



# OFFICE/MEDIA BUILDING IN PALM DESERT

**\$3,500,000 (\$111/SF) PRICED TO SELL!!**

**±31,428 SF**



[CBCLYLE.NET](http://CBCLYLE.NET)

**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911



**COLDWELL  
BANKER  
COMMERCIAL**

LYLE & ASSOCIATES, LP



# OFFICE/MEDIA BUILDING

42650 Melanie Place, Palm Desert, CA 92260

## PROPERTY SUMMARY

**SALE**

<b>Building Size:</b>	<b>±31,428SF</b>
<b>Year Built:</b>	<b>1998</b>
<b>Year Remodeled:</b>	<b>2020</b>
<b>Parking Stalls:</b>	<b>95 Stalls</b>
<b>Price For Sale:</b>	<b>\$3,500,000</b> <b>(\$198.16/SF)</b>
<b>Apn:</b>	<b>634-260-012</b>
<b>Lot Size:</b>	<b>65,776 SF</b> <b>(1.51 AC)</b>
<b>Zoning:</b>	<b>M-SC</b>
<b>City:</b>	<b>Palm Desert</b>
<b>Sub-Market:</b>	<b>Coachella Valley</b>
<b>Market:</b>	<b>Inland Empire</b>



**Address: 42650 Melanie Pl,  
Palm Desert**

**APN: 634-260-012 (1.51 AC)**

**Building Size: ±31,428 SF**

**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911





# OFFICE/MEDIA BUILDING

42650 Melanie Place, Palm Desert, CA 92260

## HIGHLIGHTS

SALE



- Motivated seller has priced this property for a quick sale at \$111 per square foot, the lowest price per foot in this popular centrally located business park!
- Highly stylized and quality constructed, 31,428 SF, two-story, reinforced concrete block building on 1.51 acres.
- Excellent central Coachella Valley location in the premier Cook Street Business Park with convenient access to both interstate 10 and Highway 111.
- Completely walled in with security gates and 95 parking spaces, most of which are covered parking.
- Majority of the building is built out as office space, with the balance as warehouse space formally used as recording studios for KESQ TV.
- Property is being sold vacant, ready for an owner user, or savvy investor seeking upside.

**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911

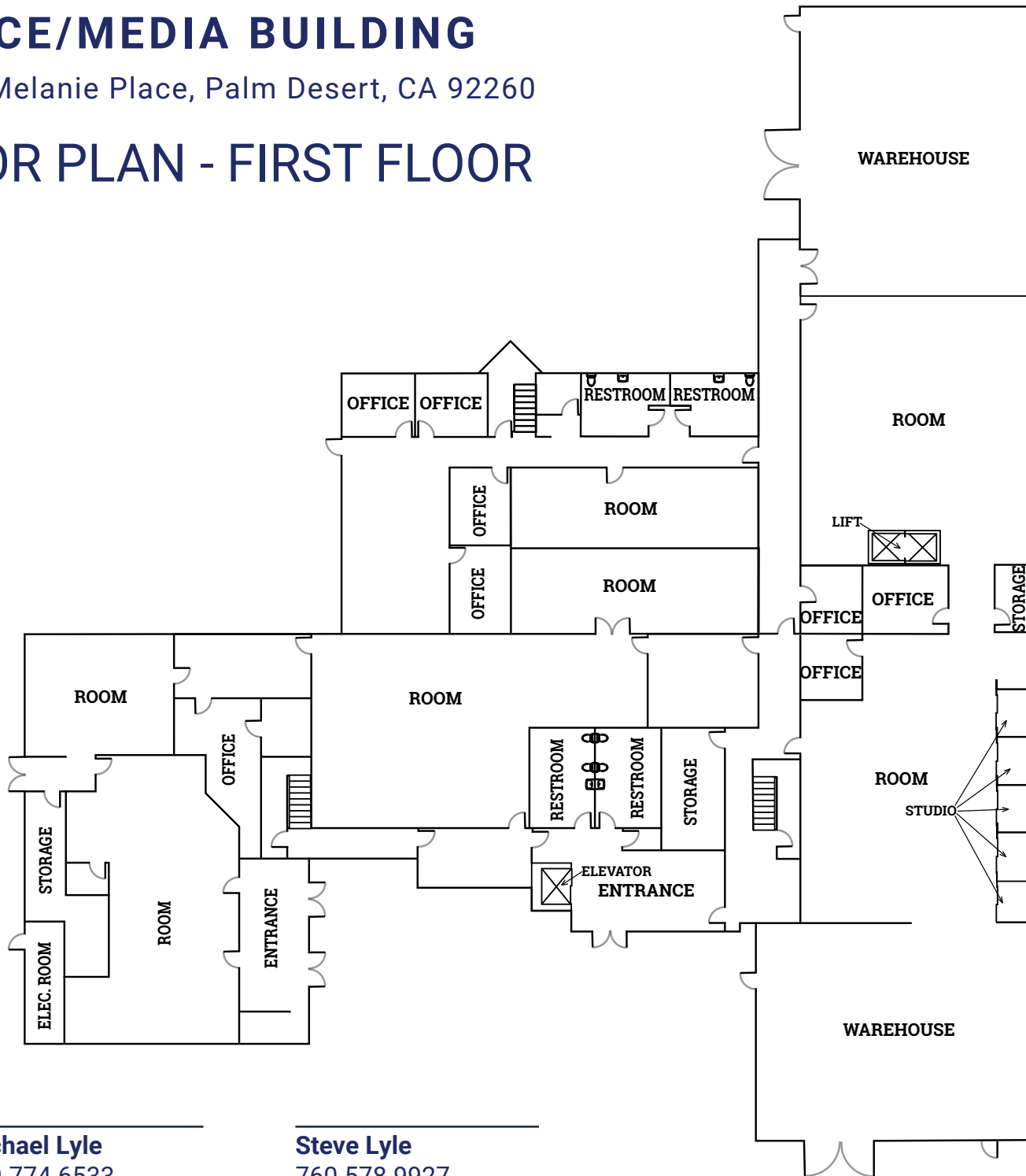
 **COLDWELL  
BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES, LP



# OFFICE/MEDIA BUILDING

42650 Melanie Place, Palm Desert, CA 92260

## FLOOR PLAN - FIRST FLOOR



SALE

**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911

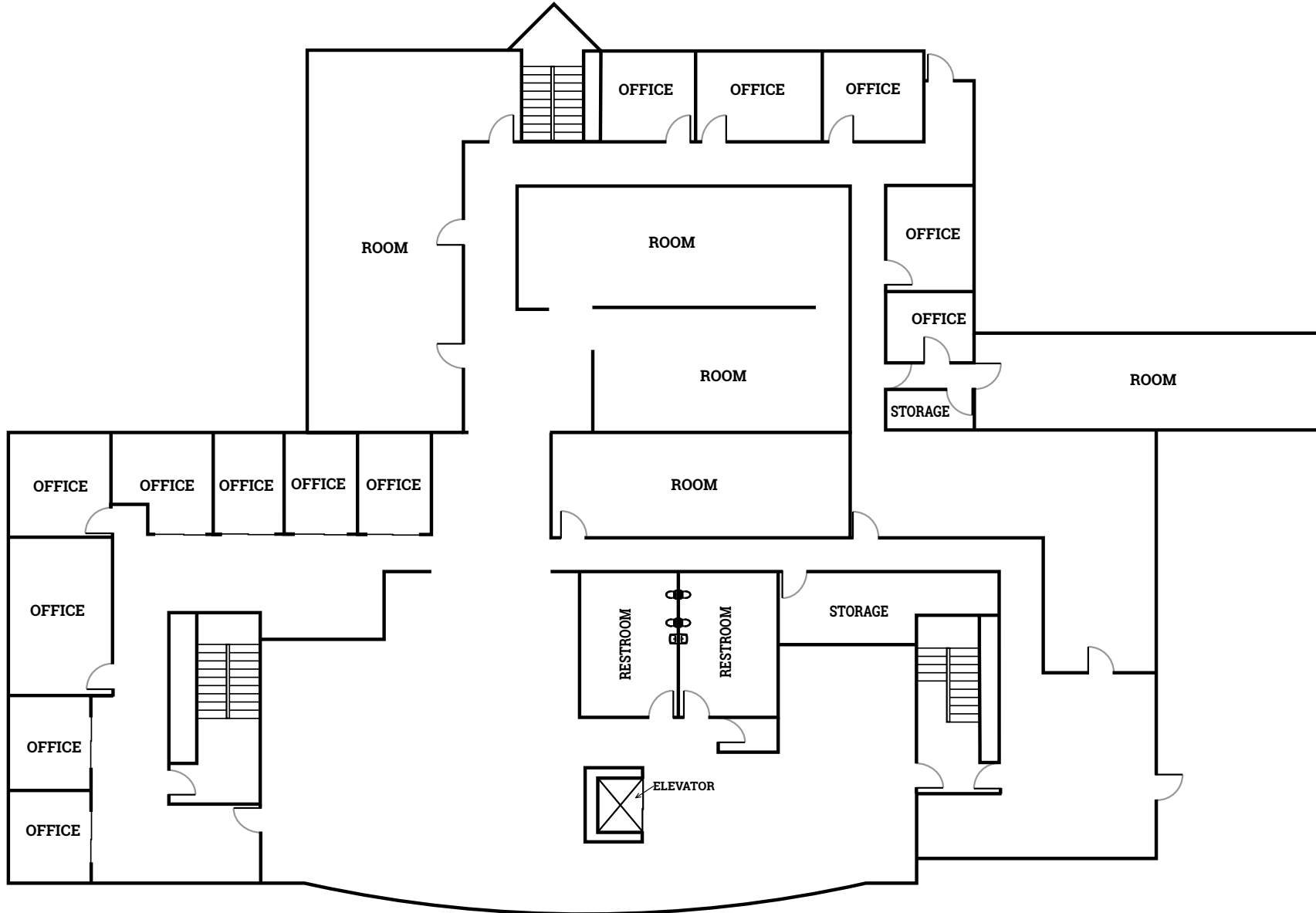


# OFFICE/MEDIA BUILDING

42650 Melanie Place, Palm Desert, CA 92260

## FLOOR PLAN - SECOND FLOOR

SALE



**Michael Lyle**  
 760.774.6533  
 mlyle@cbclyle.net  
 CalDRE #02002995

**Steve Lyle**  
 760.578.9927  
 stevelyle@cbclyle.net  
 CalDRE #00762911

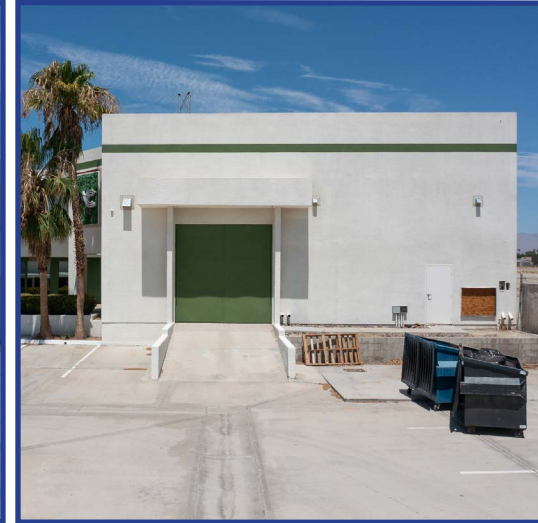


# OFFICE/MEDIA BUILDING

42650 Melanie Place, Palm Desert, CA 92260

## ADDITIONAL PHOTOS

SALE



**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911



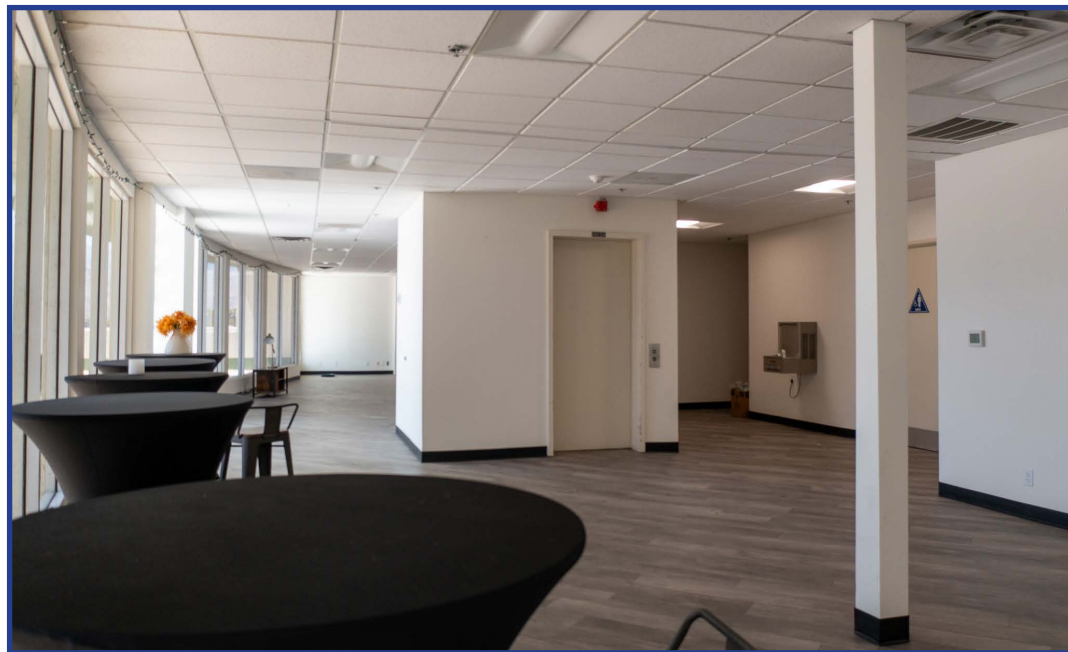
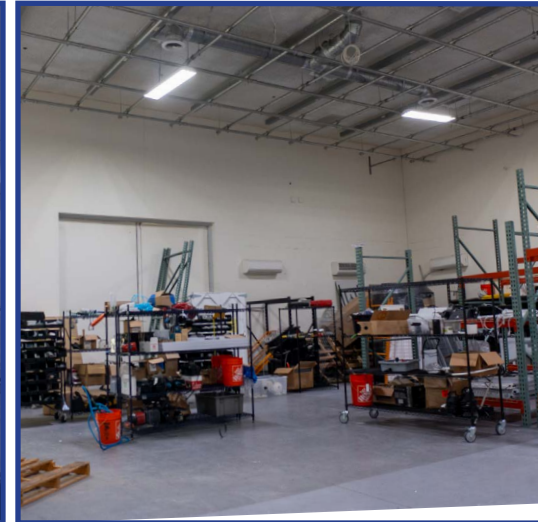
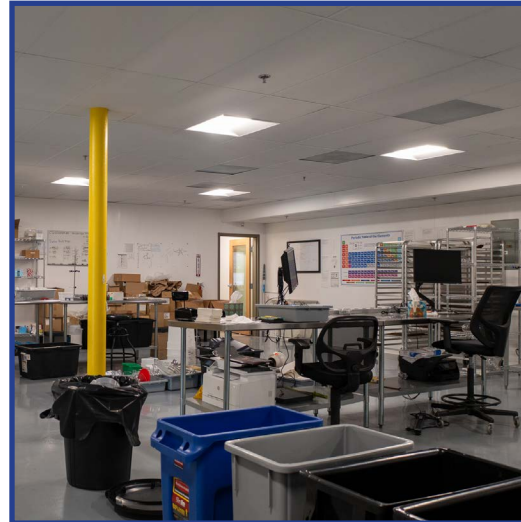
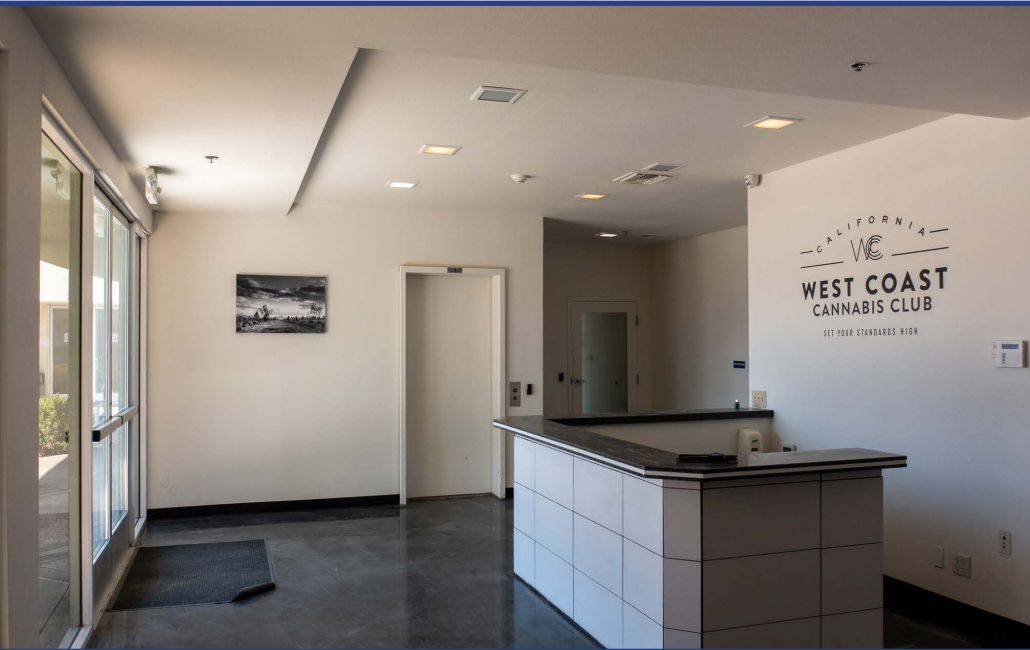


# OFFICE/MEDIA BUILDING

42650 Melanie Place, Palm Desert, CA 92260

## ADDITIONAL PHOTOS

SALE



**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911



**COLDWELL  
BANKER  
COMMERCIAL**

LYLE & ASSOCIATES, LP

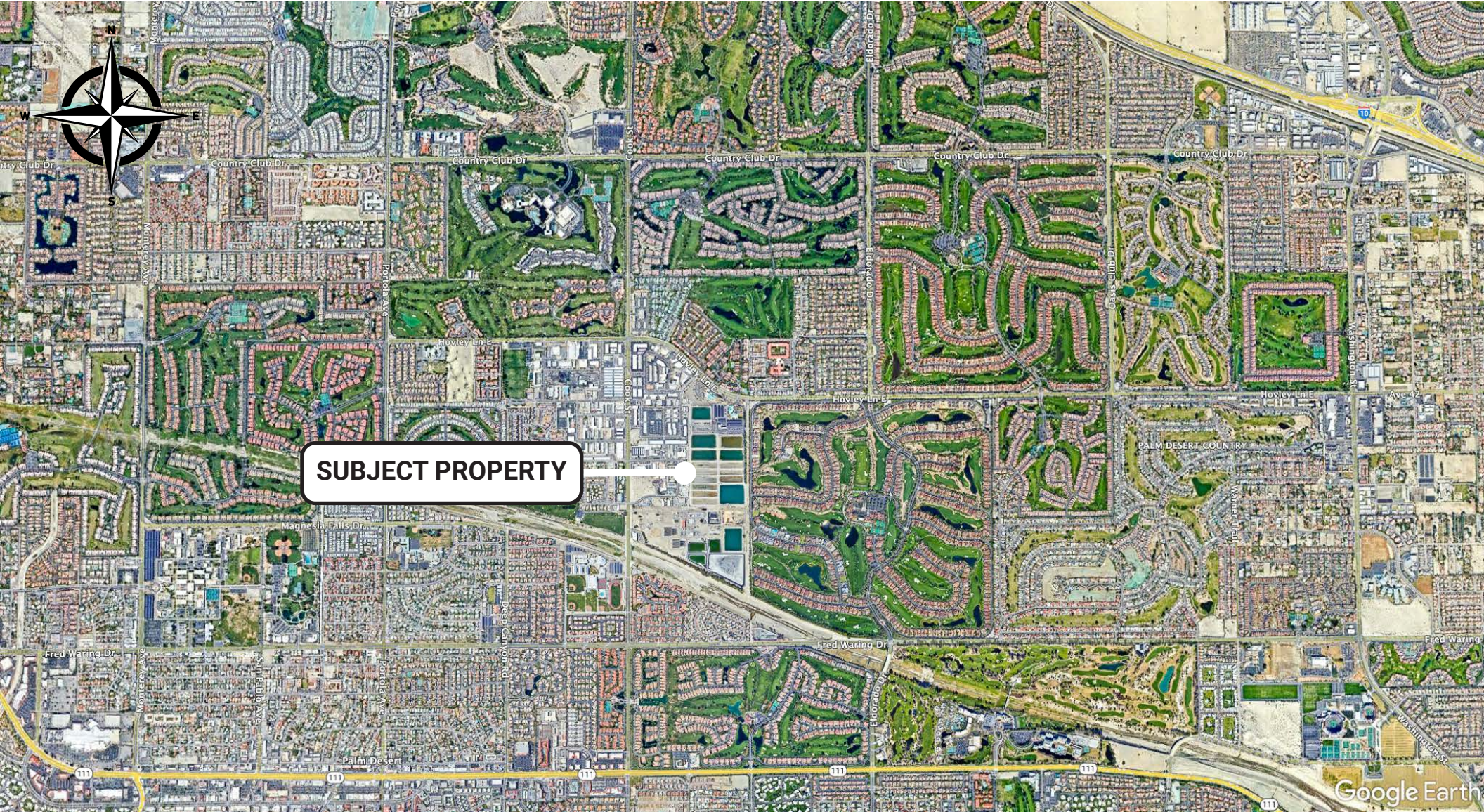


# OFFICE/MEDIA BUILDING

42650 Melanie Place, Palm Desert, CA 92260

## AERIAL MAP

SALE



SUBJECT PROPERTY

**Michael Lyle**  
 760.774.6533  
 mlyle@cbclyle.net  
 CalDRE #02002995

**Steve Lyle**  
 760.578.9927  
 stevelyle@cbclyle.net  
 CalDRE #00762911





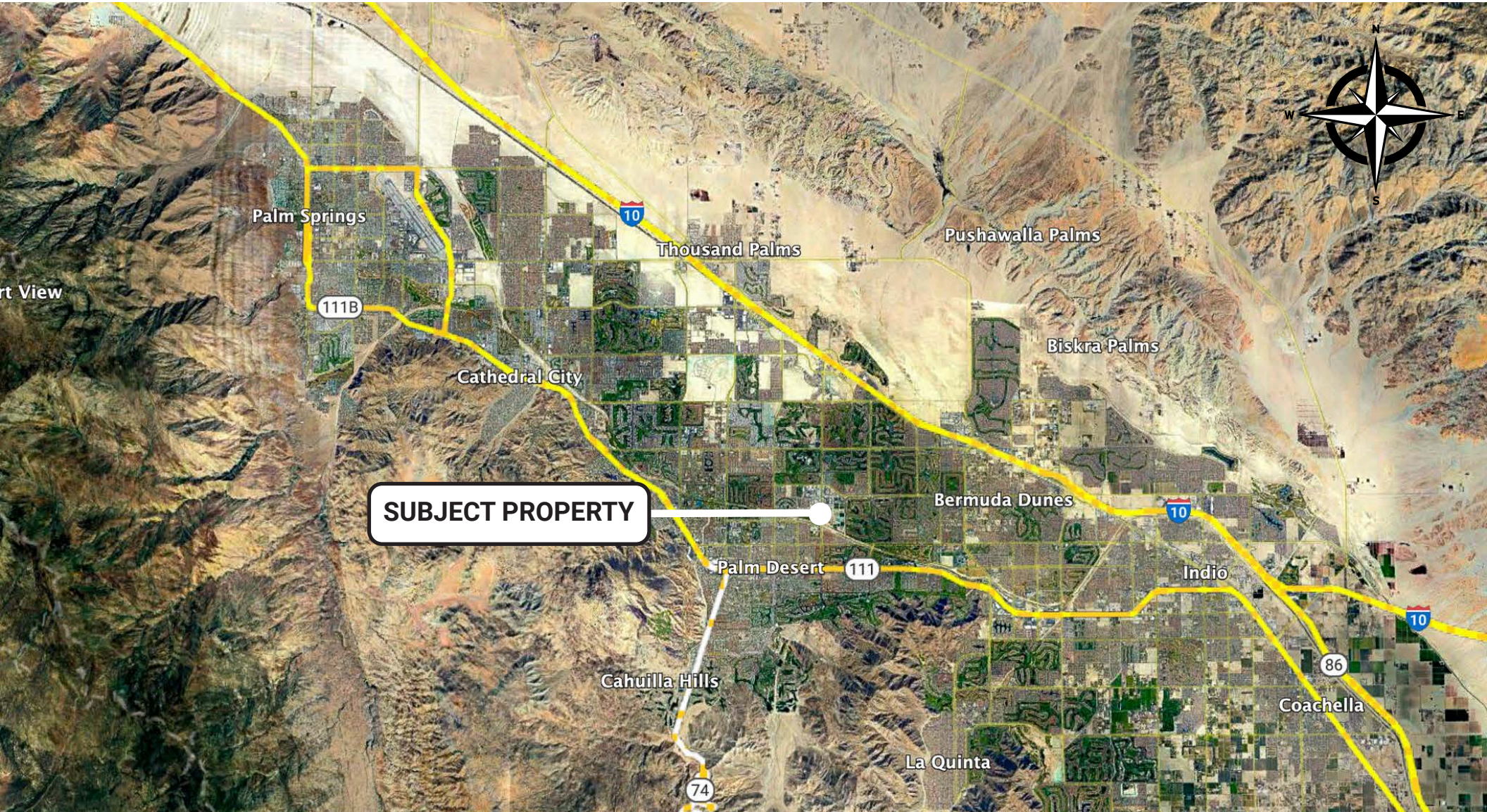


# OFFICE/MEDIA BUILDING

42650 Melanie Place, Palm Desert, CA 92260

## LOCATION MAP

SALE



**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911



**COLDWELL  
BANKER  
COMMERCIAL**

LYLE & ASSOCIATES, LP



# OFFICE/MEDIA BUILDING

42650 Melanie Place, Palm Desert, CA 92260

## REGIONAL MAP

SALE



City Of Palm Desert

**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911



**COLDWELL  
BANKER  
COMMERCIAL**

LYLE & ASSOCIATES, LP



# OFFICE/MEDIA BUILDING

42650 Melanie Place, Palm Desert, CA 92260

## AGENTS

SALE



**MICHAEL LYLE**

Commercial Sales & Leasing

**Direct:** 760.774.6533  
mlyle@cbclyle.net



**STEVE LYLE**

CEO

**Direct:** 760.578.9927  
stevelyle@cbclyle.net

## DISCLAIMER

CalDRE #02002995

CalDRE #0076291

The information provided herein has been obtained from sources believed reliable. While every reasonable effort has been made to ensure its accuracy, Coldwell Banker Commercial Lyle & Associates makes no representation or warranty, expressed or implied, as to the accuracy or completeness of this information. Prospective buyers should conduct their own independent investigations and due diligence regarding the property. Coldwell Banker Commercial Lyle & Associates and its agents are not responsible for any misprints, errors, or omissions, and are not liable for any damages or losses arising from reliance upon this information. This offering is subject to errors, omissions, changes, including price or withdrawal without notice.

Furthermore, the owner reserves the right at its own discretion to reject any or all expressions of interest or offers to purchase the property and/or terminate discussions at any time with any entity with or without notice, which may arise as a result of this sale brochure.

Please be advised that photocopying or duplicating of this material is not permitted without prior written consent.

**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911

