

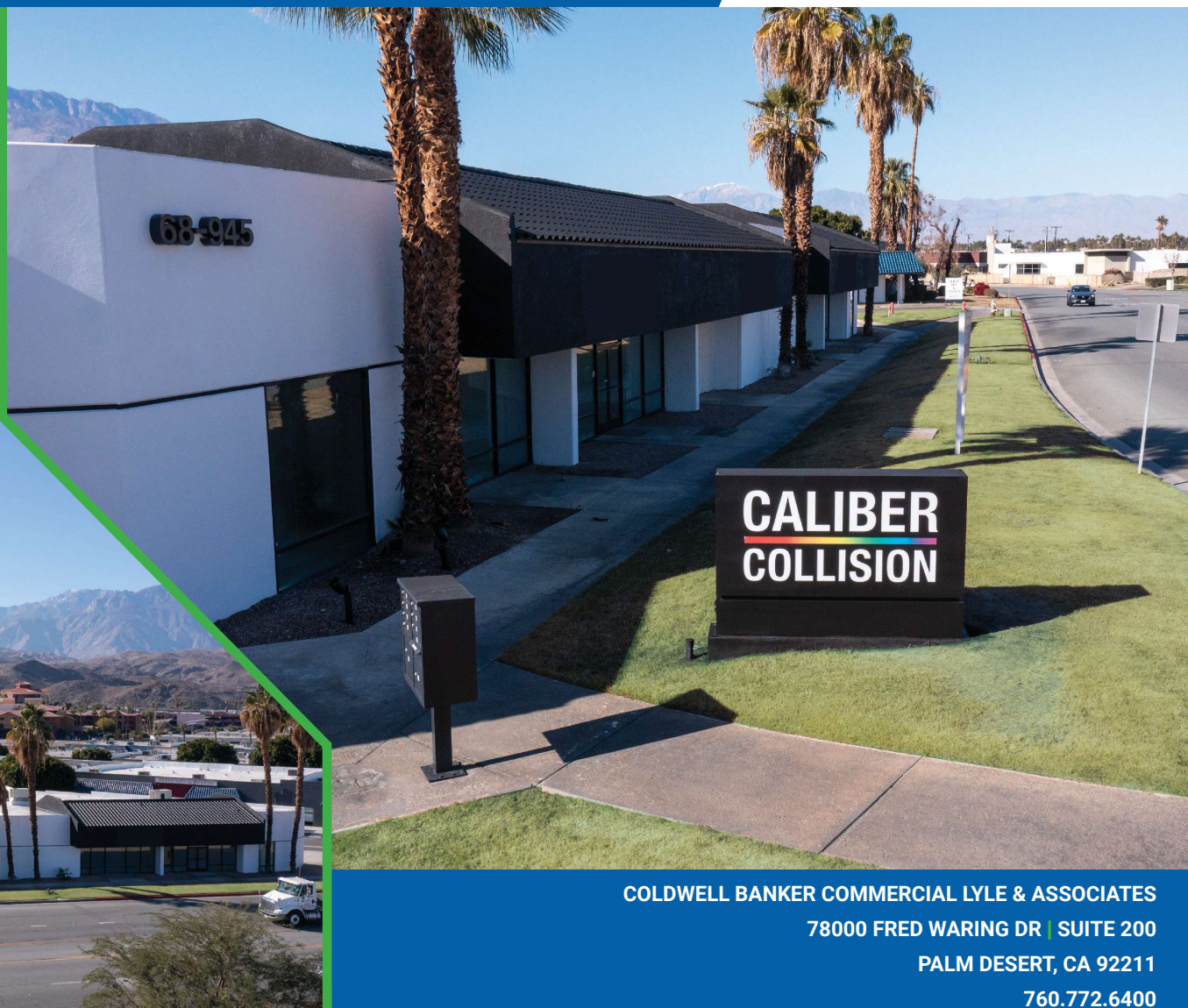
INDUSTRIAL

# **FOR SALE** MULTI-TENANT NNN INVESTMENT

**8.66%** IN PLACE CAP RATE AT **\$6,950,000**

**COLDWELL  
BANKER  
COMMERCIAL**  
**LYLE & ASSOCIATES**  
CALDRE 01462012

**14.79%** CASH ON CASH  
RETURN WITH **\$3,950,000**  
ASSUMBLE **4%** INTEREST-  
ONLY LOAN UNTIL **FEB-2028**  
THEN **4.5%** INTEREST-ONLY  
UNTIL **JAN-2033**



**COLDWELL BANKER COMMERCIAL LYLE & ASSOCIATES**  
**78000 FRED WARING DR | SUITE 200**  
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## 68945 PEREZ RD.



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$6,950,000
<b>CAP RATE:</b>	8.66%
<b>NOI:</b>	\$601,830
<b>LOT SIZE:</b>	1.75 Acres
<b>YEAR BUILT:</b>	1995
<b>BUILDING SIZE:</b>	29,416
<b>RENOVATED:</b>	2023
<b>ZONING:</b>	I-1 (Light Industrial)
<b>MARKET:</b>	Inland Empire
<b>SUBMARKET:</b>	Coachella Valley
<b>PRICE / SF:</b>	\$236.26

### PROPERTY OVERVIEW

68945 Perez Road is a multi-tenant NNN industrial investment with a national credit tenant, Caliber Collision, who has occupied 1/3 of the property since 1995. The property offers a 8.66% in-place 2024 cap rate at the listing price. It also provides available assumable interest-only financing fixed at 4% until February 2028, adjusting to 4.5% through January 2033 when it is due.

### LOCATION OVERVIEW

68945 Perez Rd. is located in Cathedral City, CA, part of the greater Coachella Valley submarket adjacent to the city of Palm Springs. The property is part of the Perez Road corridor adjacent to Highway 111, the main thoroughfare connecting all nine Coachella Valley cities. The property is Located near the Perez Road and Date Palm Drive intersection and adjacent to Dunn Edwards Paint. In addition, the property is surrounded by various showrooms, light industrial-related uses, offices, and retail, including the new Agua Caliente Casino, located only one block away! Perez Road in Cathedral City has been known to be a design/art hub for over 30 years.

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68945 PEREZ RD., CATHEDRAL CITY, CA 92234

68945 PEREZ RD.



## PROPERTY HIGHLIGHTS

- Adjacent to Dunn Edwards Paints and anchored by Caliber Collision.
- 8.66% in-place cap rate.
- Assumable interest-only financing, fixed until Feb-2028 at 4%, then 4.5% interest only until Feb-2033, creating a 14.79% cash-on-cash return.
- Existing Tenant Caliber Collision is a National Credit Tenant (10,913 SF) who has been at the property since 1995.
- Prime location in the Perez Road corridor, a thriving business district known as a design and art hub for over 30 years.
- The property is located near Downtown Cathedral City, which offers dining, entertainment, and retail, including the new Agua Caliente Casino, less than a block away.
- Quality concrete construction building with upgraded facade and concrete parking lot.

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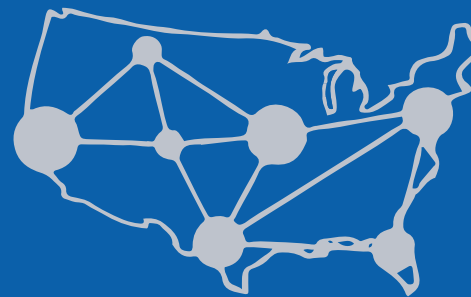
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## WHY BUY A CALIBER COLLISION?

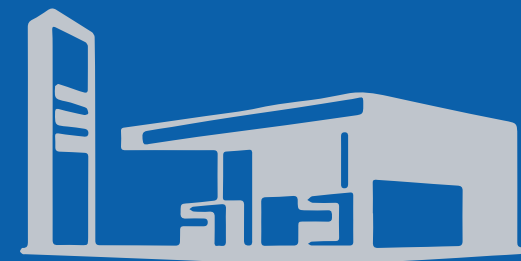
- Caliber is a dominant force in the industry, recognized as the largest and most profitable player. The company relies on auto insurance-driven contracts to ensure a constant flow of inventory
- Caliber has demonstrated its resilience to economic downturns, e-commerce trends, and pandemic challenges, maintaining a stable and enduring market demand. As long as there are cars on the road, the need for their bodywork services remains
- The company has established strong and expanding partnerships with both local and nationally renowned auto dealerships, solidifying its position in the market
- Caliber consistently outperforms competitors across key performance metrics, underscoring their commitment to excellence and continuous improvement.
- The brand's recognition instills a high level of consumer confidence, making Caliber a trusted choice in the industry.

## CRITICAL LINK BETWEEN INSURANCE CARRIERS & CALIBER CUSTOMERS

- Approximately 80% of all industry volume is controlled by insurance companies, with policy retention being significantly influenced by the customer repair experience.
- Insurance carriers promise guaranteed work satisfaction on repairs, and Caliber's extensive network ensures such guaranteed work, thereby reinforcing client retention and boosting consumer satisfaction.
- The alignment between Caliber's mission and the needs of their insurance partners ensures a continued and mutually beneficial partnership.



**40**  
**STATES**



**1,310+**  
**LOCATIONS**



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