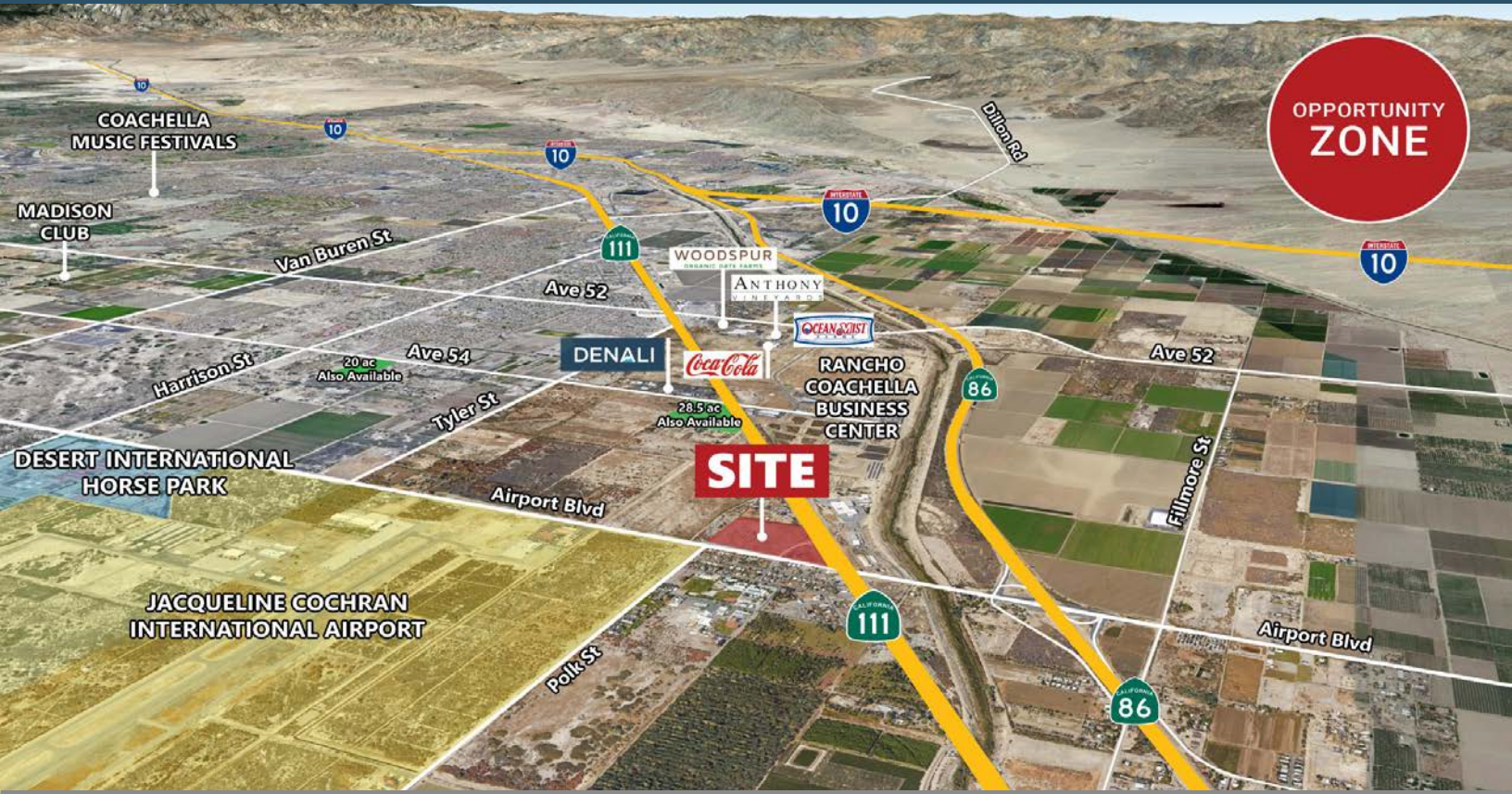


# 22.63 AC COMMERCIAL/INDUSTRIAL WITH POST OFFICE THERMAL, CA



**OPPORTUNITY  
ZONE**

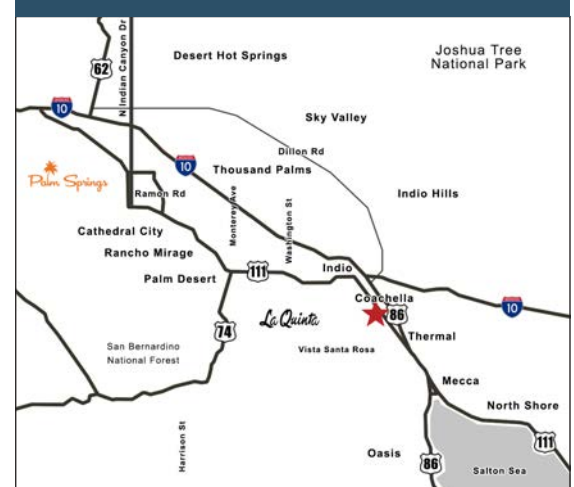
## NWC HIGHWAY 111 & AIRPORT BLVD, THERMAL, CA

### FEATURES

- Utilities to the Site
- Commercial and Industrial zoning
- Approx. 13,800 cars/day on Hwy 111
- New overpass at Airport Blvd & Highway 111
- Prime Intersection at Hwy 111 and Airport Blvd.
- New interchange at Airport Blvd & Expressway 86
- Three miles to The Thermal Club, a private high end race track
- Close to the acclaimed Desert International Horse Park
- Includes post office lease. Lease expires 06/30/27
- Close to entrance of Jacqueline Cochran Regional Airport

**PRICE: \$2,957,288 (\$3/SF)**

### COACHELLA VALLEY



**VICINITY MAP**

**Desert Pacific**  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE



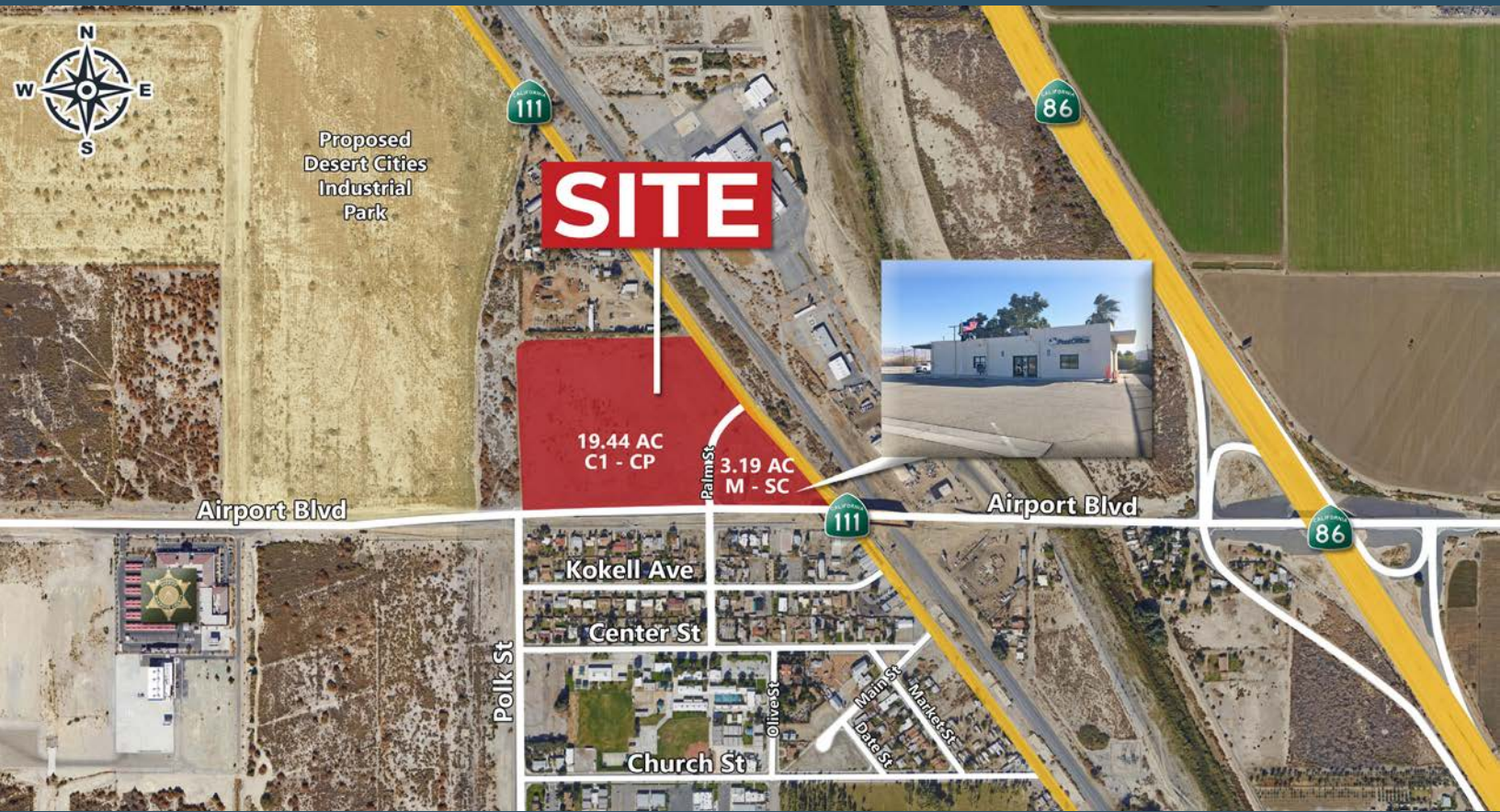
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# 22.63 AC COMMERCIAL/INDUSTRIAL WITH POST OFFICE AERIAL & SITE AMENITIES



## SITE AMENITIES

- **Location:** Northwest corner of Hwy 111 & Airport Blvd in Thermal located in the Eastern Coachella Valley, Riverside County
- **Parcel Size (According to County Assessor's Information):** 22.63 Acres
- **APNs:** 763-350-023, 024
- **Zoning:**
  - 19.44 AC: C1-CP (General Commercial)
  - 3.19 AC: M-SC (Manufacturing Service Commercial)
  - [Click here to view RivCo Zoning Ordinance](#)
- **Current Use:** 2,060 sq. ft. building leased by the United States Post Office at \$76,320 annually with 3% annual increases. Balance of the land is unimproved.
- **Utilities:** Natural Gas, Electric, & Telephone on Site  
Water - 8" line on Airport Blvd; 18" line in Airport Blvd at Polk St. (Will-serve letter available)  
Sewer - 18" force main line on Polk/Airport Blvd
- **Street Improvements:** Full street improvements completed on Airport Blvd. Improvements are required along Hwy 111.
- **Comments:** This property has 932 ft. of Hwy 111 frontage with excellent marketing visibility. There is tremendous retail opportunity being the only corner available at a major intersection. This is the primary access from Expwy 86 and Hwy 111 to Jacqueline Cochran Regional Airport and world renowned resorts in La Quinta.

## PARCEL MAP



## WHAT IS AN OPPORTUNITY ZONE?

**Why is investing in an Opportunity Zone better than a 1031 Exchange?**

**Temporary Deferral:** Similar to a 1031 Exchange.  
**Step-up in Basis:** After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.  
**Permanent Exclusion:** After 10 years the capital gains are permanently excluded from taxable income.

**For More Information Please Visit:**  
[www.DesertPacificProperties.com/OpportunityZone](http://www.DesertPacificProperties.com/OpportunityZone)

760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

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