

DOWNTOWN | MANUFACTURING

45820 FARGO ST. | INDIO | CA, 92201



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SUPREME INVESTMENT
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"Excellence in Real Estate"

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EXECUTIVE SUMMARY



FAMILY OWNED UPHOLSTERY SHOP AVAILABLE IN THE EPICENTER OF THE COACHELLA VALLEY.

Step into a well-run Upholstery Shop that has been in operation for generations. Standing in one of the most desirable infill locations within the Coachella Valley Submarket is one of the last Industrial Manufacturing Uses in Downtown Indio. Experiencing constant growth and activity for the past 10 years, Downtown Indio continues this course with the expansion of College of the Desert, Skyline at Bliss & Oasis, a Downtown Performance & Concert Stage, and the most recently added Asada Fest complete with Live Entertainment with an array of family games and delicious food. Add this location to your Shop portfolio or start your business journey with historic recognition complete with inventory, materials, machinery, and recurring business. Plug in to the heart of the Coachella Valley and be a part of the pulse with this High-Profile & Well-Positioned Upholstery Business.

PROPERTY INFORMATION

BUSINESS NAME	Ramos Upholstery
OPPORTUNITY #1	Business Acquisition
OPPORTUNITY #2	Acquisition + Lease
UNIT SIZE	± 900 SF
TOTAL LOT SIZE	0.15 AC (± 15,245 SF)
PROPERTY TYPE	Light Manufacturing
YEAR BUILT	1943
ZONING	DT-N (Downtown Neighborhood)

PROPERTY HIGHLIGHTS



200a (3-Wire)
Single Phase



+ 38,188 CPD
Hwy 111 Traffic Count



Signage
Jackson St. & Fargo St.



Utilities
Power & Water



81 - Walk Score
Very Walkable



1 - Loading /
Roll-Up Door



Located in
Downtown Indio



4 Stalls
Paved Lot

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ANALYSIS

OPPORTUNITY #1

Business Acquisition

Price: **\$99,999**

Includes the Following:

- Business Name
- Book of Business / Contacts
- Suppliers
- Existing Inventory
- Existing Supplies
- Existing Materials
- Existing Machinery

RAMOS UPHOLSTERY

Industries & Services

- Automotive
- Commercial
- Customization
- Replacements
- Marine
- Domestic
- Restoration
- Repairs

OPPORTUNITY #2

Business Acquisition + Lease

Price: **\$99,999**

Lease:

- **Rate:** **\$2.50 / SF**
- **Type:** **Modified Gross**
- **Term:** **Negotiable**



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AREA OVERVIEW



Located about 15 miles east of Palm Springs sits the largest and fastest growing city in the Coachella Valley. Known as the “City of Festivals”, Indio first served as a railroad outpost and transformed into a forceful agricultural region - producing dates, citrus, grapes, and cotton. It incorporated in 1930 and became the first City in the Coachella Valley. Since the year 2000, Indio has increased its Population nearly 75% and spans 30 square miles with major transportation routes including the I-10 to Pheonix, Historic Highway-111, and the vintage Highway-86 that leads to “Lithium Valley”. Today, the city continues to focus on growth by welcoming nearly 1-Million visitors, per year, through a strong & friendly municipality, continued development of Housing (Labor & Luxury including Planned / Gated Communities), Retail Shops, Restaurants, and exceptional Resident Services that allow Indio to remain Center Stage of the Coachella Valley.

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AREA OVERVIEW



Civic Center / Library - 1 min. Walk



College of the Desert - Adjacent



"The Messengers" - 2 min. Walk

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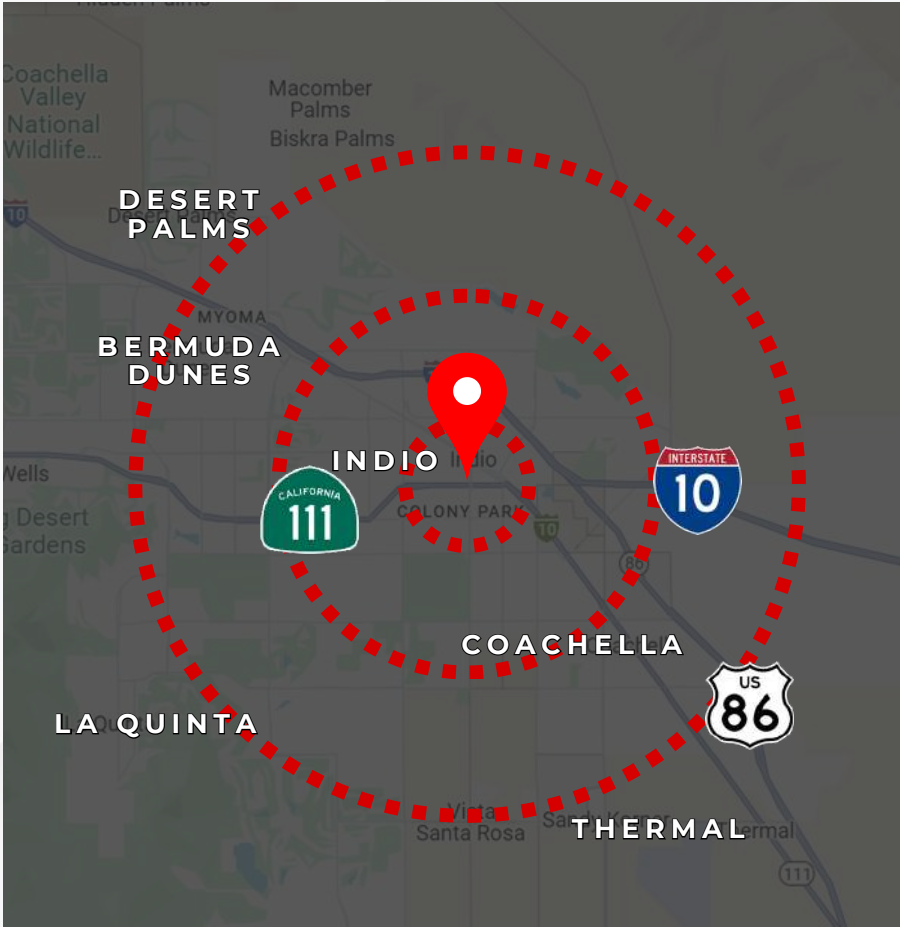
DEMOGRAPHICS

POPULATION

	1 Mile	3 Mile	5 Mile
2024 POPULATION ESTIMATE	19,479	110,254	186,253
2029 POLULATION PROJECTION	20,799	117,726	198,875
2024 MEDIAN AGE	32	36	38
WHITE	16%	26%	33%
BLACK	2%	2%	2%
HISPANIC	88%	75%	68%

HOUSEHOLD

	1 Mile	3 Mile	5 Mile
2024 HOUSEHOLD ESTIMATE	4,437	32,880	59,289
2029 HOUSEHOLD PROJECTION	4,733	35,073	63,245
MEDIAN HOME VALUE	\$459,493	\$538,642	\$598,585
AVG. HOUSEHOLD INCOME	\$67,558	\$97,910	\$111,261
OWNER OCCUPIED	39%	65%	67%
RENTER OCCUPIED	61%	35%	33%



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DEMOGRAPHICS

COMMUNITY PROFILE - CITY OF INDIO

Population Summary

2024 Total Population	91,386
2029 Total Population (Projected)	93,442

2024 Population By Race / Ethnicity

White Alone	33.1%
Black Alone	2.3%
American Indian Alone	1.6%
Asian Alone	2.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	39.0%
Two or More Races	21.2%
Hispanic Origin	70.8%

2029 Population By Race / Ethnicity (Projected)

White Alone	1.7%
Black Alone	2.3%
American Indian Alone	1.6%
Asian Alone	2.9%
Pacific Islander Alone	0.1%
Some Other Race Alone	39.9%
Two or More Races	21.5%
Hispanic Origin	72.1%

Housing Unit Summary

2020 Housing Units	34,638
2024 Housing Units	36,217
2029 Housing Units (Projected)	37,239

2024 Consumer Spending

Total	\$1,730,031,314 (100%)
Apparel & Services	\$61,884,345 (3.58%)
Travel	\$77,191,383 (4.46%)
Entertainment / Recreation	\$105,072,865 (6.07%)
Food Away From Home	\$105,985,665 (6.13%)



Information and Statistics provided by Esri.

3.3 Zoning

3.3 Zoning

To generate the physical vision for the Downtown area, this Zoning Map replaces all existing zoning within its boundaries (Figure 3.3). The Downtown area is divided into two zones: Downtown Core (DT-C) and Downtown Neighborhood (DT-N). The following sections of this Chapter contain regulations that are specific to each zone. In addition to these Zones, a new Overlay is also established, which provides regulations in addition to those already required by the base Zone. The standards of the Overlay apply only to the side of the lot that the overlay is illustrated on. The intent of each Zone, and of the Retail-Ready Overlay is described below.

A. Establishment of Zones

1. **Downtown Core (DT-C).** This zone is characterized by lively, pedestrian-oriented retail, restaurant, service, and similar ground floor uses, with housing and offices on upper floors. Building façades are simple and planar, with ground floor shopfronts set very near the back of sidewalk, with simple arrangements of recessed window openings stacked above the shopfronts, reflecting the traditional 25-foot lotting pattern. Building heights are up to 4 stories, but may reach 6 when community benefits are included. The intent is to concentrate more active ground-floor environment into the historic core along and near Miles Avenue.

2. **Downtown Neighborhood (DT-N).** This zone is a less intense and more flexible urban environment than the DT-C. Buildings are set back further from the sidewalk, and may have less active uses on the ground floor. Building façades are still simple and planar, and reflect traditional lotting patterns with simple arrangements of recessed window openings stacked above. Building heights are up to 4 stories, but may reach 6 when community benefits are included. The intent of this Zoning District is to generate a comfortable, walkable urban environment that functions and performs well regardless of market conditions.

B. Establishment of Overlay

1. **Retail Ready (RR-O).** The intent of this overlay is to allow for uninterrupted growth of the downtown commercial environment. Residential and office uses may occupy the ground floor in this overlay, but do not get in the way if/when the market is ready for an expansion of a more active urban environment. To facilitate this flexibility, non-active ground floors are allowed, provided they are built per the standards for "flex" units (see Section 3.8.3). These are built to be easily convertible to future retail/service uses, entailing high ceilings and access designs that do not preclude future compliance with the American Disabilities Act for commercial spaces.

Figure 3.3 Zoning Map



[Click Here for full Downtown Specific Plan](#)

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PHOTO GALLERY



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PHOTO GALLERY



AERIAL OVERVIEW

INDIO BLVD.



"THE MESSENGERS"

CIVIC CENTER

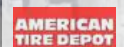
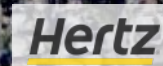


Blu Sapphire Apartments

± 15,000 Students



SUBJECT



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