

**INDUSTRIAL FLEX  
FOR LEASE | +/-5,790 SF**

**\$1.50/SF  
MODIFIED GROSS**



**MICHAEL C. MEADE**  
BROKER / CO-FOUNDER  
DRE# 01480973  
mmeade@wilson-meade.com  
760.409.6474

**CAMERON RAWLINGS**  
VICE PRESIDENT  
DRE# 02102158  
crawlings@wilson-meade.com  
760.534.2584

# PROPERTY INFORMATION

## BUILDING INFORMATION

<b>Size:</b>	+/- 5,790 SF
<b>Rate:</b>	\$1.50/SF
<b>Type:</b>	Modified Gross
<b>Term:</b>	5+ Years
<b>Power:</b>	4000A-480Y-277V
<b>Zoning:</b>	M1 – Service/Manufacturing Zone

## PROPERTY OVERVIEW

Wilson Meade Commercial Real Estate is proud to offer 3540 N. Anza Road, Palm Springs for lease. Located just North of Downtown Palm Springs in a four (4) building gated industrial plaza. The property is +/-5,790 SF built out with small office area, large warehouse area divided into three (3) sections, fully insulated and air conditioned with one (1) roll up door. The building lays out well for a multiple of uses that require climate-controlled warehouse area, heavy power, and a secure location.

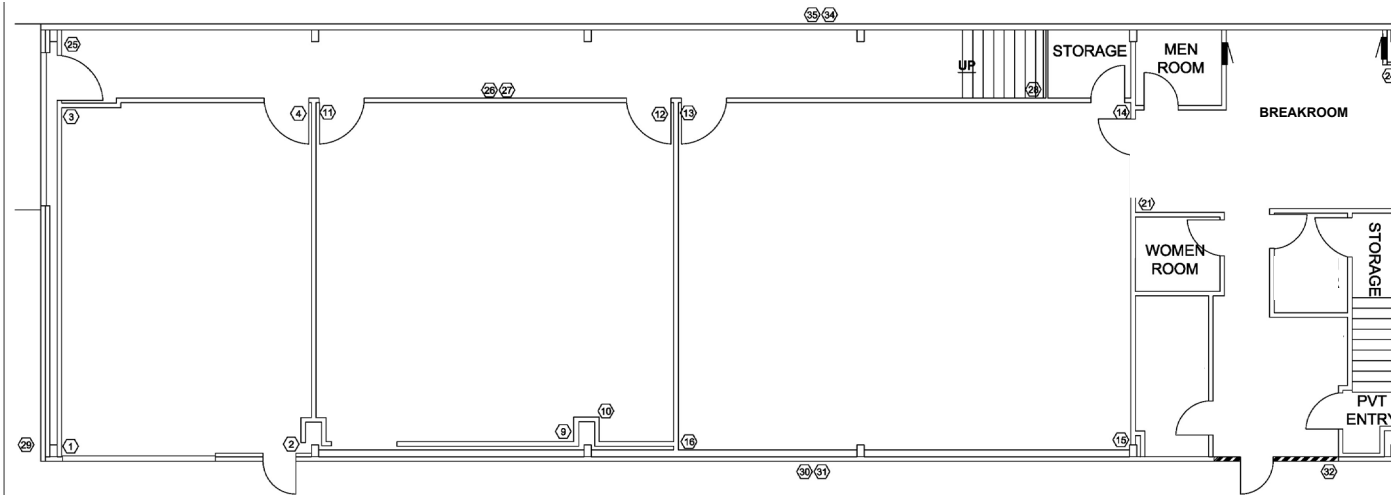




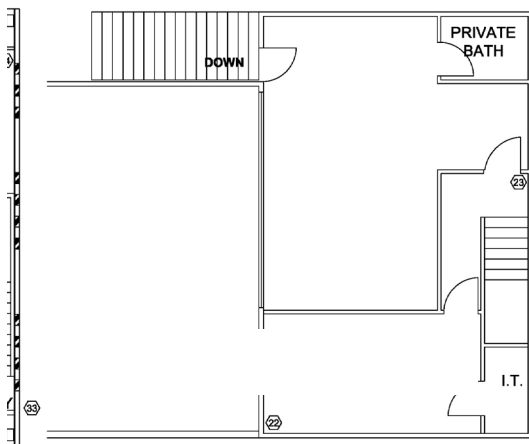
# FLOOR PLAN

3540 N. ANZA ROAD

## 1ST FLOOR



## 2ND FLOOR



2nd Floor Office



**AERIAL PHOTO**



**ALSO AVAILABLE**

**ALSO AVAILABLE**

**SHARED SECURED YARD**

**SUBJECT PROPERTY**

**ALSO AVAILABLE**

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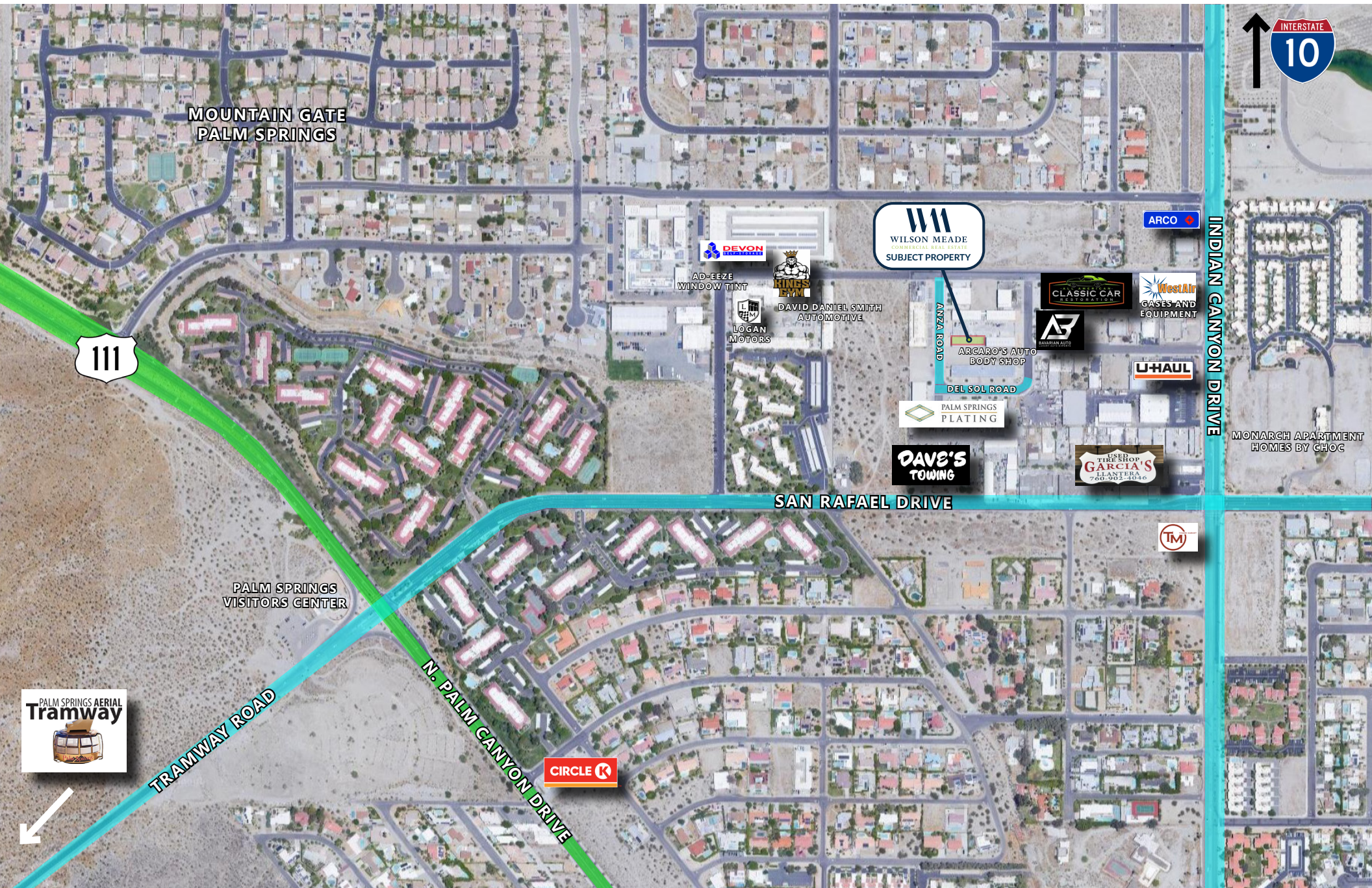
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**WILSON MEADE COMMERCIAL REAL ESTATE | 2023**

\*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.



# AERIAL MAP



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# DEMOGRAPHICS



## 1 mile



2023 Population Est.  
**7,348**



2023 Med. Household Income  
**\$41,463**



2023 Avg. Households  
**3,105**

## 3 miles



2023 Population Est.  
**20,867**



2023 Med. Household Income  
**\$56,164**



2023 Avg. Households  
**9,700**

## 5 miles



2023 Population Est.  
**53,060**



2023 Med. Household Income  
**\$61,136**



2023 Avg. Households  
**23,882**

# DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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Wilson Meade Commercial, INC. Broker Lic. 02051182

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

Phone Number: 760.837.1880 | wilson-meade.com



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WILSON MEADE  
MOBILE APP!

O: 760.409.1532 | 72100 Magnesia Falls Drive, Ste 2 | Rancho Mirage, CA  
[wilson-meade.com](http://wilson-meade.com)

## YOUR ADVISORS



**MICHAEL MEADE**  
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