

# SALE

**±1.37 ACRE PARCEL - INDUSTRIAL LAND**

East Research Drive Palm Springs, CA 92262



**Rob Wenthold**  
(760) 641-7602  
CalDRE #01153834



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

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



# SALE

## ±1.37 ACRE PARCEL - INDUSTRIAL LAND

East Research Drive Palm Springs, CA 92262



### PROPERTY DESCRIPTION

710 E. RESEARCH DRIVE .... 1.37 acres located adjacent to Palm Springs International Airport and surrounded by DMV, Industrial Parks and Self-Storage Facilities.

### LOCATION DESCRIPTION

Located on the east side of E. Research Drive near the intersection of N. Farrell Drive.

### OFFERING SUMMARY

SALE PRICE	\$995,000
LOT SIZE	1.37 ACRES
ZONING:	M-1-P
APN	507-350-045

**Rob Wenthold**  
(760) 641-7602  
CalDRE #01153834



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



# SALE

## ±1.37 ACRE PARCEL - INDUSTRIAL LAND

East Research Drive Palm Springs, CA 92262



**Rob Wenthold**  
(760) 641-7602  
CalDRE #01153834



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

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



# SALE

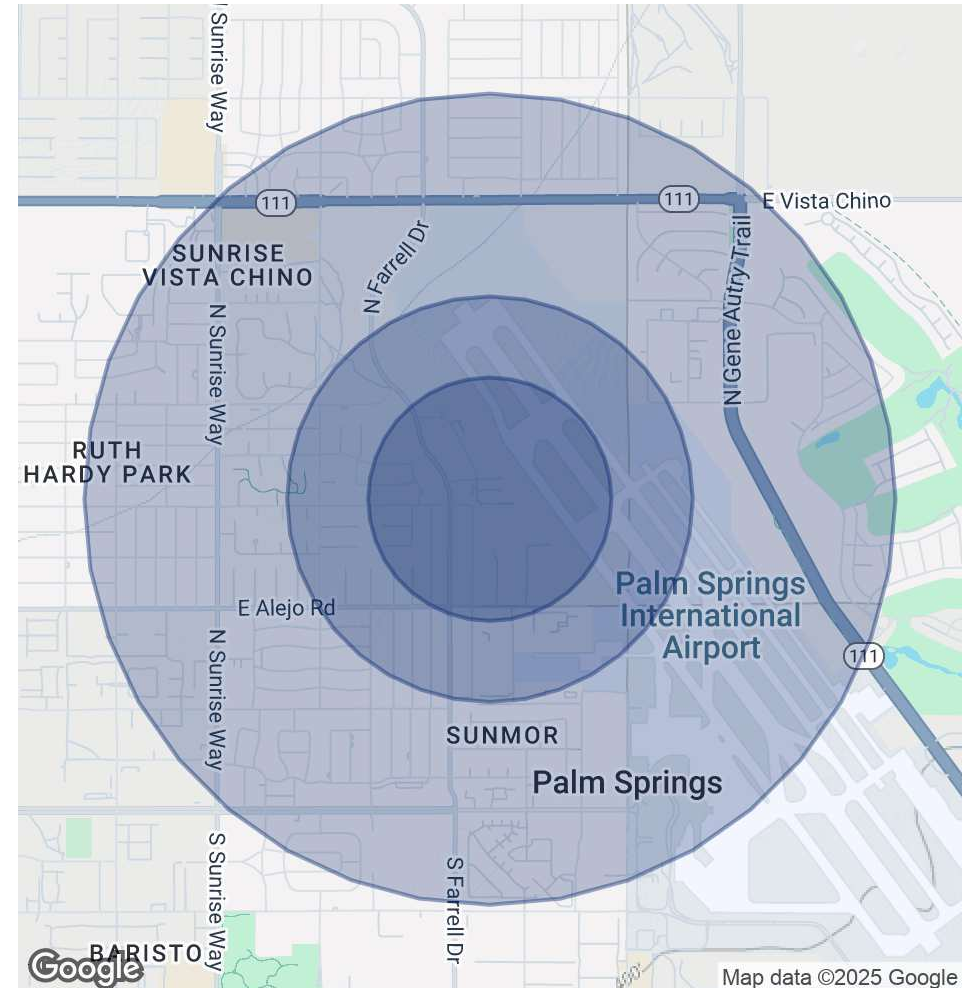
## EAST RESEARCH DRIVE

East Research Drive Palm Springs, CA 92262

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	92	523	5,704
Average Age	63	62	54
Average Age (Male)	63	62	54
Average Age (Female)	63	62	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	59	329	3,086
# of Persons per HH	1.6	1.6	1.8
Average HH Income	\$130,323	\$127,844	\$115,720
Average House Value	\$882,814	\$877,766	\$846,174

Demographics data derived from AlphaMap



**Rob Wenthold**  
(760) 641-7602  
CalDRE #01153834



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