

RETAIL PADS Available for Sale



FEATURES:

- ◆ Strategically located at the Bob Hope off-ramp on Interstate 10, and with traffic counts on Interstate 10 over 100,000 daily
- ◆ Sought after signalized hard corner, serving travelers using Interstate 10 and local communities
- ◆ Project is positioned across from the new Retail development "The Crossing" serving local communities
- ◆ Two separate Parcels, suitable for gas service (convenience store) and or fast food. Each parcel is approximately 1 acre in size
- ◆ Gross Acreage ± 2.07, includes County dedicated land use for the site.
- ◆ High visibility location with easy ingress and egress
- ◆ **TOTAL SALES PRICE: \$1,885,000.00**

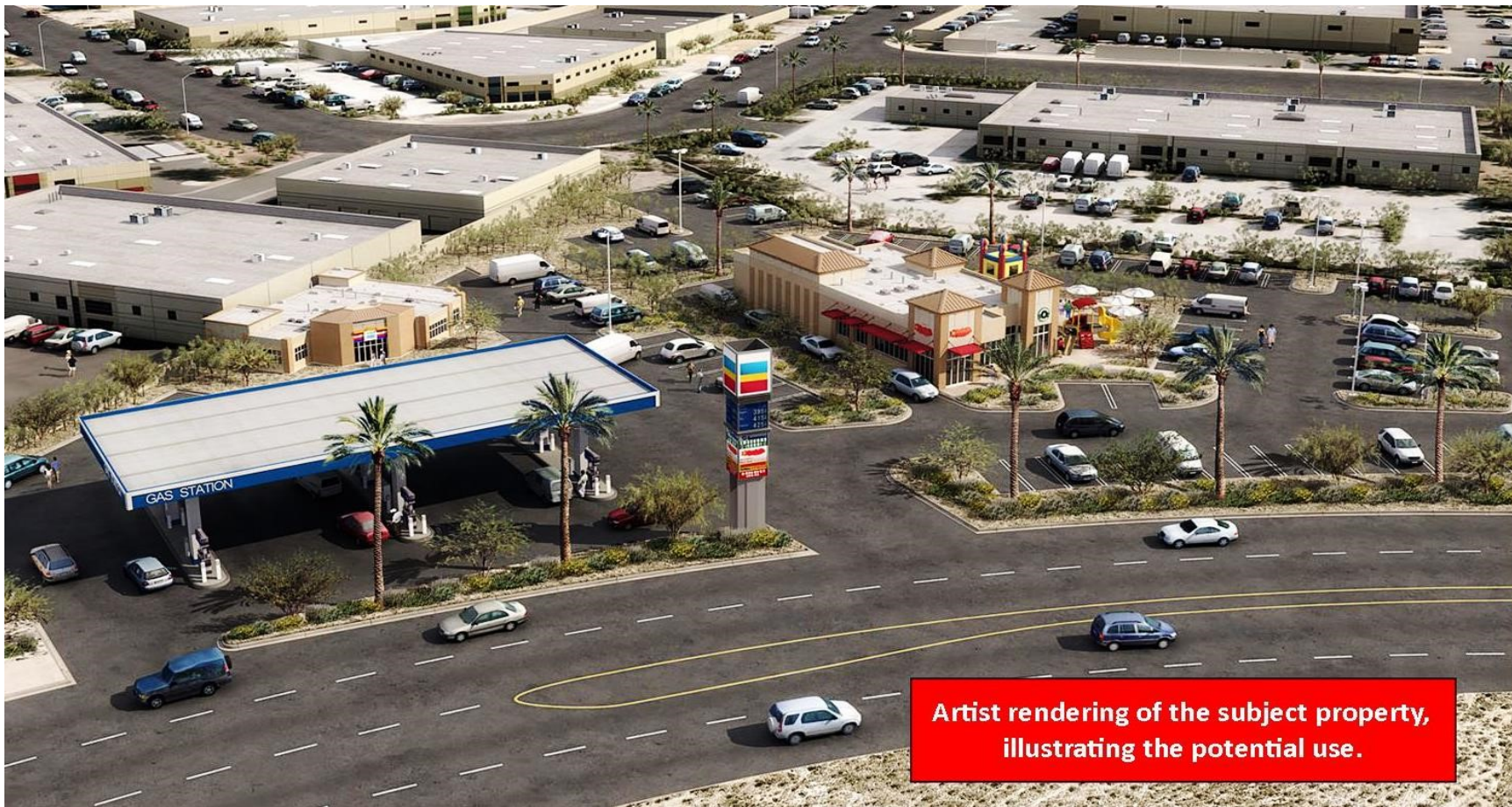


Doug Montgomery
760-318-7484 Ext. 223 / Lic. 01435021
doug@spinellocommercialrealestate.com

SUITABLE FOR A VARIETY OF USES:
Gas/C-Store, Alternative Fueling Stations, Inline businesses, Fast Food.

The information contained herein has been obtained from sources we believe to be reliable. The information is subject to errors, we make no guarantee, warranty or representation about it.

Premier Development: For Sale



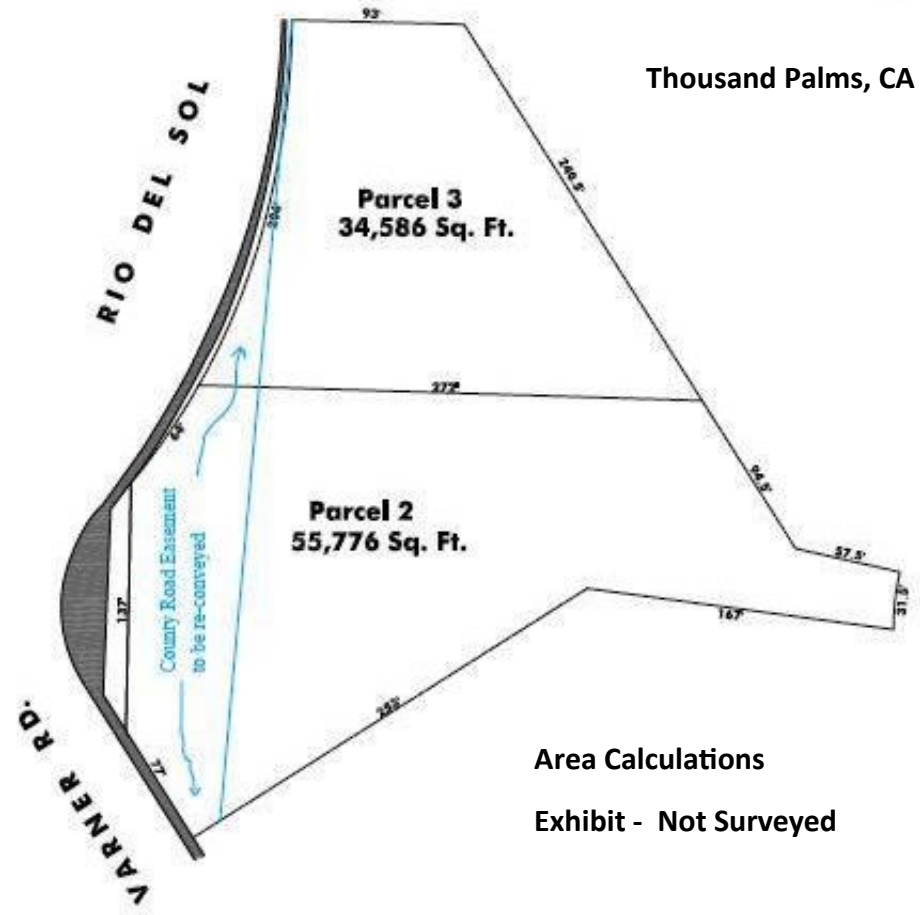
Artist rendering of the subject property, illustrating the potential use.



Doug Montgomery
760-318-7484 Ext. 223 / Lic. 01435021
doug@spinnellocommercialrealestate.com

The information contained herein has been obtained from sources we believe to be reliable. The information is subject to errors, we make no guarantee, warranty or representation about it.

Pads Available For Sale or Ground Lease



Thousand Palms, CA

Area Calculations

Exhibit - Not Surveyed

Bob Hope Overpass

