACO

Applebee's
GRILL + BAR

Builders
FirstSource

Indio High School
±2,100 Students

111 ±41,500 VPD

IN-N-OUT BURGER **WELLS FARGO**



Indio Grand Marketplace
Redevelopment Planning
Transform Mall to a Vibrant, Mixed-Use Area

Thomas Jefferson Middle School
±927 Students

Roosevelt Elementary
±556 Students

StorQuest
SELF STORAGE

O'Reilly
AUTO PARTS

Watercrest at the Polo Fields
Gated Community

Google Earth

81780 US Highway 111
Indio, CA 92201

±2,970 SF
GLA

±0.57 AC
Year Built

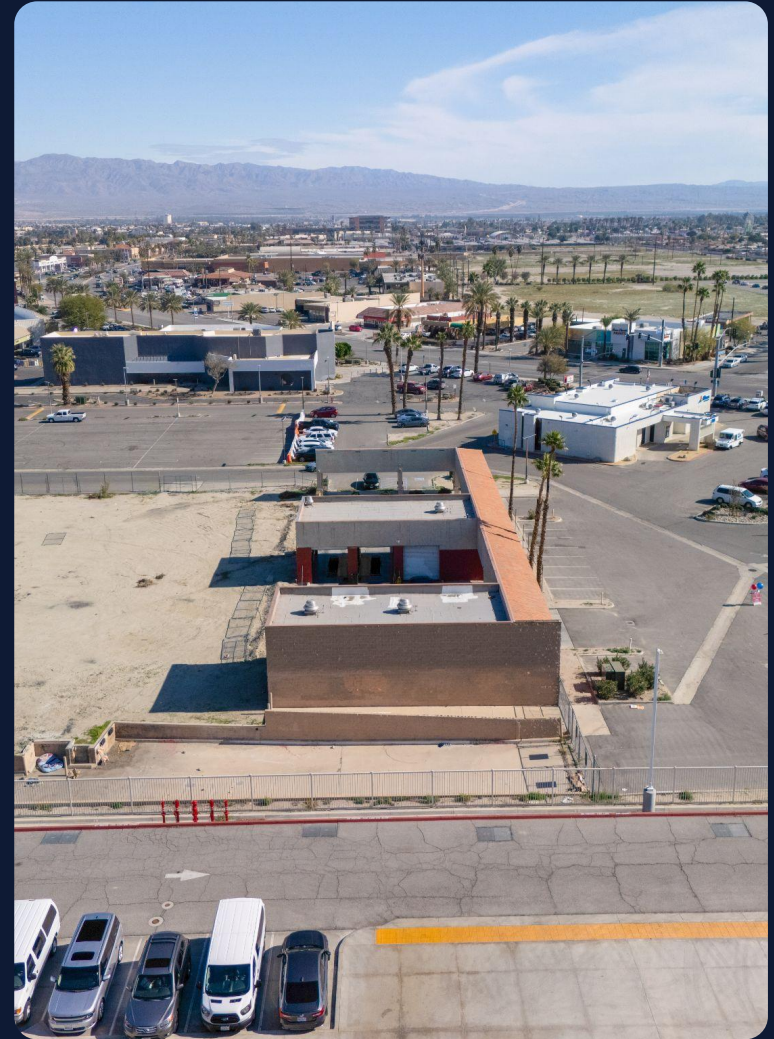
±41,500
Vehicles Per Day

6
Bays

616-050-004
Parcel Number (APN)



PROPERTY PHOTOS



FINANCIAL SUMMARY

\$1,500,000

List Price

±2,970 SF

GLA

±0.57 AC

Lot Size

Property Details

Address 81780 Highway 111, Indio, CA 92201

Ownership Fee Simple (Business and Real Estate)

Price \$1,500,000

GLA (SF) ±2,970

Land Acre ±0.57

Land SF ±24,829

Bays 6

Traffic Counts ±41,500 VPD

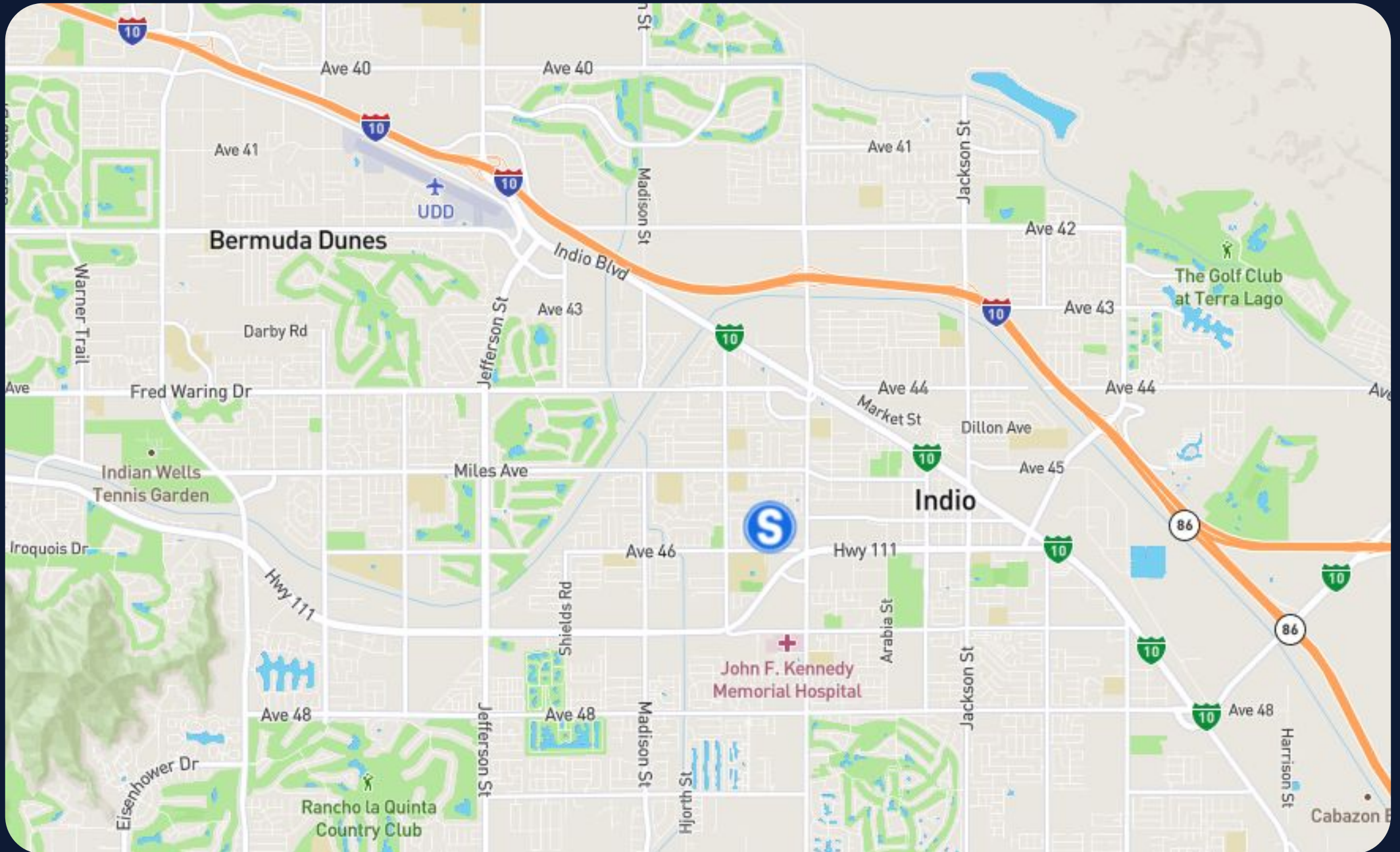
Parcel Number (APN) 616-050-004



MARKET OVERVIEW

Indio Lube Center

81780 US Highway 111, Indio, CA 92201



INDIO, CA

Market Demographics



196,019
Total Population

\$131,777
Average HH Income

70,339
of Households

68.3%
Homeownership Rate

21.1%
% Bachelor's Degree

38.2
Median Age

\$424,700
Median Property Value

Local Market Overview

Indio, California, is a thriving community located in the heart of Riverside County's Coachella Valley. As one of the region's fastest-growing cities, Indio offers a dynamic blend of cultural energy and suburban comfort, making it an increasingly attractive destination for both residents and investors. The city's population continues to grow steadily, fueled by in-migration and a strong local birth rate, while a diverse demographic mix contributes to a vibrant consumer market. Rising household income levels and expanding economic opportunity further highlight Indio's upward momentum.

The area features a balanced housing market with a high rate of homeownership, supported by a broad mix of residential offerings that appeal to families, retirees, and young professionals alike. Ongoing investments in infrastructure, downtown redevelopment, and new housing communities underscore Indio's commitment to long-term growth. Combined with year-round sunshine, strong civic leadership, and access to renowned recreational and cultural events, Indio stands out as a promising locale for sustainable residential and commercial investment.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	22,783	111,608	192,509
Current Year Estimate	23,228	110,388	188,208
2020 Census	23,197	100,112	167,084
Growth 2020-Current Year	0.14%	10.26%	12.64%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,121	37,395	68,298
Current Year Estimate	7,090	35,931	64,931
2020 Census	6,923	32,132	55,438
Growth 2020-Current Year	2.41%	11.83%	17.12%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$78,960	\$117,546	\$125,335



Economy

Indio's economy is anchored by a powerful combination of tourism, agriculture, healthcare, and expanding service industries that contribute to its long-term stability and growth. As the home of globally recognized events like the Coachella Valley Music and Arts Festival and Stagecoach, Indio draws hundreds of thousands of visitors annually, generating substantial revenue for local businesses, creating seasonal employment, and fueling investment in hospitality and retail. At the same time, agriculture remains a central pillar of the local economy, with the region's fertile land supporting robust date farming and specialty crop production that connects Indio to both domestic and international markets. In response to population growth and shifting demographics, healthcare, education, and municipal services are rapidly evolving, supported by public and private sector investments. The city's proactive planning efforts—including infrastructure modernization and commercial corridor revitalization—are strategically designed to attract business development, diversify job opportunities, and ensure economic resilience across market cycles.

Attractions

Indio offers an enticing lifestyle experience shaped by natural beauty, cultural richness, and world-class entertainment. Its status as a global destination is anchored by signature events such as the Coachella Valley Music and Arts Festival and Stagecoach, which transform the city each spring into a vibrant epicenter of music, art, and tourism. These festivals, held at the scenic Empire Polo Grounds, create a ripple effect throughout the region, benefiting local restaurants, resorts, retailers, and transportation providers. Beyond its marquee events, Indio boasts a wide variety of attractions for residents and visitors alike—from championship golf courses and upscale spas to hiking trails, equestrian centers, and family-friendly parks. The Coachella Valley History Museum, public art installations, and a growing culinary scene add to the city's cultural fabric. With easy access to Palm Springs, Joshua Tree National Park, and the broader Southern California desert region, Indio offers a seamless blend of recreation, relaxation, and cultural engagement in a year-round sunshine-filled setting.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **81780 US Highway 111, Indio, CA, 92201** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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