

INVESTMENT OFFERING

±36,200 SF

SINGLE-TENANT NET-LEASED
INVESTMENT OPPORTUNITY

83925

FIR STREET

INDIO • CA • 92201



EXCLUSIVELY LISTED BY

Dave Mudge

Senior Vice President | CA DRE #01070762

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\$5,700,000

OFFERING PRICE

100%

LEASED

FEB 2033

LEASE EXPIRATION

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com

INVESTMENT OVERVIEW

83925
 FIR STREET

PROPERTY SPECIFICATIONS

ADDRESS	83925 Fir Street Indio, CA 92201
SUBMARKET	Coachella Valley
BUILDING SIZE	±36,200 SF
LAND AREA	±2.14 Acres
YEAR BUILT / RENOVATED	1955 / 2007
CLEAR HEIGHT	16'
LOADING	2 Exterior Dock-High Doors
PARKING	30 Surface Spaces
ZONING	C-3, City of Indio
APN	612-150-028

Property information is approximate and subject to independent buyer verification.

OFFERED AT \$5,700,000

Lee & Associates presents 83925 Fir Street, a freestanding ±36,200 SF single-tenant net-leased investment opportunity on a fully fenced ±2.14-acre corner site in Indio. The property is 100% leased to Superior Pool Products LLC, a subsidiary of Pool Corporation, under an amended net lease extending through February 28, 2033.

INVESTMENT HIGHLIGHTS

- + 100% leased to Superior Pool Products LLC
- + Pool Corporation subsidiary (NASDAQ: POOL)
- + Lease term through February 28, 2033
- + One five-year renewal option through February 2038
- + Annual base-rent growth through the current term
- + Fully fenced corner site with secured yard



TENANT & LEASE

TENANT PROFILE

SUPERIOR POOL PRODUCTS LLC

Superior Pool Products LLC is the tenant under the amended net lease. The company is affiliated with SCP Distributors LLC and Pool Corporation (NASDAQ: POOL), a global distributor of swimming-pool supplies, equipment and related outdoor-living products.

- + 100% occupancy
- + Wholesale pool and spa products distribution use
- + Original lease dates to 2006
- + Current amended term through February 2033



LEASE SNAPSHOT

NET LEASE STRUCTURE	100% OCCUPANCY
FEB 28, 2033 CURRENT EXPIRATION	FEB 28, 2038 OPTION THROUGH

BASE RENT SCHEDULE

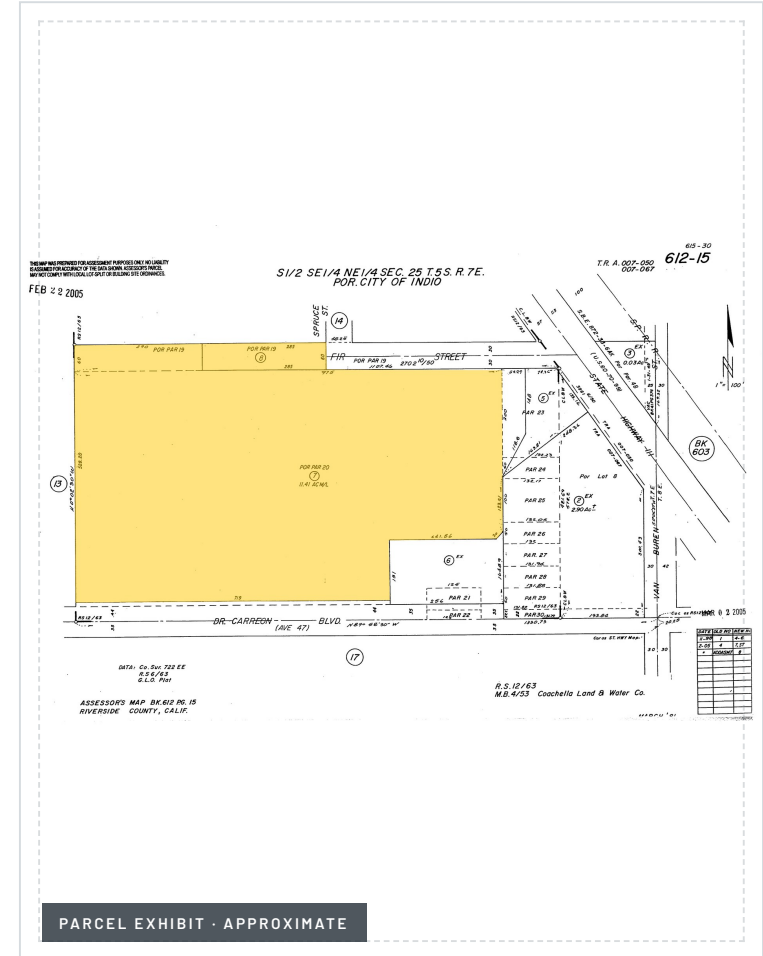
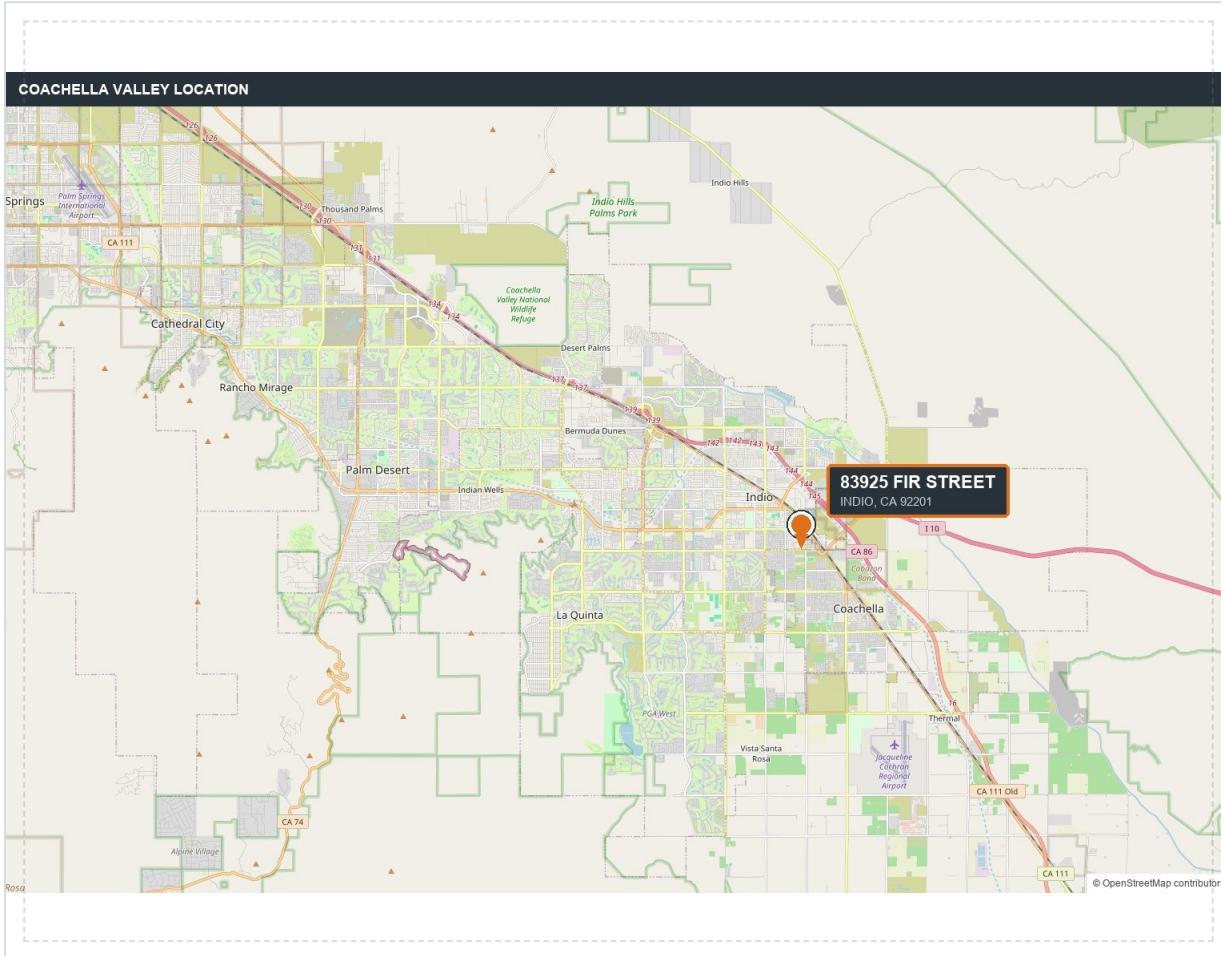
PERIOD	MONTHLY	ANNUALIZED
Apr 2026 – Feb 2027	\$29,700	\$356,400
Apr 2027 – Feb 2028	\$30,600	\$367,200
Mar 2028 – Feb 2029	\$32,500	\$390,000
Mar 2029 – Feb 2030	\$33,500	\$402,000
Mar 2030 – Feb 2031	\$34,400	\$412,800
Mar 2031 – Feb 2032	\$35,300	\$423,600
Mar 2032 – Feb 2033	\$36,200	\$434,400

Annualized figures equal monthly base rent multiplied by 12. March 2027 base rent is abated; operating expenses remain due. Review the signed lease and amendments for complete terms.

Rent amounts shown are scheduled base rent, not net operating income or a guaranteed return. The net lease may retain landlord obligations. Tenant affiliation does not establish a Pool Corporation guaranty. See the signed lease and amendments.

LOCATION & PARCEL

83925
FIR STREET



COACHELLA VALLEY LOCATION

- + Central Indio distribution location
- + Regional access to Interstate 10 and State Route 86

SITE POSITION

- + Corner setting at Fir Street and Indio Boulevard
- + Fully fenced yard and exterior dock loading

Map and parcel exhibit are for general reference only. Buyer to independently verify parcel boundaries, access, zoning and permitted use.

EXCLUSIVE LISTING

LEE & ASSOCIATES SINGLE-TENANT NET-LEASED INVESTMENT OPPORTUNITY

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COMMERCIAL REAL ESTATE SERVICES

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OFFERING DISCLOSURES

INFORMATION & AVAILABILITY

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BUYER INVESTIGATION

Prospective purchasers must independently verify building and land area, boundaries, zoning, permitted use, access, utilities, physical condition, environmental conditions and hazardous materials, accessibility and code compliance, title, taxes, insurance, and all financial information. Photographs, maps and parcel exhibits may be historical and are for illustration; they are not a current survey or a warranty of condition.

LEASE & INCOME

Review the complete signed lease, all amendments and tenant estoppel. Annualized base rent is monthly base rent multiplied by 12; it is not actual calendar-year cash flow, net operating income or a guaranteed return. March 2027 base rent is abated; operating expenses remain due under the amendment. Verify expense recoveries, landlord obligations, options and their conditions, and any guarantees. No verified NOI or capitalization rate is represented in this brochure.

TENANT & PROFESSIONAL ADVICE

Superior Pool Products LLC is identified as the tenant. References to Pool Corporation or related companies describe affiliation only and do not represent a parent-company lease guaranty or a guarantee of creditworthiness or performance. Buyers should obtain their own legal, tax, accounting, engineering and environmental advice. This marketing brochure does not replace transaction-specific agency or property disclosures.

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Contact and disclosure update: September 21, 2026