

6,582 SF BUILDING

INCOME-PRODUCING

1227 S GENE AUTRY TRL, PALM SPRINGS



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



2/26/25 JC



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AERIAL & SITE AMENITIES

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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:** [Industrial](#)
- 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:** 1991
- Tenancy:** 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

ROLL-UP DOORS



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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.

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INCOME & EXPENSE

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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	\$1112.75

INCOME/EXPENSES

Annual Income	\$68,123.70
Property Taxes (1.216%)	\$21,280
Annual Expenses	\$13,353
NNN Reimbursement	\$15,796.80
Net Income	\$49,287.50
Cap Rate	2.81%



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