

FEATURES

- Ideal for an investment opportunity
- 6,582 SF building with reception, private restrooms, seven insulated climate controlled rooms, and two roll-up doors
- Secured, fenced yard
- 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
- Excellent visibility and signage on Gene Autry Trail
- Impressive traffic counts of over 32,000 cars per day

PRICE: \$1,750,000



VICINITY MAP





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6,582 SF BUILDING

AERIAL & SITE AMENITIES

1227 S GENE AUTRY TRL, PALM SPRINGS





SITE AMENITIES

Location: Property is located at 1227 S Gene Autry Trl, Palm Springs, CA

• **Zoning:** M-1 (Service/Manufacturing) - Click for details

General Plan: <u>Industrial</u>

APN: 680-570-001

• **Parcel Size** (According to County Assessor's Information): 0.67 AC (29,185 SF)

Building Size: Approx. 6,582 SF

Year Built: 1991Tenancy: Single

Construction: Tilt-up Concrete

• Clear Height: Current Use - 14 ft; Previous Use - 17 ft

• Roll-Up Doors: (2) Two - 10 ft x 14 ft

Parking Spaces: 20 spaces

• Airport Zones: Partially B1 / Partially C - Click for details

Utilities: Electric: SoCal Edison

Domestic Water: Desert Water Agency; Sewer: City sewer

• **Comments:** Great opportunity with incredible signage exposure on a heavily trafficked main corridor in the city of Palm Springs. This premium location on Gene Autry Trail is located between Highway 111 and Dinah Shore which provides easy access to all cities in the Coachella Valley. Just minutes to Palm Springs Airport and Downtown Palm Springs. The building is located in a well maintained business park.

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

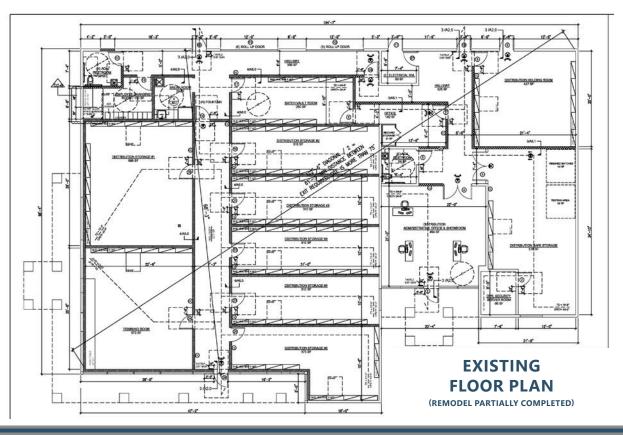
DEMOGRAPHICS						
	1 Mile	3 Miles	5 Miles			
2023 Population	5,783	73,112	106,093			
No. of Households	2,784	29,306	44,935			
Avg. Household Income	\$85,443	\$83,672	\$90,826			

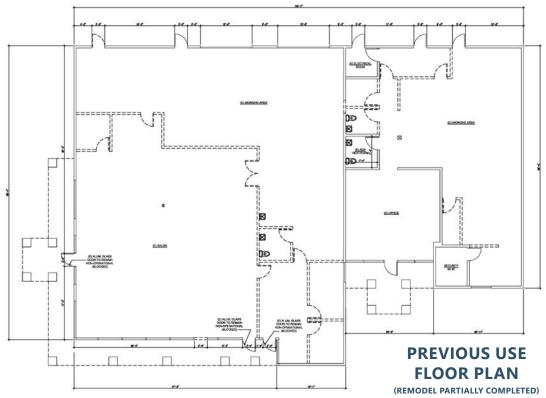


6,582 SF BUILDING

SITE PLAN & PHOTOS
1227 S GENE AUTRY TRL, PALM SPRINGS







6,582 SF BUILDING

INCOME & EXPENSE

1227 S GENE AUTRY TRL, PALM SPRINGS



LEASE INFORMATION

Tenant	Rent/Mo	Rent/SF	Lease Start	Lease End	Options	Comments
Avalon Inc, DBA ProColor Autobody	\$7,569.30	\$1.15	3/15/25	3/14/30	One 5-year option	Tenant has ROFR. 3 months free rent in first year. Contact Listing Agent for additional lease details.
Annual	\$68,123.70					

EXPENSES (MONTHLY)			
Water	\$150		
Landscaping	\$200		
Outdoor Lighting	\$78		
Insurance	\$289.83		
Property Management	\$394.92		

Total

INCOME/EXPENSES		
Annual Income	\$68,123.70	
Property Taxes (1.216%)	\$21,28	80
Annual Expenses	\$13,35	3
NNN Reimbursement	\$15,796	.80
Net Income	\$49,287	.50
Cap Rate	2.81%	0



\$1112.75

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