

5,314 SF BUILDING IN PALM SPRINGS

1245 S GENE AUTRY TRAIL



FEATURES

- 5,314 SF building comprised of approx. 800 SF of office space and 4,514 SF warehouse
- Secured, fenced parking area
- One roll-up door
- Seller intends to lease back the space, at a rate mutually agreed upon by Buyer and Seller
- Zoning allows for a wide variety of retail, commercial, and industrial uses
- Just 3/4 mile from Palm Springs International Airport
- Gene Autry has direct access to I-10, just 5 miles north
- Impressive traffic counts of over 32,000 cars per day

PRICE: \$1,300,000 (\$245/SF)



VICINITY MAP



SUSAN HARVEY
DRE #00957590
susan@dppllc.com
Cell: 760.250.8992



EMILY HARVEY
DRE #02229612
emily@dppllc.com
Cell: 760.636.3500

DesertPacificProperties.com 760.360.8200

5,314 SF BLDG PALM SPRINGS

AERIAL & SITE AMENITIES

1245 S GENE AUTRY TRL, PALM SPRINGS



SITE AMENITIES

- **Location:** Property is located at 1245 S Gene Autry Trl, Palm Springs
- **Zoning:** [M-1 \(Service/Manufacturing\) - Click for details](#)
- **General Plan:** [Industrial](#)
- **APN:** 680-570-010
- **Parcel Size** (According to County Assessor's Information): 0.34 AC (14,810 SF)
- **Building Size:** Approx. 5,314 SF (Buyer to verify actual square footage)
- **Year Built:** 1991
- **Tenancy:** Single
- **Construction:** Tilt-up Concrete
- **Clear Height:** 17 ft.
- **Power:** 400 amps/277-480v - 3 phase
- **Roll-Up Doors:** (1) One
- **Parking Spaces:** 12
- **Airport Zones:** [Zone C - Click for details](#)
- **Comments:** Great investment opportunity to purchase a seller leaseback for an established business. The Auto Inn is a storage, detailing, and auto sales business with a premium location on Gene Autry Trail, located between Highway 111 and Dinah Shore. This location provides easy access to all cities in the Coachella Valley and is just minutes to Palm Springs Airport and Downtown Palm Springs.

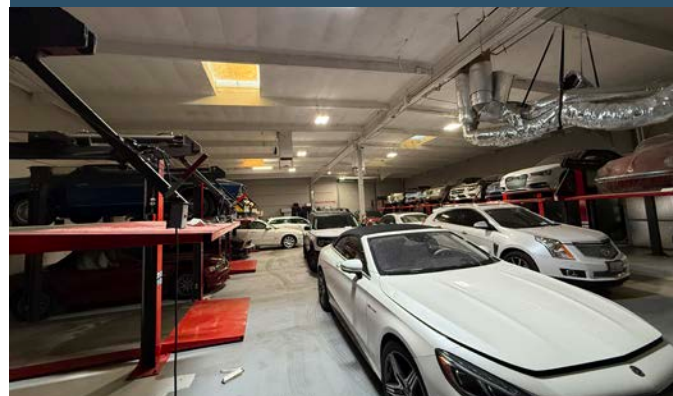
TRAFFIC COUNTS

S Gene Autry Trl /Mesquite Ave	32,800 CPD
Dinah Shore Dr	20,321

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	5,783	73,112	106,093
No. of Households	2,784	29,306	44,935
Avg. Household Income	\$85,443	\$83,672	\$90,826

PROPERTY PHOTO



760.360.8200 | DesertPacificProperties.com | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.