

SUMMER 2017 AUCTION

No Starting Bids and No Hidden Reserves!

Bank-Owned Former Restaurant

Indio, California



- Located five minute drive from I-10 at corner of Indio Blvd. and Arabia Street
- Seating for up to 120 including outside covered patio

Price Reduced to \$399,000 / \$82 per square foot!

SEALED BIDS DUE AUGUST 16, 2017

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#110 - Former Restaurant in Coachella Valley Near I-10 Indio, California

PUBLISHED RESERVE: \$399,000

LAST ASKING: \$530,000

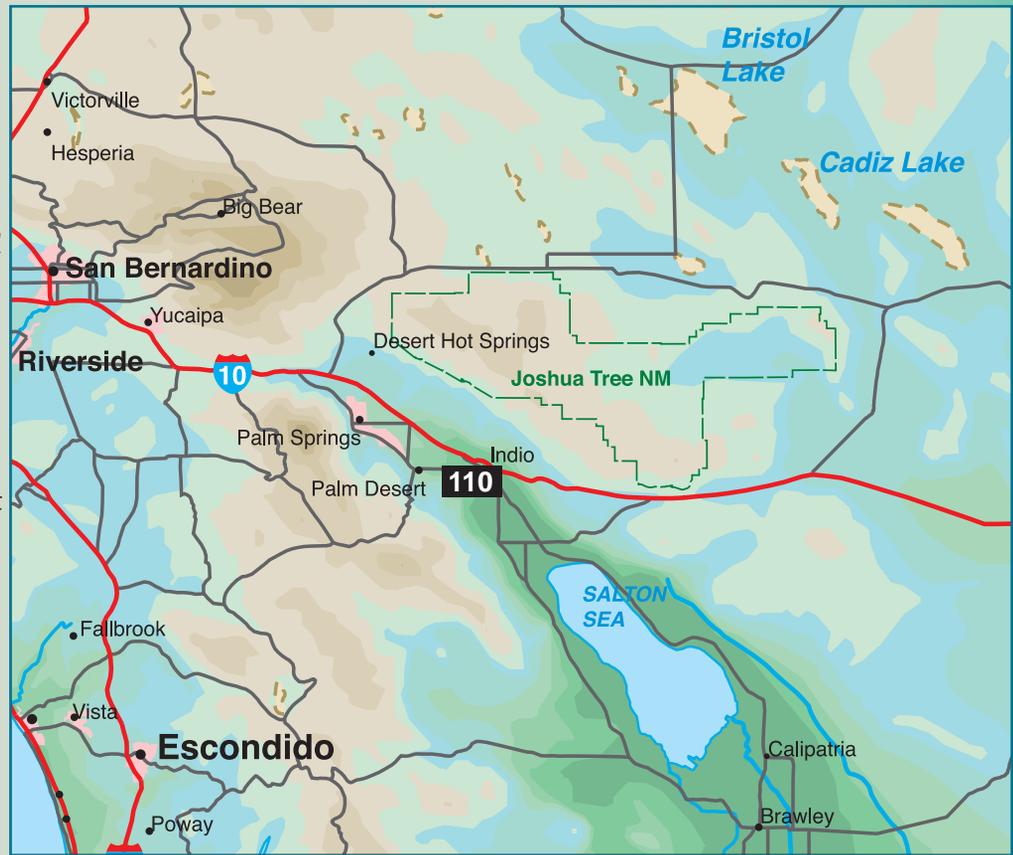
SIZE: 4,880± Square Feet on .43± Acre Site

ZONING: Community Commercial - CC

PROPERTY INSPECTION: By Appointment Only - Call Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: This 4,880± square foot bank-owned former restaurant is on the corner of Indio Blvd and Arabia St in Indio, approximately 25 miles southeast of Palm Springs, in the destination-oriented Coachella Valley, known for its music festivals, golf courses, and resorts. Interstate 10 bisects the City of Indio and provides excellent access west to Los Angeles and east to Phoenix. The resort community of Indian Wells is a 20-minute drive.



The former restaurant is located within a five minute drive of Interstate 10, Exit 142.

The restaurant was built in 1980 and remodeled in 2008. It is configured with a dining area, kitchen, dry and refrigerated storage, an office, one private and two public restrooms. It is constructed on a concrete slab floor, with wood frame and stucco finish, and built-up concrete tile roofing. There is both fluorescent and incandescent interior lighting, and an exterior mounted HVAC system. The building does not have fire sprinklers. The property is in overall fair condition, and would benefit from minimal upgrading and landscaping. All furniture, fixtures and equipment (FF&E) located on the property is included in the sale, which will be conveyed in As Is condition.

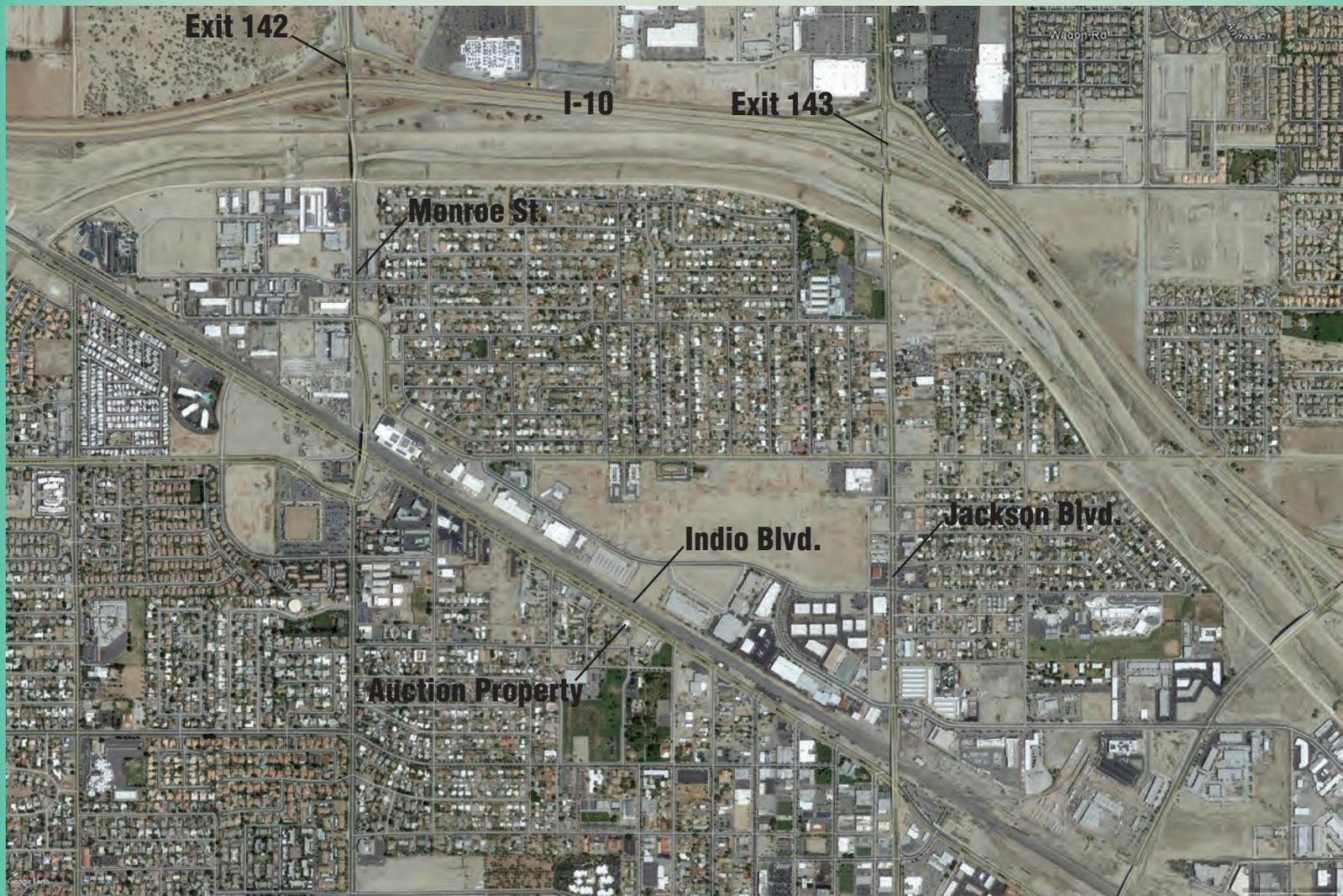
The former restaurant sits on a .43± acre site with approximately 163 feet of frontage along the south side of Indio Blvd., and approximately 146 feet of frontage along the west side of Arabia St, both of which provide access to the property. The site is improved with 24 parking spaces, including one handicapped, and an exterior drive-through pick-up window. There is an outside enclosed and gated patio of 1,235± square feet, with seating for approximately 40, that provides access to the inside of the restaurant.

The property has Community Commercial (CC) zoning which allows for a variety of different general merchandising and retailing uses. See Supplemental Information Package for a copy of the Zoning Ordinance, Preliminary Title Report, and Phase I Environmental Site Assessment.



LOCATION: 82485 Indio Blvd - Indio, Riverside County, California.
Tax Parcel No: 611-053-017

**SEALED BIDS DUE
NO LATER THAN 5:00 PM,
AUGUST 16, 2017**



Inside seating for 80. Patio seats up to 40

Sale includes all furniture, fixtures and equipment (FF&E)

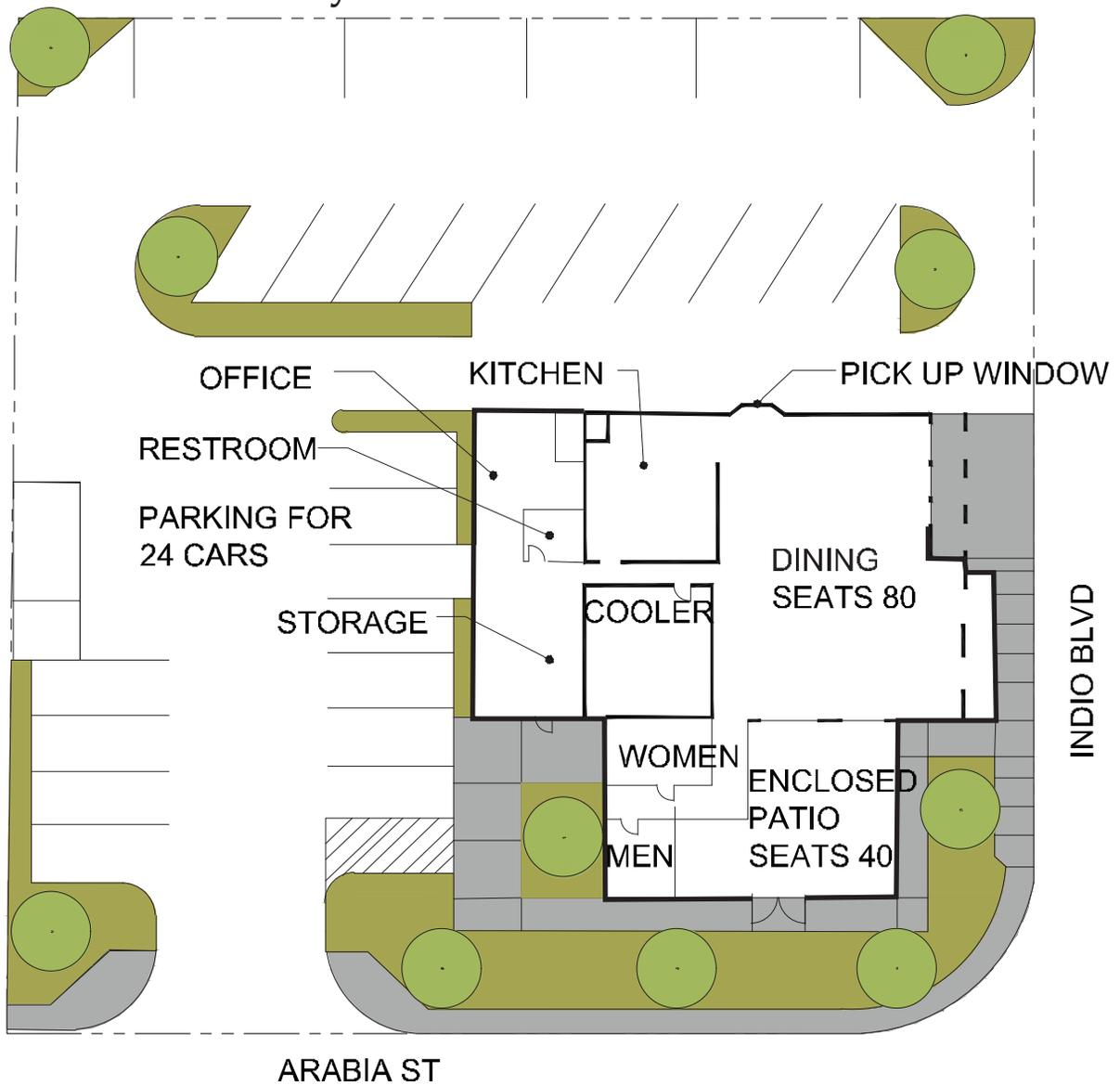


Drive-through pick up window



Commercial kitchen

Former Restaurant Layout and Site Plan



Please Note: Floor plan is schematic only

SEALED BIDS DUE AUGUST 16, 2017

**CALL NOW FOR SUPPLEMENTAL INFORMATION
AND BID PACKAGE 1706 - 110**

1-800-845-3524

REALTY MARKETING / NORTHWEST, Broker
522 SW 5th Avenue, Suite 725, Portland, Oregon 97204



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