

**PROPOSAL**

# 5770 Adobe Rd

**5770 ADOBE RD**

Twentynine Palms, CA 92277

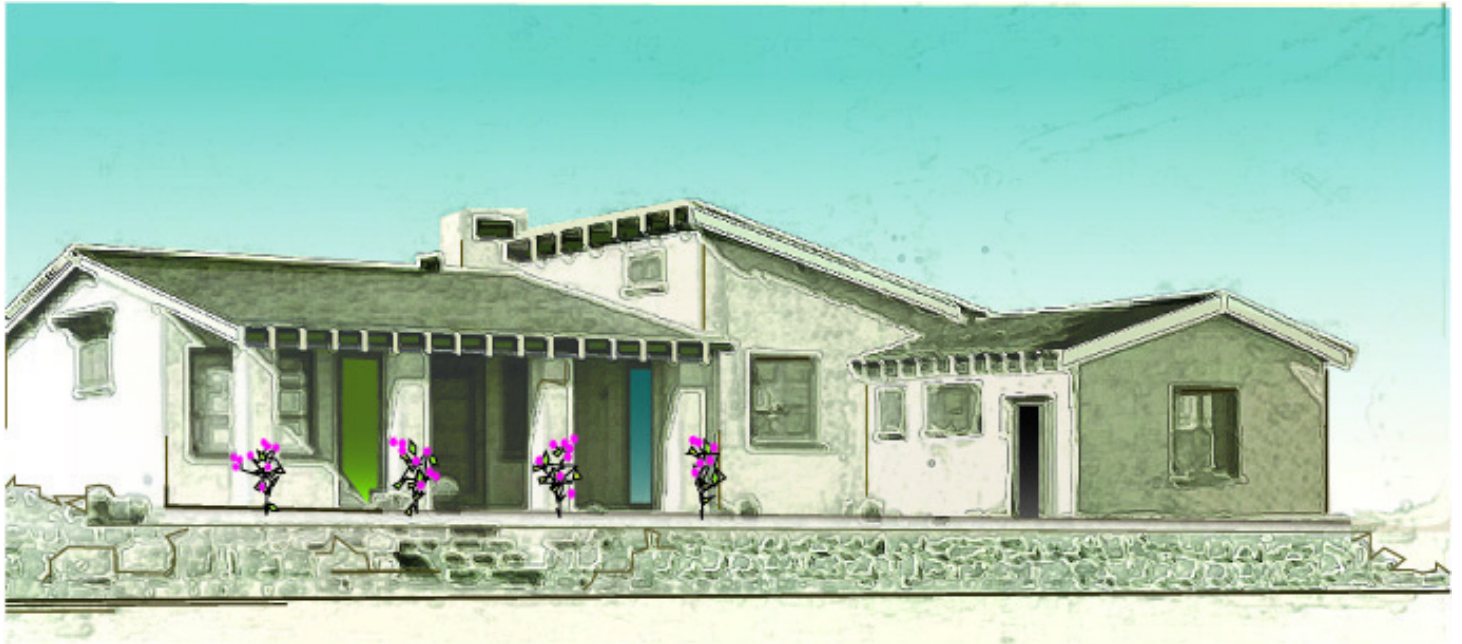
**PRESENTED BY:**

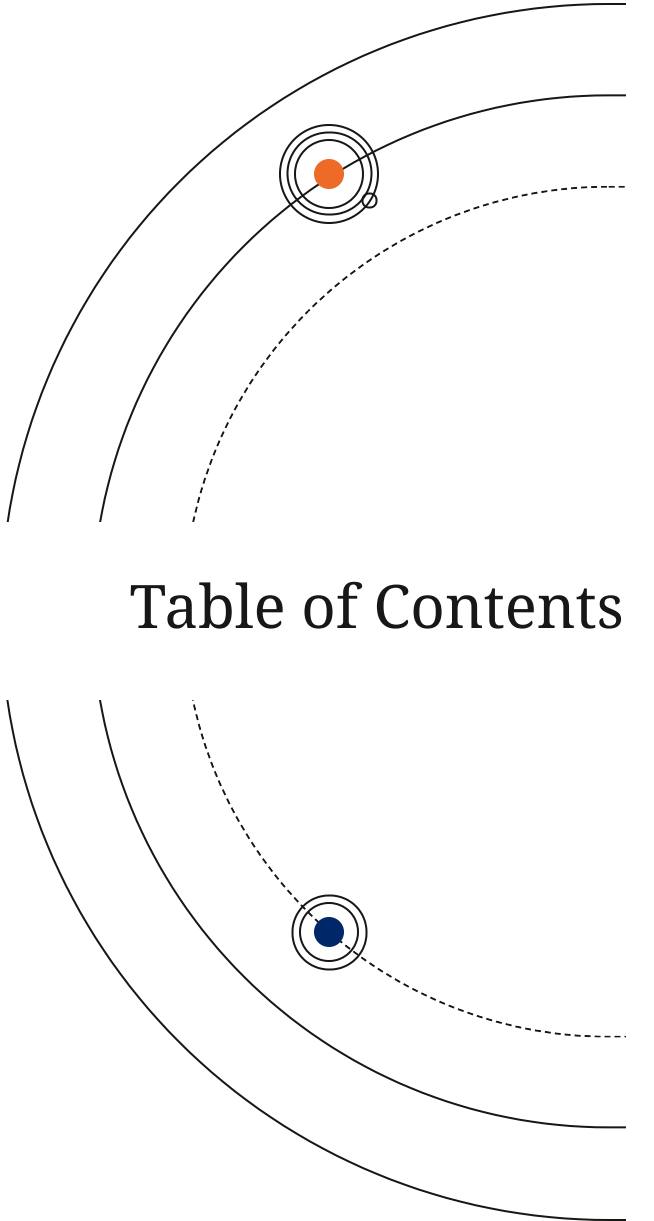
**MARK SPOHN BRE#00432221**

O: 310.933.1399

mark.spohn@svn.com

CalDRE #00432221





# Table of Contents

<b>4</b>	<b>PROPERTY INFORMATION</b>	
	Property Summary	5
	Complete Highlights	6
	Property Description	7
	Site and Floor Plans	8
	Additional Photos	9
	Additional Photos	10
	Additional Photos	11
	Additional Photos	12
<b>13</b>	<b>LOCATION INFORMATION</b>	
	Aerial Views	14
<b>15</b>	<b>FINANCIAL ANALYSIS</b>	
	Finance Scenarios	16
<b>17</b>	<b>DEMOGRAPHICS</b>	
	Demographics Map & Report	18
<b>19</b>	<b>ADVISOR BIOS</b>	
	Advisor Bio 1	20

## DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

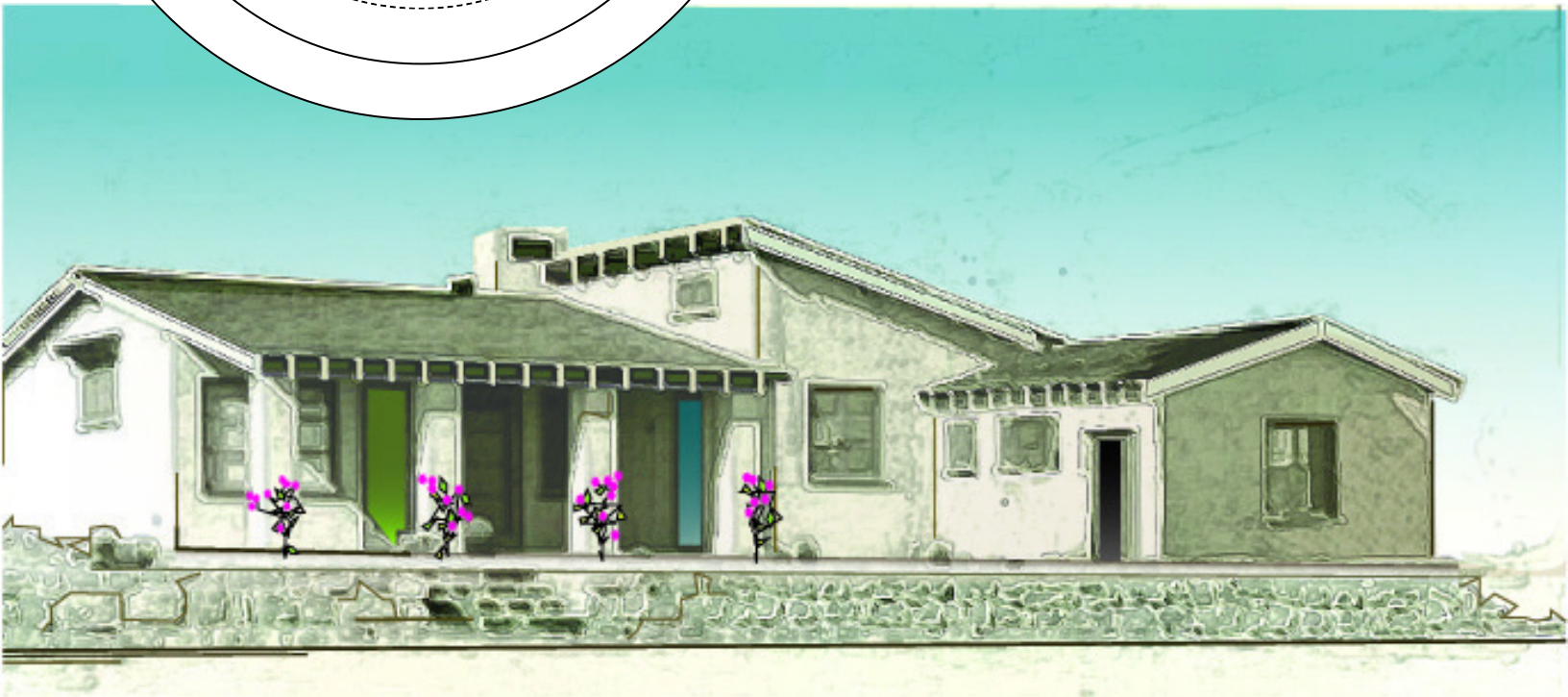
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

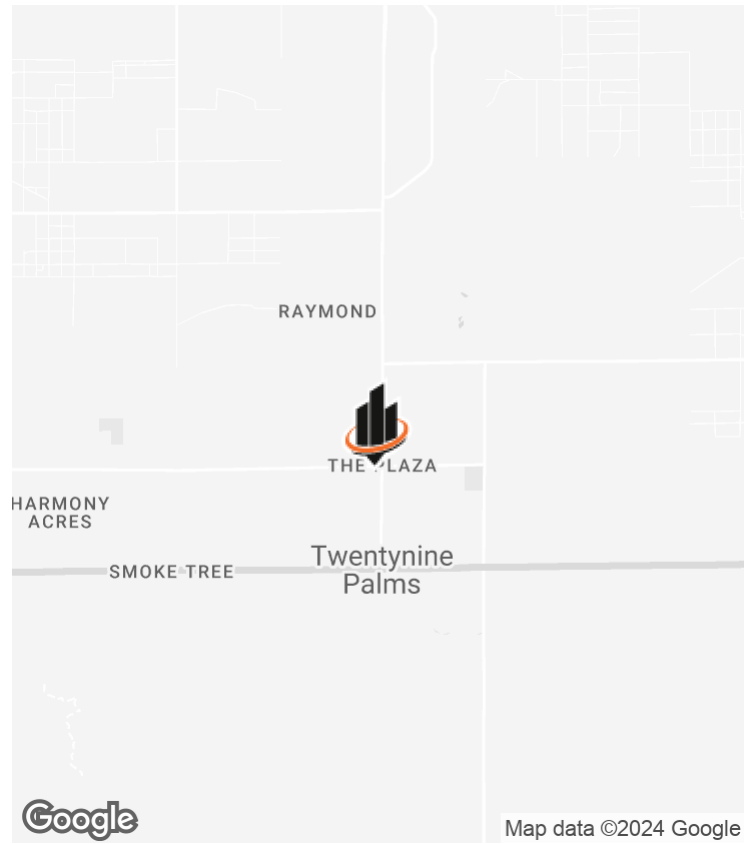
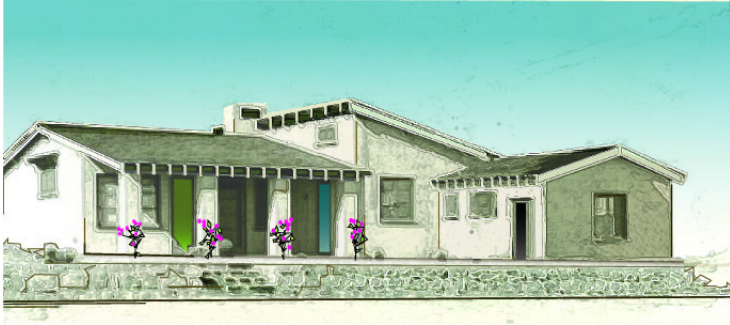
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**SECTION 1**  
Property  
Information



# PROPERTY SUMMARY



## OFFERING SUMMARY

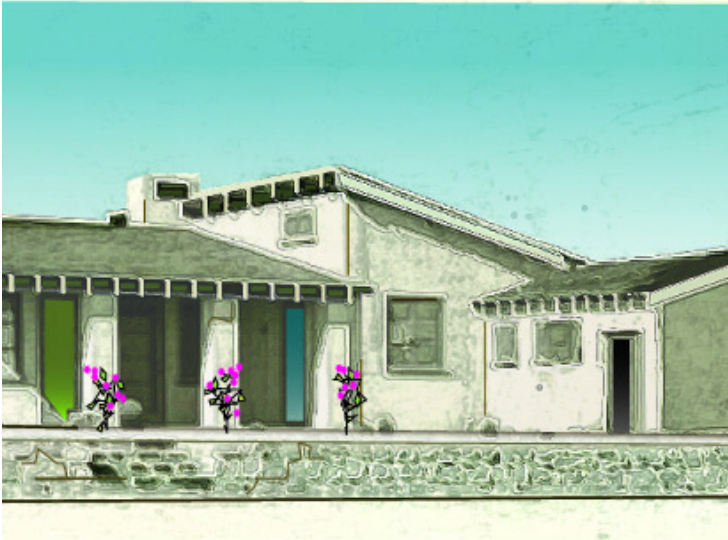
<b>SALE PRICE:</b>	\$395,000
<b>BUILDING SIZE:</b>	1,301 SF
<b>LOT SIZE:</b>	9,000 SF
<b>PRICE / SF:</b>	\$304.00
<b>YEAR BUILT:</b>	1938
<b>MARKET:</b>	Inland Empire
<b>SUBMARKET:</b>	Twentynine Palms
<b>APN:</b>	0618343140000

## PROPERTY OVERVIEW

Vintage 1938 commercial building – an important part of the history of Twentynine Palms, the original office for Desert Trail the local newspaper. Thoughtfully renovated in 2024 with sensitivity to original architecture, style and details. All new systems include roof, HVAC, plumbing, electrical, drywall, exterior plaster and lighting.

The 1,301 sf building is configured as a combination of open areas, private offices, two restrooms, and a kitchenette. There are multiple entrances for flexible uses. The building features high vaulted wood beamed ceilings, and a covered flagstone veranda facing Adobe Rd. This stylish, and unique building lends itself to a variety of uses, a stylish restaurant, a salon, spa, medical space or office use. It's an opportunity for an imaginative, creative investor to own a piece of Twentynine Palms history.

## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Historic Commercial Building – Downtown Twentynine Palms
- 1,301 SF Building, 9,000 sf lot
- Original detailing, including vaulted ceilings, veranda, courtyard & more
- Flexible layout for single tenant, restaurant or office
- Market area includes Marine Base with 12,500 active duty Marines, 24,000 family members, and 21,000 DOD contractors.
- Trending tourism destination for a new generation of visitors and locals alike
- Near entrance to Joshua Tree National Park and new Visitors Center
- Emergence of hip new restaurants and shopping district.
- All new building systems and fixtures
- The energy-saving features of the renovation: LED lighting, instant hot water at all sinks, zoned mini-splits, ceiling fans suffice much of the year
- Accessible unisex restroom
- Many original elements of the building were saved: original windows & interior doors and hardware, veranda with names of 1938 locals scratched in concrete between flagstones
- Unique mosaics by acclaimed ceramist, the late Janet Braley
- Equipment for interior security system and exterior ring camera system can convey; contracts can be assumed by new owner

## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

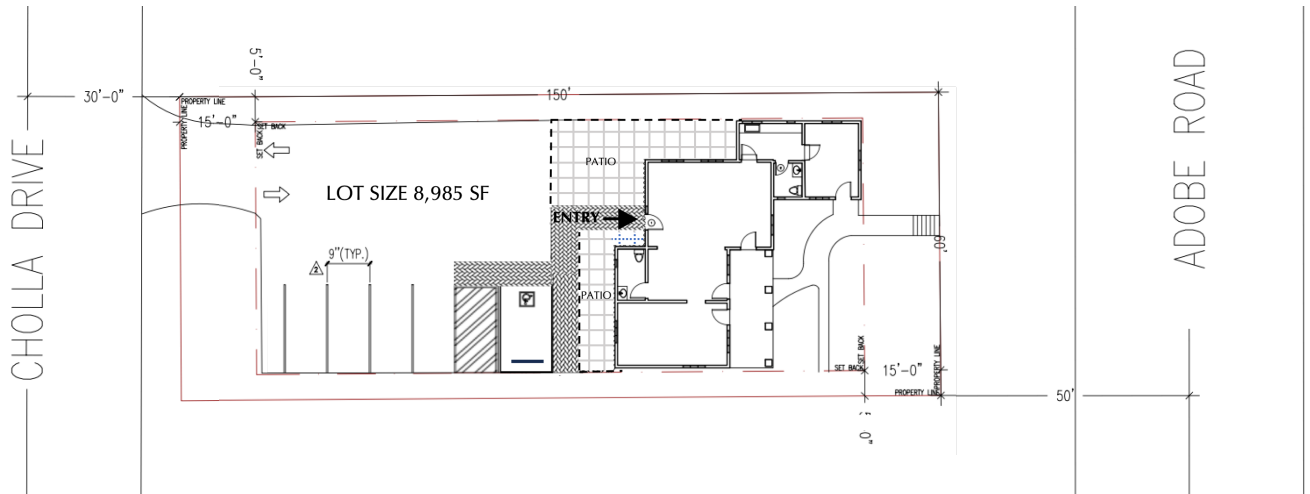
### Desert Trail Building

On April 18, 1935—Volume 1 No. 1 of The Desert Trail was published for Twentynine Palms. The paper's founder and publisher William J. "Bill" Underhill, named his fledgling publication based on his recollections of the rugged, 40-mile, winding, rocky, and narrow dirt road he had traversed hundreds of times since 1928 when he arrived in the Twentynine Palms area to homestead. That first edition was published from Bill's office in his 1928 homestead. After two years of driving 60 or more miles 'down below' to San Bernardino, Colton, and Beaumont to set the type for and print his papers Bill felt the Desert Trail was well enough established to warrant a loan to build its own plant. Thus the first newspaper plant of our High Desert was built for \$5000. That building, at 5770 Adobe Road, stands to this day.

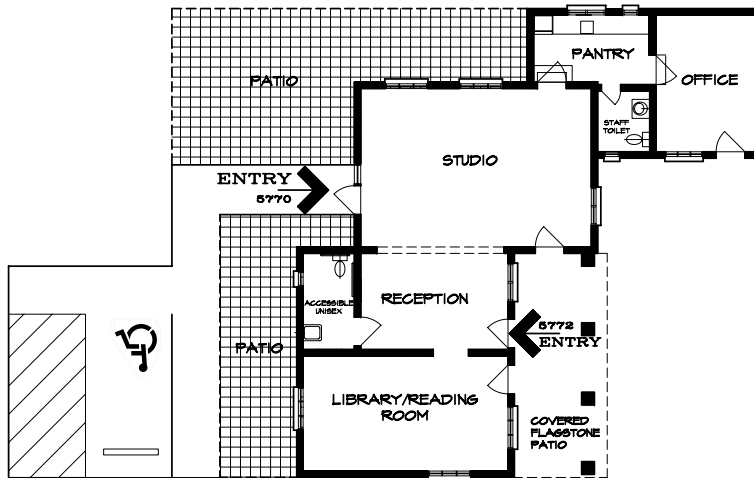
## LOCATION DESCRIPTION

The 5770 Adobe Rd property is located in the heart of Downtown Twentynine Palms, and on the major street serving the Marine Base. The base is home to 12,500 active duty marines, 24,000 family members, and 21,000 DOD contractors. Annual payroll exceeds \$500M. In addition to the commercial activity related to the base, Twentynine Palms is emerging as a trending tourism destination with an active entrance to the Joshua Tree National Park, with visitors center located in the new Project Phoenix development in Downtown Twentynine Palms. There also are hip new restaurants and shops serving a new generation of tourists and locals alike.

# SITE AND FLOOR PLANS



BUILDING AREA 1,301 SF



FLOOR PLAN





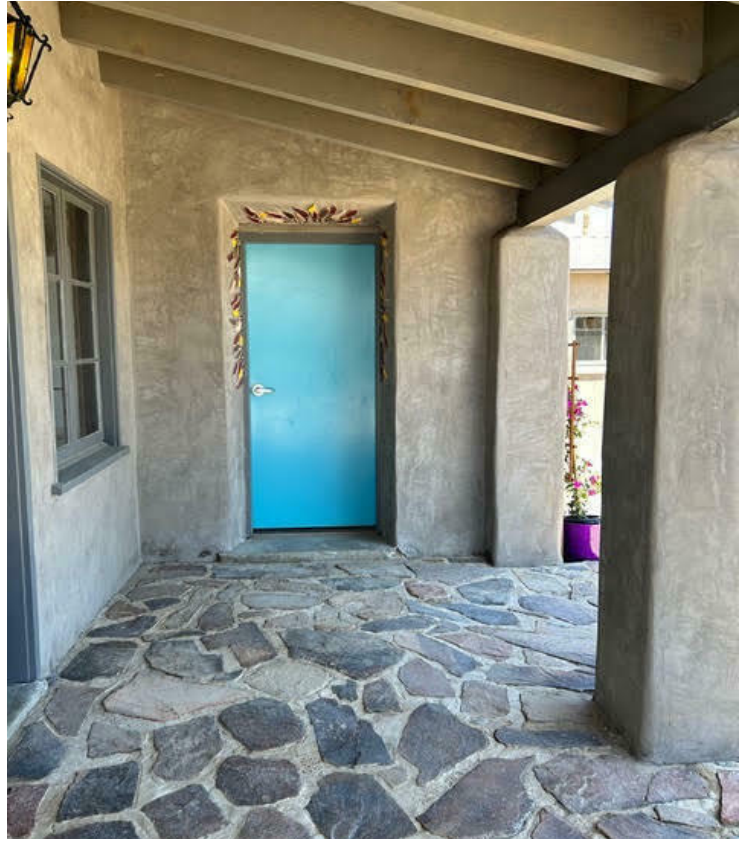
**ADDITIONAL PHOTOS**



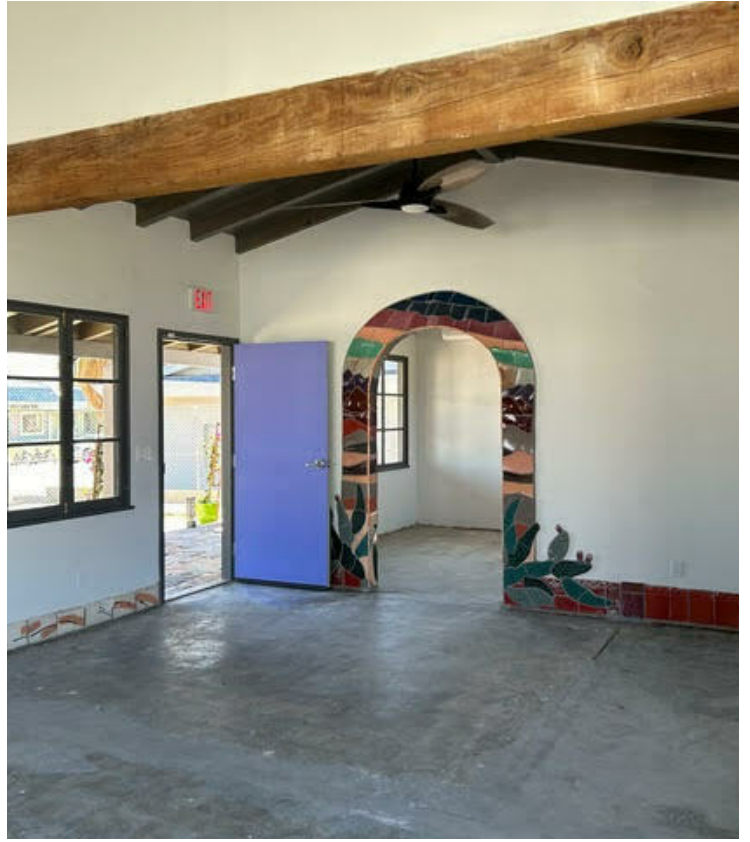
**ADDITIONAL PHOTOS**



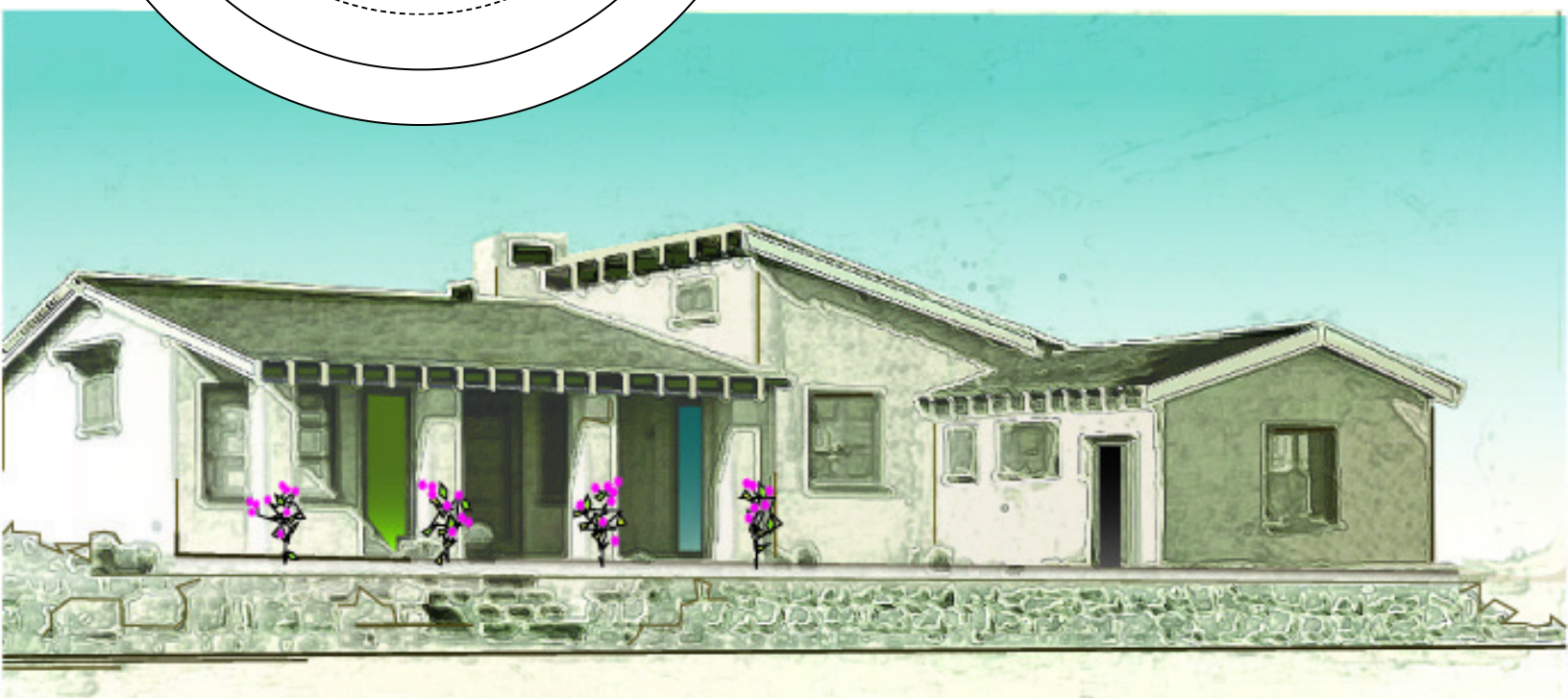
**ADDITIONAL PHOTOS**



**ADDITIONAL PHOTOS**



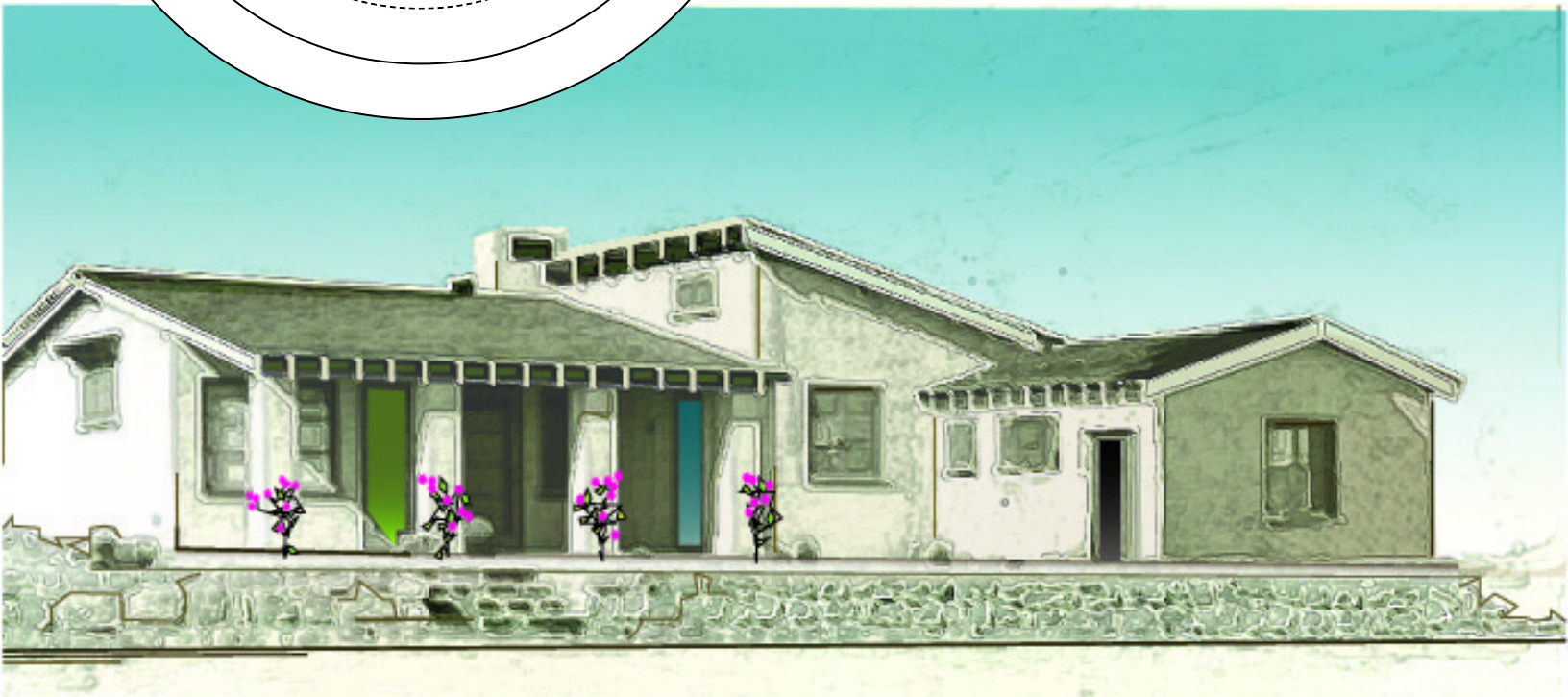
**SECTION 2**  
Location  
Information



# AERIAL VIEWS



**SECTION 3**  
**Financial  
Analysis**



# Let us work for you

For: 5770 Adobe Rd Twentynine Palms

All information contained herein, including the example finance scenario(s), is for discussion purposes only and should not be construed as an offer.

**Prepared for:**

Michael Guzman

Internal Referral Account

(o) (951) 398-0290

(m)

michael.a.guzman@wellsfargo.com

**Call me to learn more:**

Michael Taylor

Business Development Officer

(o) (949) 590-4297

(m) (949) 292-2744

michael.a.taylor@wellsfargo.com

## WFSBA finance scenarios

Scenario A	WFSBA 7(a) Loan
Purchase price	\$ 395,000
Leasehold improvements	00
Working capital	00
Estimated closing costs <sup>1</sup>	7,100
SBA Guarantee fee	00
Total project costs	\$ 402,100
Less: Buyer's equity 10%	39,500
Less: Seller's Equity/Note	
Estimated loan amount <sup>5</sup>	\$ 362,600
Typical Amortization (months)	299
Typical Term (months)	300
Rate structure option	7(a) Fixed: 25-Yr
Interest rate <sup>6</sup> <i>example only</i>	6.40%
Est. mthly pmt. <sup>6</sup> <i>example only</i>	\$ 2,429

## Real Estate Purchase Loan

Scenario B	WFSBA 504 Loan
Purchase price	\$ 395,000
Leasehold improvements	00
Working capital	N/A
Estimated closing costs <sup>1</sup>	7,100
Est. WFSBA and CDC Fees	7,021
Total project costs	\$ 409,120
Less: Buyer's equity 10%	39,500
Less: CDC Debenture	124,294
Estimated loan amount <sup>5</sup>	\$ 245,327
Typical Amortization (months)	299
Typical Term (months)	300
Rate structure option	504: 25-Yr Fixed
Interest rate <sup>6</sup> <i>example only</i>	6.10%
Est. WFSBA Mthly Pmt	1,611
Est. CDC mthly pmt <sup>4</sup> 6.59%	854
Est. mthly pmt. <sup>6</sup> <i>example only</i>	\$ 2,465

**The above rate(s) are only for demonstration and are not based on an actual request for credit.**

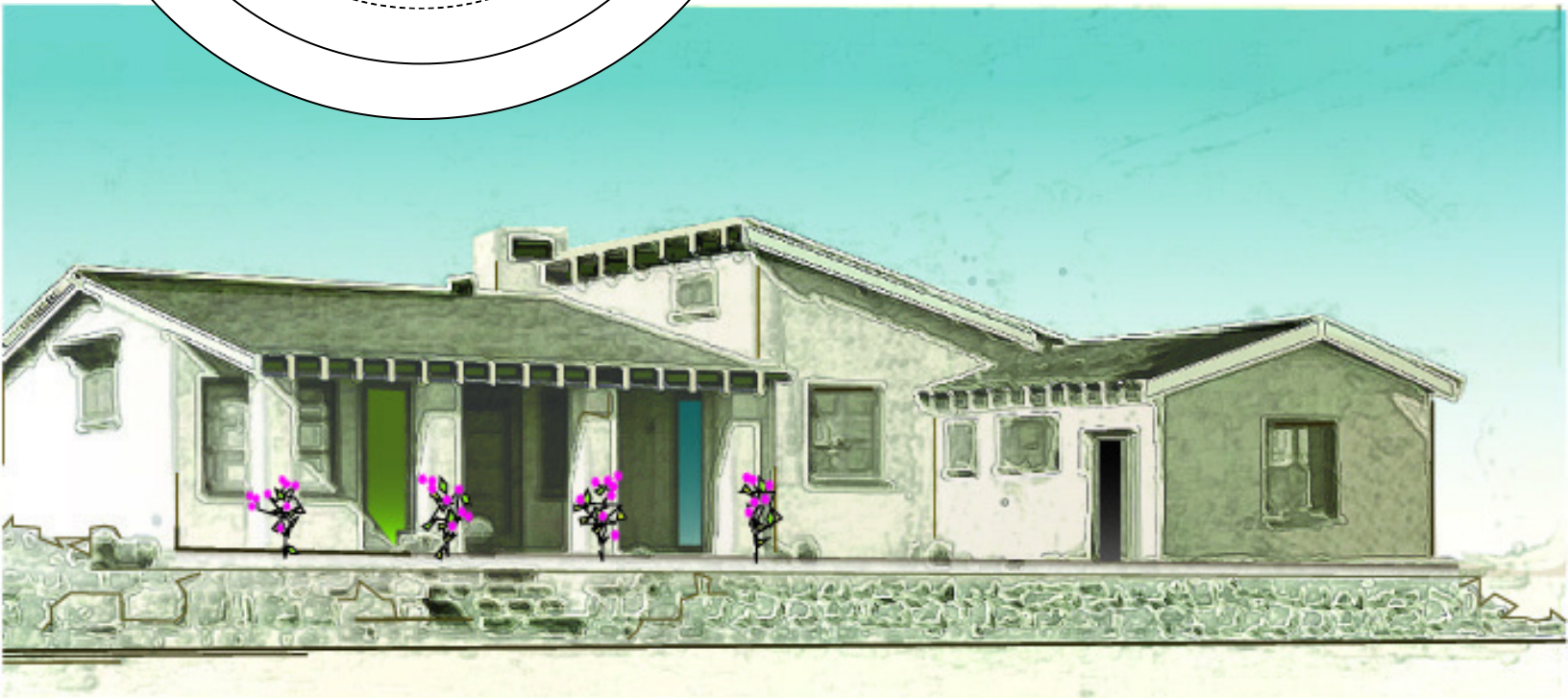
**WFSBA Lending offers many loan products and options. Call or visit [wellsfargo.com/biz/sba](https://wellsfargo.com/biz/sba) for more details.**

IMPORTANT: All information contained herein, including the example finance scenario(s), is for discussion purposes only and should not be construed as an offer or a commitment to lend money on the part of Wells Fargo Bank, N.A. All financing is subject to credit approval and determination of U.S. SBA eligibility requirements by Wells Fargo SBA Lending. Additional collateral may be required for a SBA 7(a) loan. You are not entitled to rely on any information contained herein, all of which is subject to change without notice.

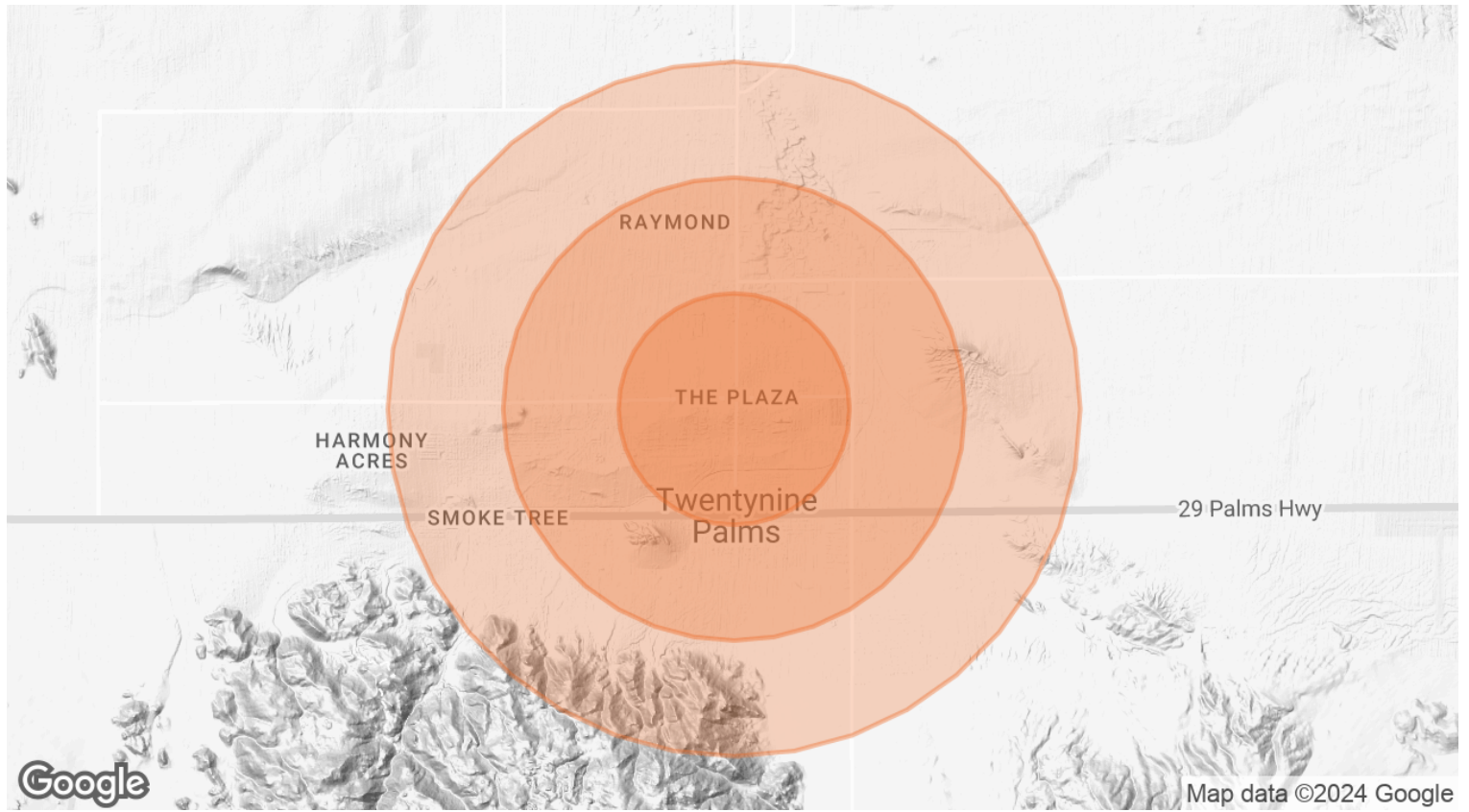
1. Estimated closing costs include fees incurred for a typical loan project and do not include title fees (when applicable). Additionally, title fees are not eligible to be included in the financing.
2. SBA guaranty fee is predetermined and assessed by the U.S. SBA — Wells Fargo SBA Lending collects this fee on behalf of the U.S. SBA and does not keep any portion of this fee.
3. The equity that an applicant is required to contribute prior to closing on a SBA loan is an estimate only — Actual amount depends on many factors impacting the credit strength of the applicant(s) and guarantor(s).
4. The CDC debenture loan amount for SBA 504 loans includes the SBA guaranty fee equal to 2.15% of the loan amount.



SECTION 4  
Demographics



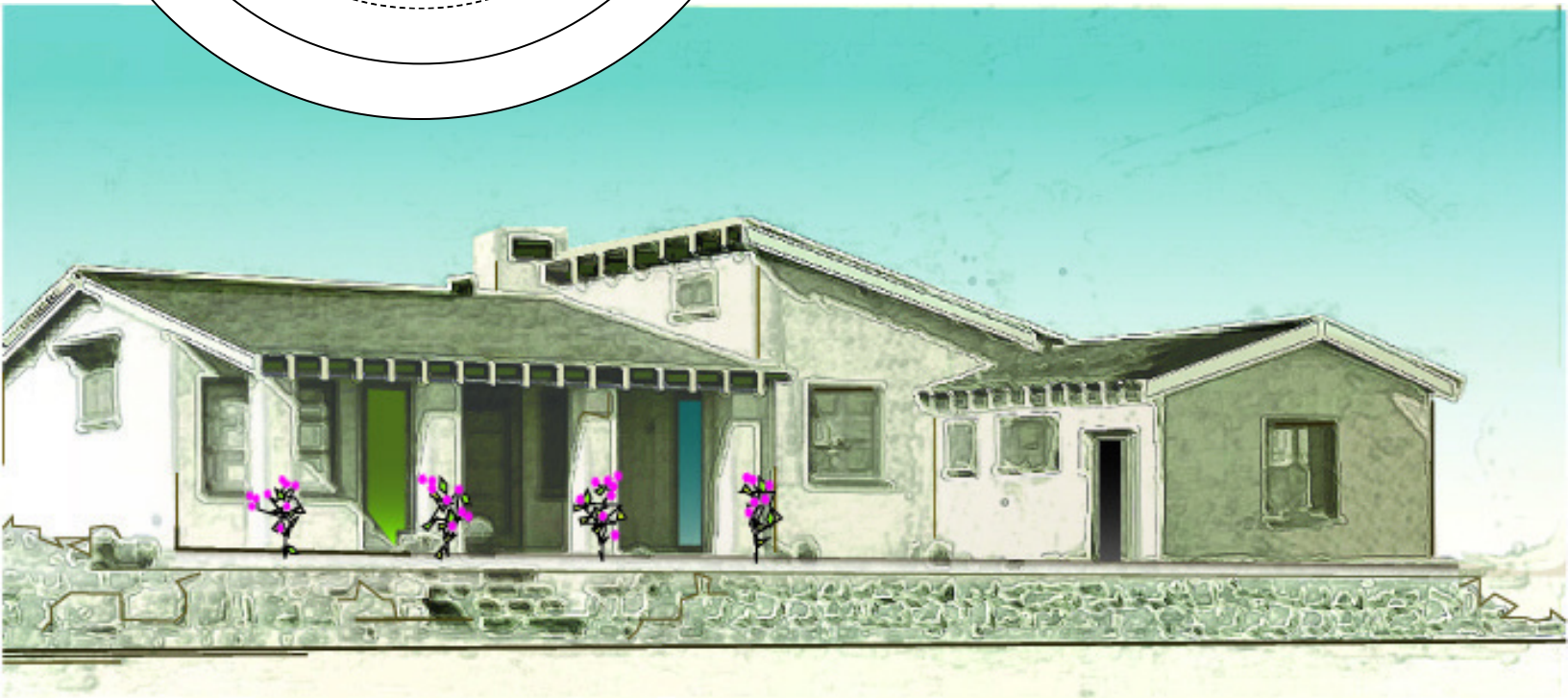
# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
<b>TOTAL POPULATION</b>	4,813	8,670	13,186
<b>AVERAGE AGE</b>	24.2	28.0	28.9
<b>AVERAGE AGE (MALE)</b>	23.7	26.1	26.2
<b>AVERAGE AGE (FEMALE)</b>	24.2	28.7	29.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,097	4,056	6,190
<b># OF PERSONS PER HH</b>	2.3	2.1	2.1
<b>AVERAGE HH INCOME</b>	\$39,907	\$41,471	\$43,495
<b>AVERAGE HOUSE VALUE</b>	\$75,597	\$106,030	\$112,902

*\* Demographic data derived from 2020 ACS - US Census*

SECTION 5  
Advisor Bios



## ADVISOR BIO 1



**MARK SPOHN BRE#00432221**

Vice President

mark.spohn@svn.com

**Direct:** 310.933.1399 | **Cell:** 760.413.3985

CalDRE #00432221 // CalDRE #BRE#0043221

### PROFESSIONAL BACKGROUND

Mark Spohn serves as Vice President for SVN Rich Investment Real Estate Partners, Inc., specializing in the sale and leasing of investment properties in Southern California. With 30 years of commercial real estate experience, he has secured a total sales and leasing volume in excess of \$250 million in commercial real estate transactions.

Prior to becoming a real estate broker, Spohn served as Vice President and Southern California manager of corporate real estate for Bank of America. There, he was responsible for all Bank real estate requirements in Southern California. Requirements ranged from a simple ATM location, bank branch sites to complex million square foot corporate headquarters projects. It was a wealth of experience and skills which Spohn now shares with his clients no matter the size or price of a property.

Spohn is committed to becoming a part of the fabric of the local community, helping to take it to the next level, creating a unique sense of place. His vision is to help facilitate a high-quality experience for visitors and residents alike in the greater Palm Springs area, Joshua Tree Gateway Communities, and the Inland Empire. His mission, as a commercial real estate broker is (1) to advocate for innovative new businesses (2) seek creative investment in commercial properties (3) promote thoughtful development that is sensitive to the character of the community.

Spohn has served as a board member of the Children Affected by Aids Foundation, and was Vice President of the Palm Springs Economic Development Corporation. He is affiliated with the Mojave Desert Land Trust and Palm Springs Preservation Foundation. Mark is a regular volunteer at Joey's Home Horse Rescue, which is a personal passion of his.

### EDUCATION

UC Santa Barbara: BA , Columbia University: MA

**SVN | Rich Investment Real Estate Partners**

611 South Palm Canyon Drive, Suite 7568  
Palm Springs, CA 92264