

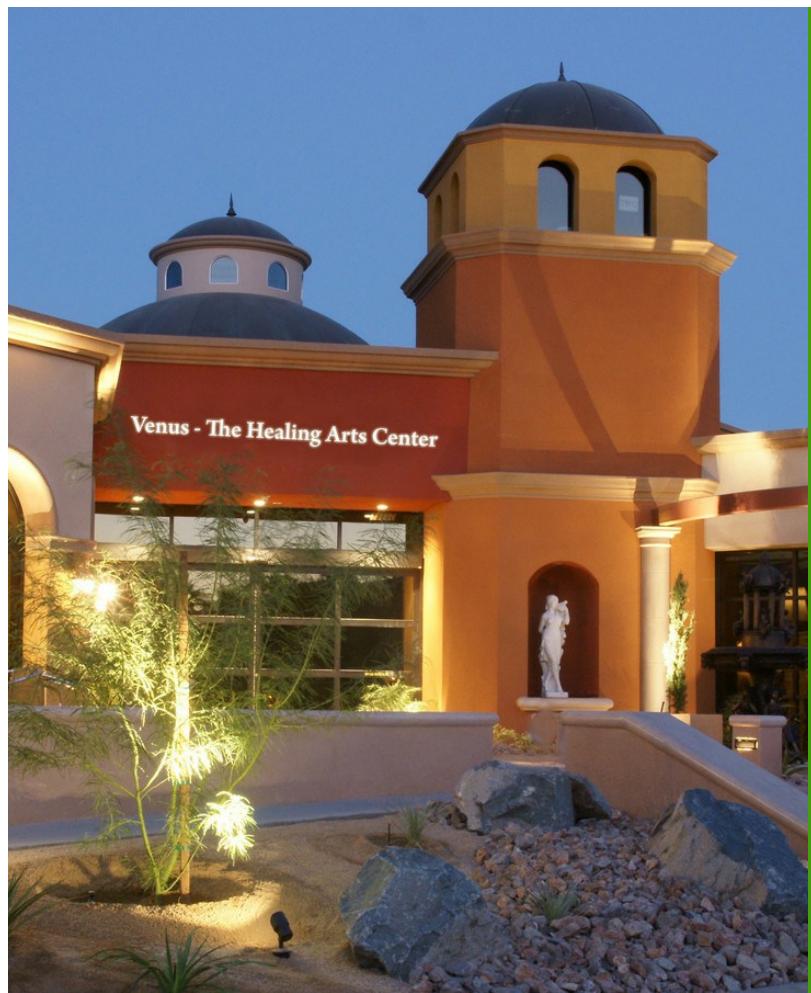
73600 Alessandro Dr

73600 Alessandro Dr, Palm Desert, CA 92260



Silva Mirzoian

Green Properties
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silvam@green4life.net
(310) 488-4959



73600 Alessandro Dr

\$6,500,000

Unique building - the purchase price includes apn#627-153-010 and it must be sold together with APN # 627-153-015,018 & 019. Building will not sell separate Apns. Curranty vacant. Perfect location for health and wellness center, senior wellness center, training and events. Potential rent from this building alone could exceed \$35,000 a month with exclusive tenants. Additional apn#'s could be developed to residential homes that could be valued at approximately \$450,000 + each. or rented for \$2800+ a month....

- Close to El Paseo and Hwy 111
- Courtyard
- Conference/Event Room
- Mezzanine
- Security System
- Air Conditioning

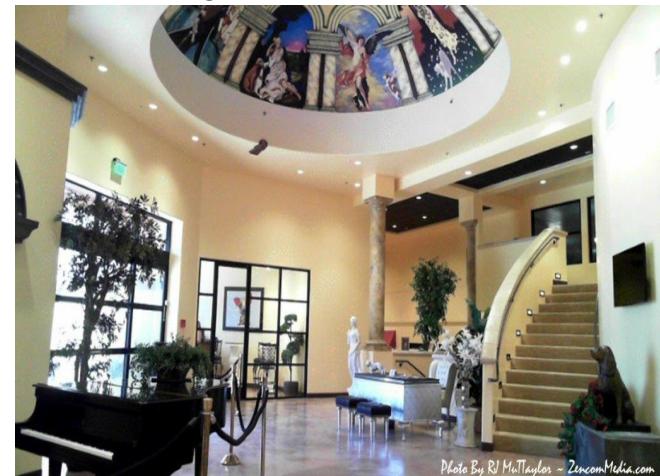


Photo By: RJ McTaylors - ZencomMedia.com



Photo by Gregg Felsen

Price: \$6,500,000

Property Type: Retail

Property Subtype: Health Club

Building Class: C

Sale Type: Investment or Owner User

Lot Size: 1.50 AC

Gross Leasable Area: 23,000 SF

No. Stories: 1

Year Built: 1980

Tenancy: Multiple

Parking Ratio: 2.63/1,000 SF

Clear Ceiling Height: 18 FT

Zoning Description: R3(4)

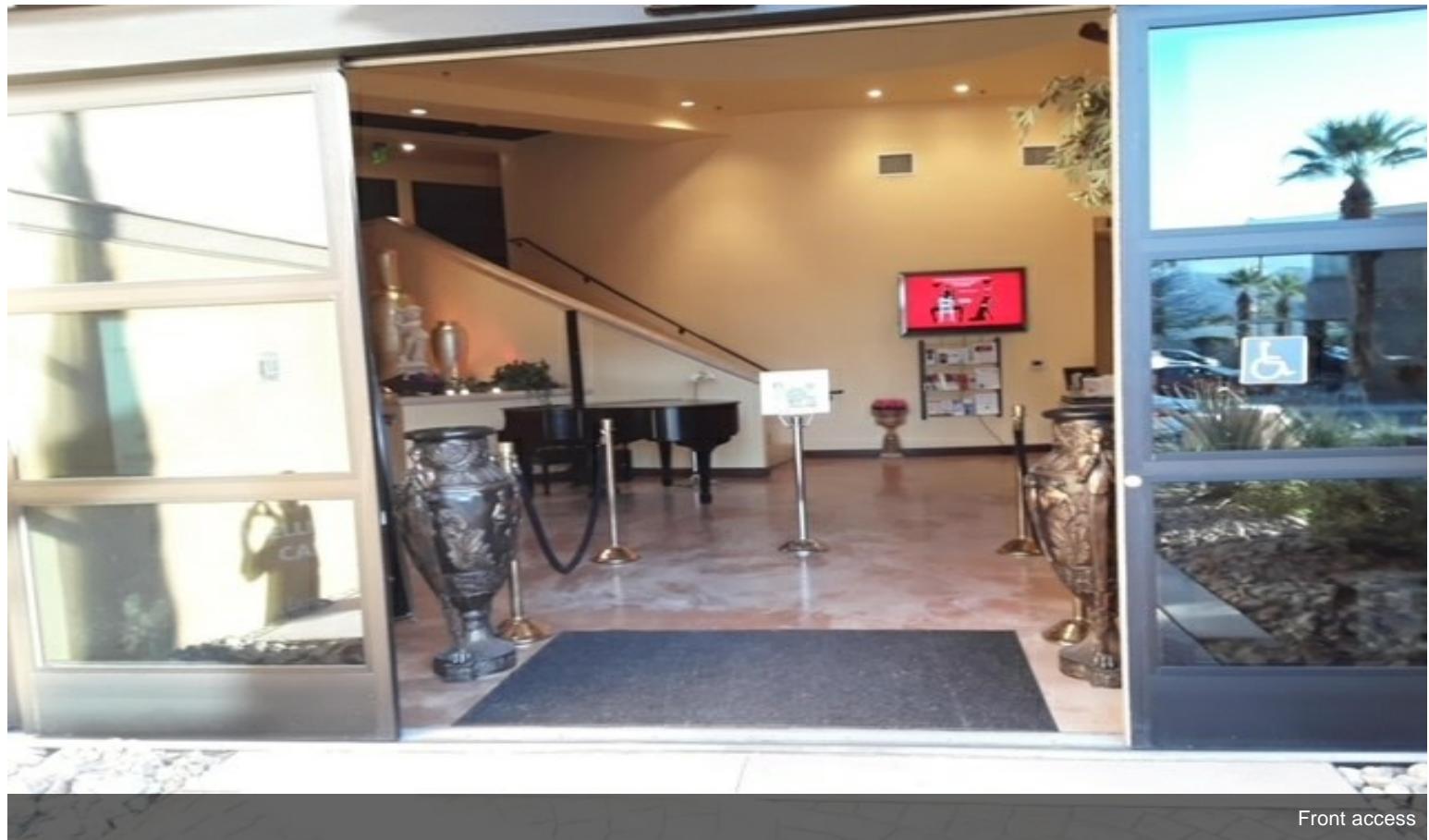
APN / Parcel ID: 627-153-018

Walk Score ®: 81 (Very Walkable)

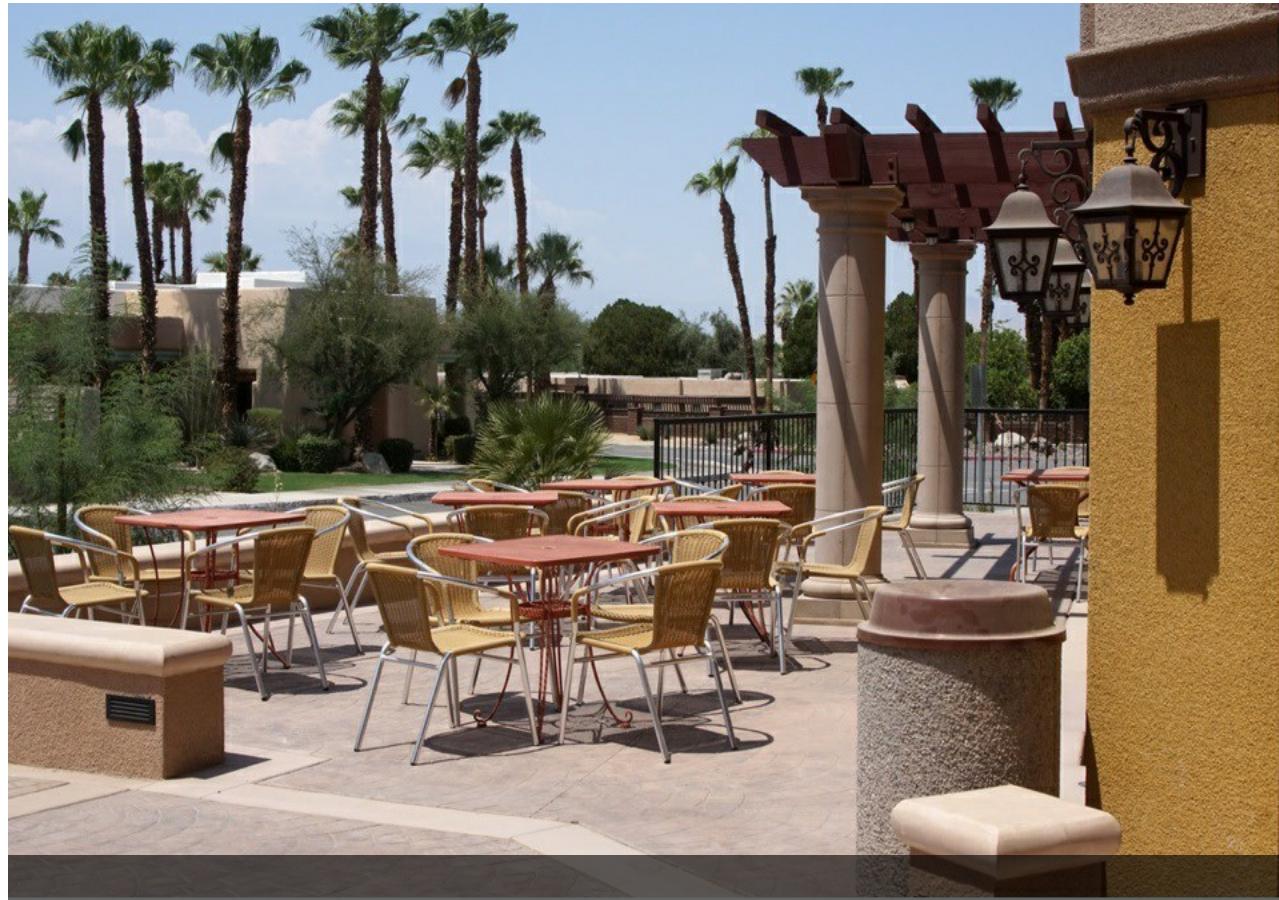


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Property Photos

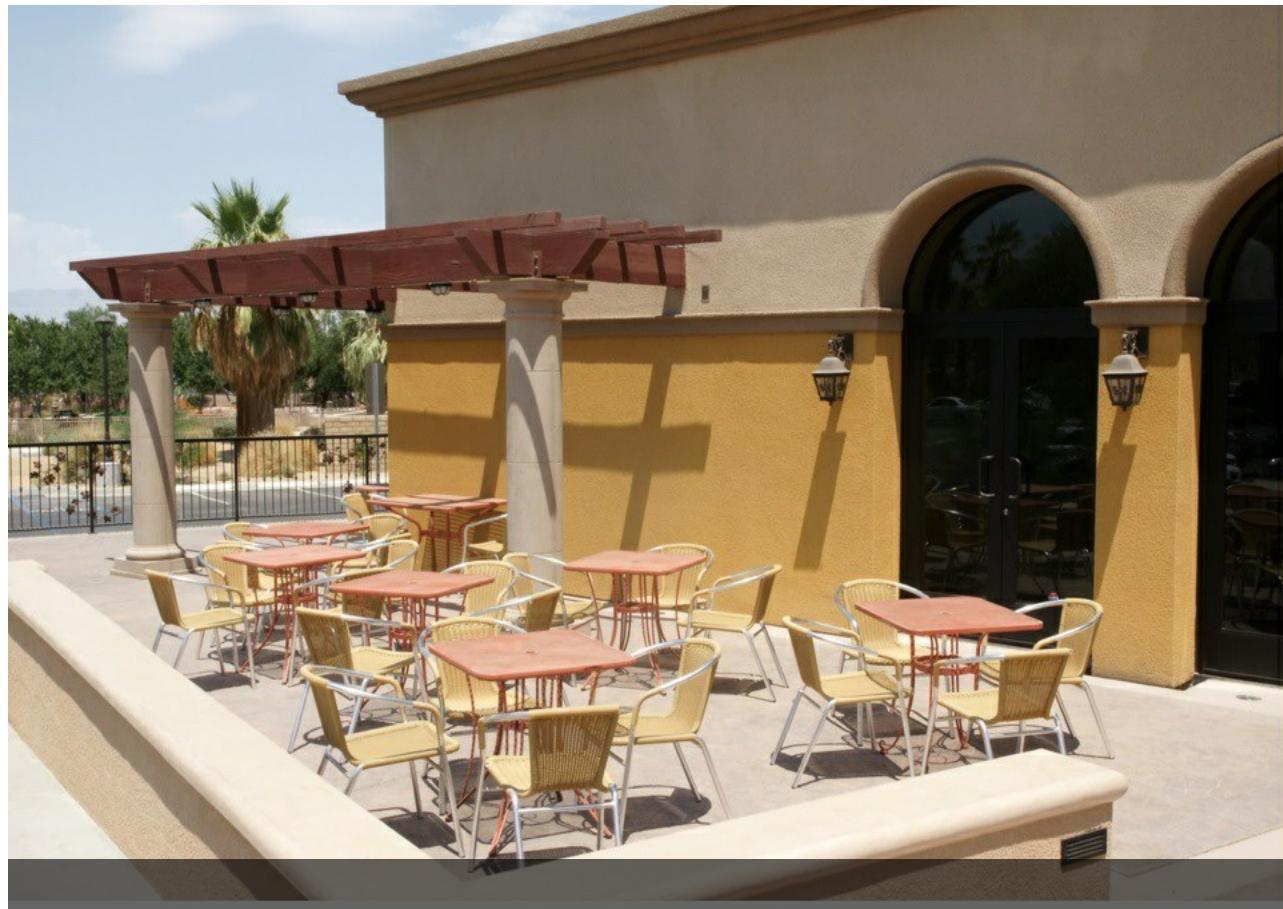


Front access

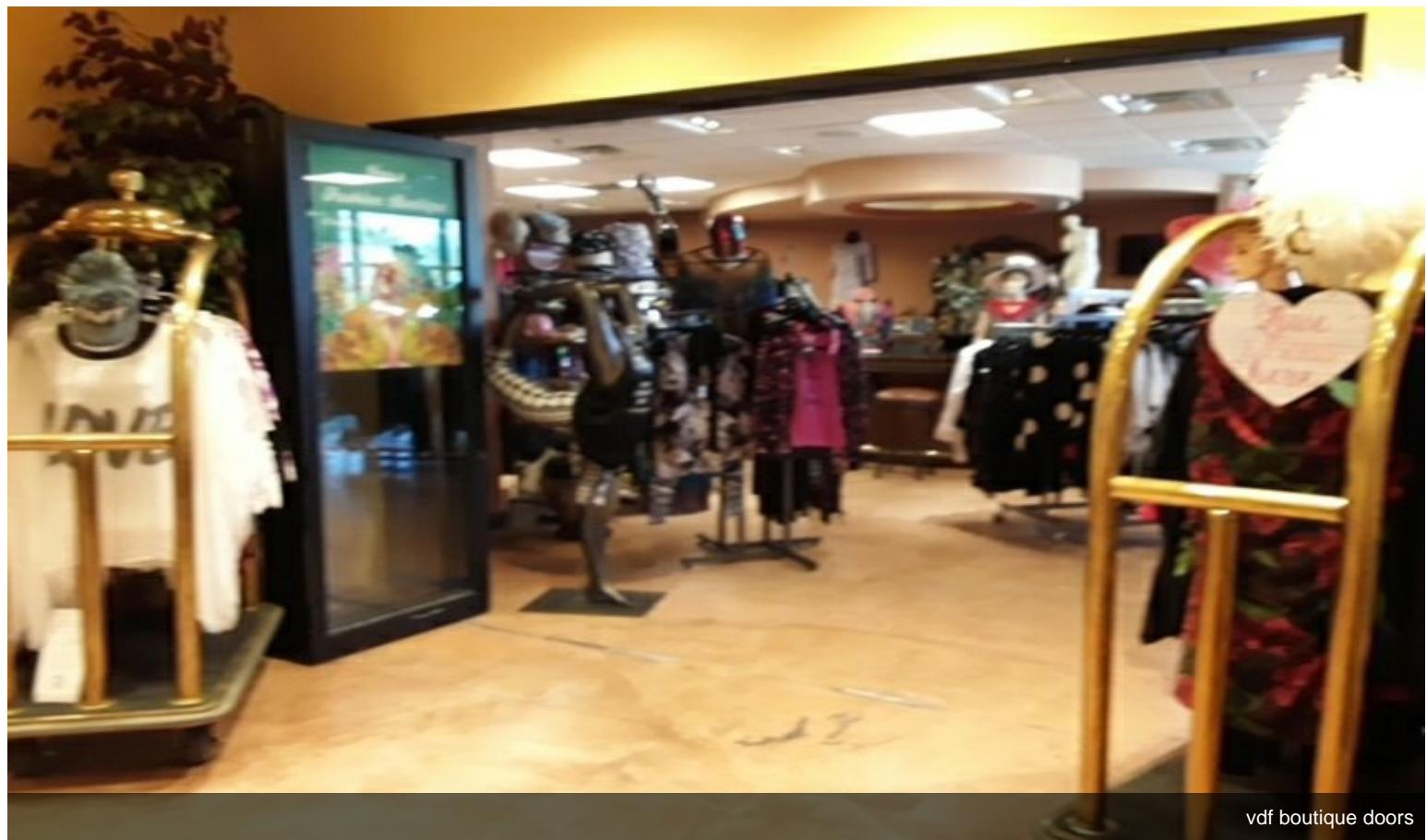


Cafe Patio 2

Property Photos

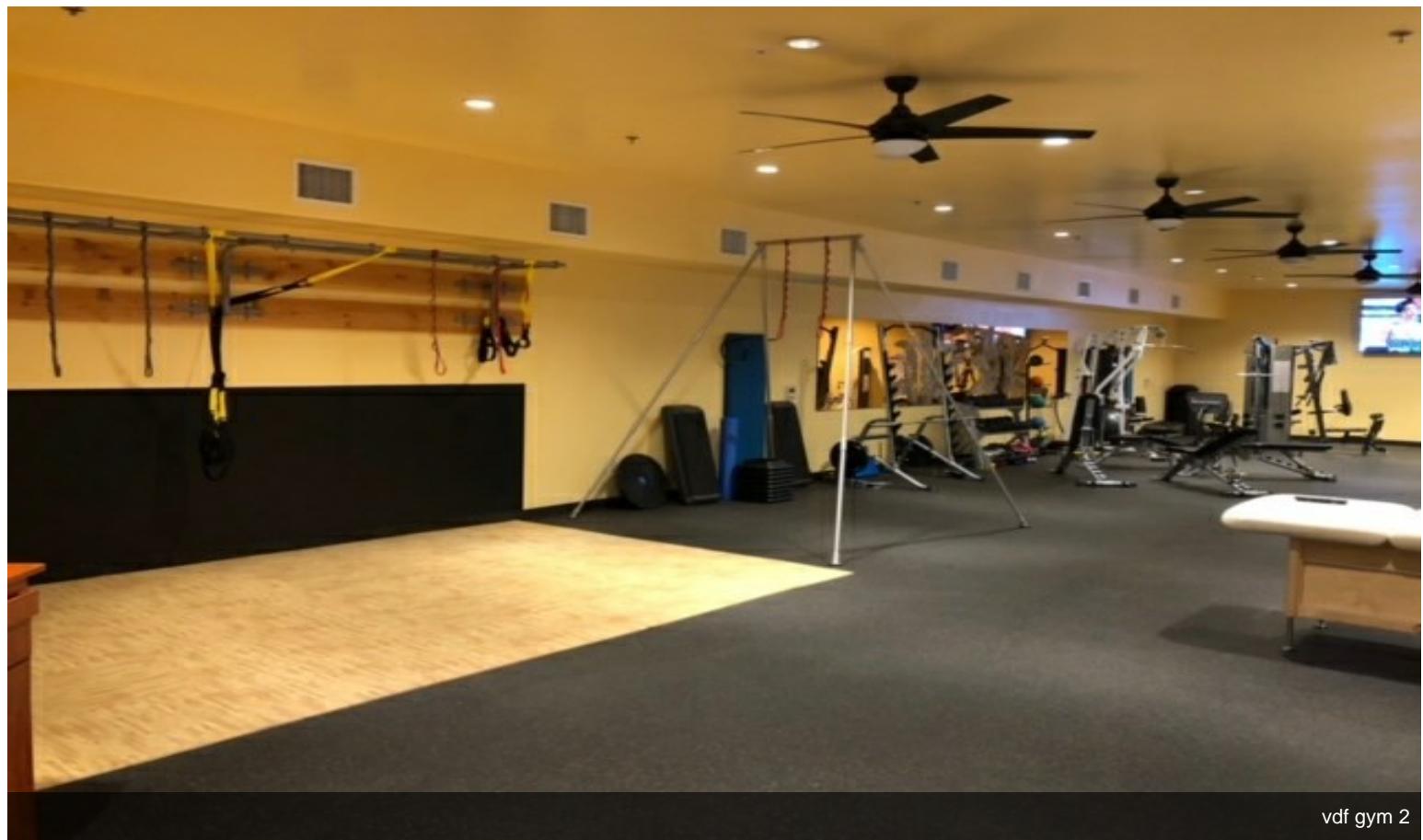


Cafe Patio 1

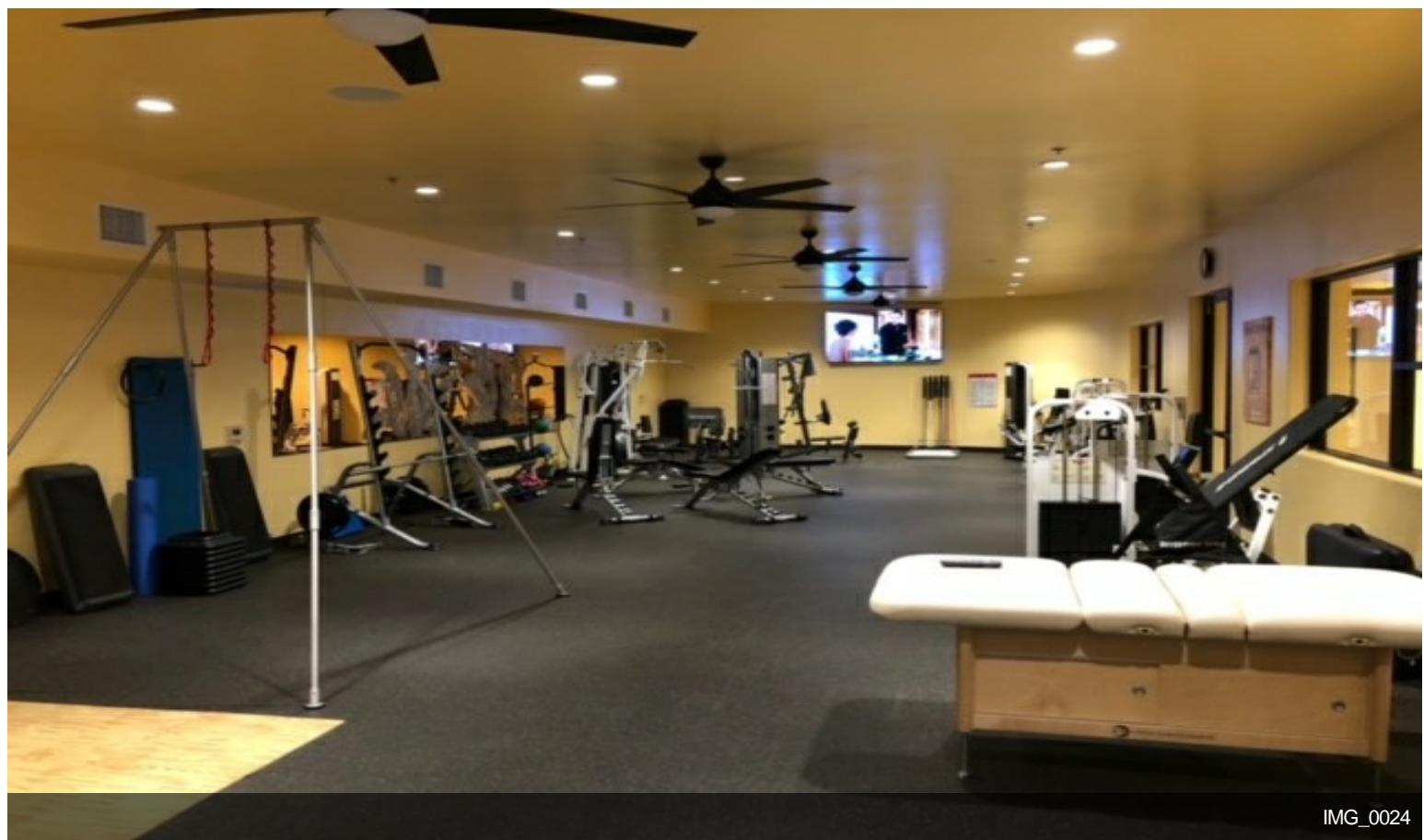


vdf boutique doors

Property Photos



vdf gym 2



IMG_0024

Property Photos

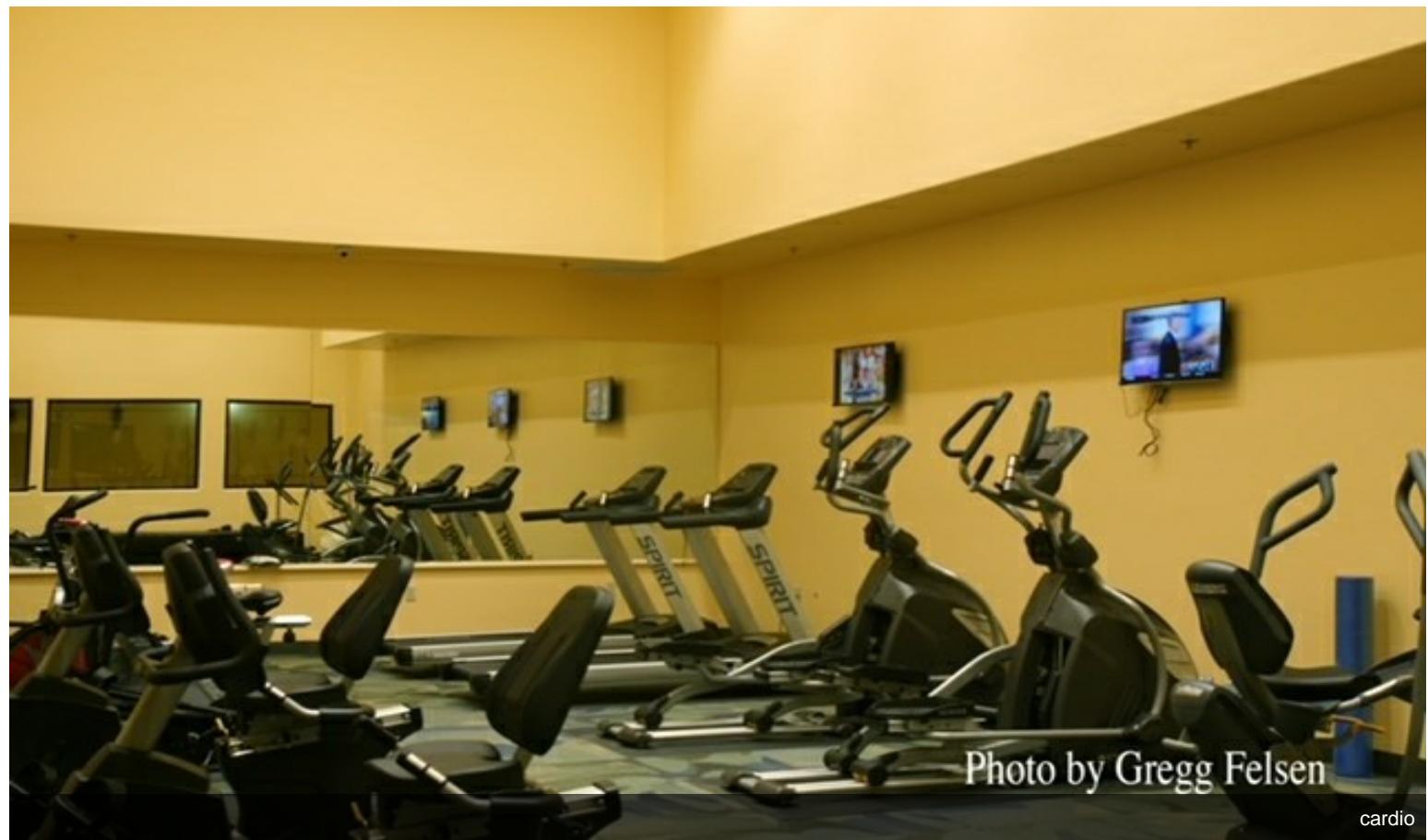
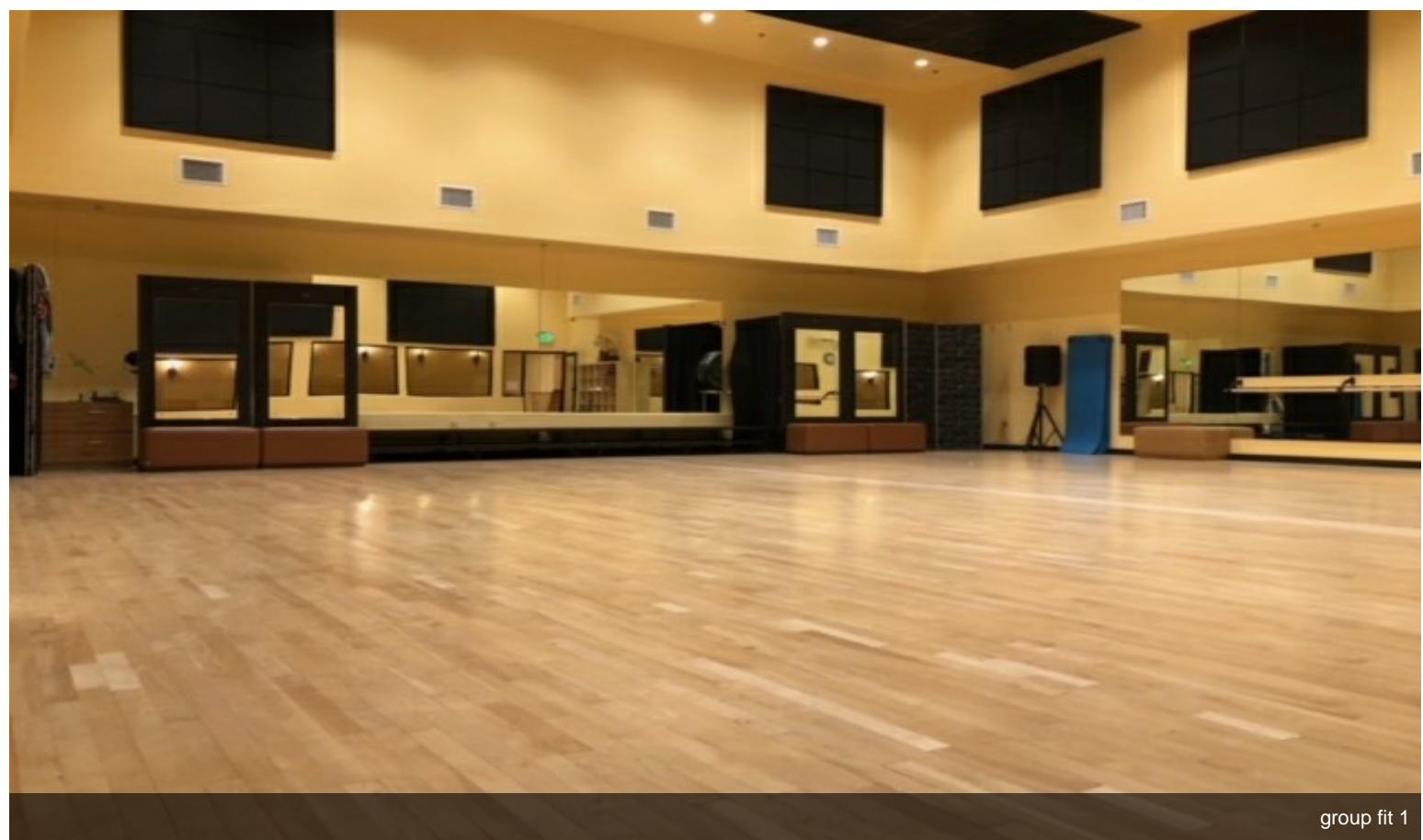


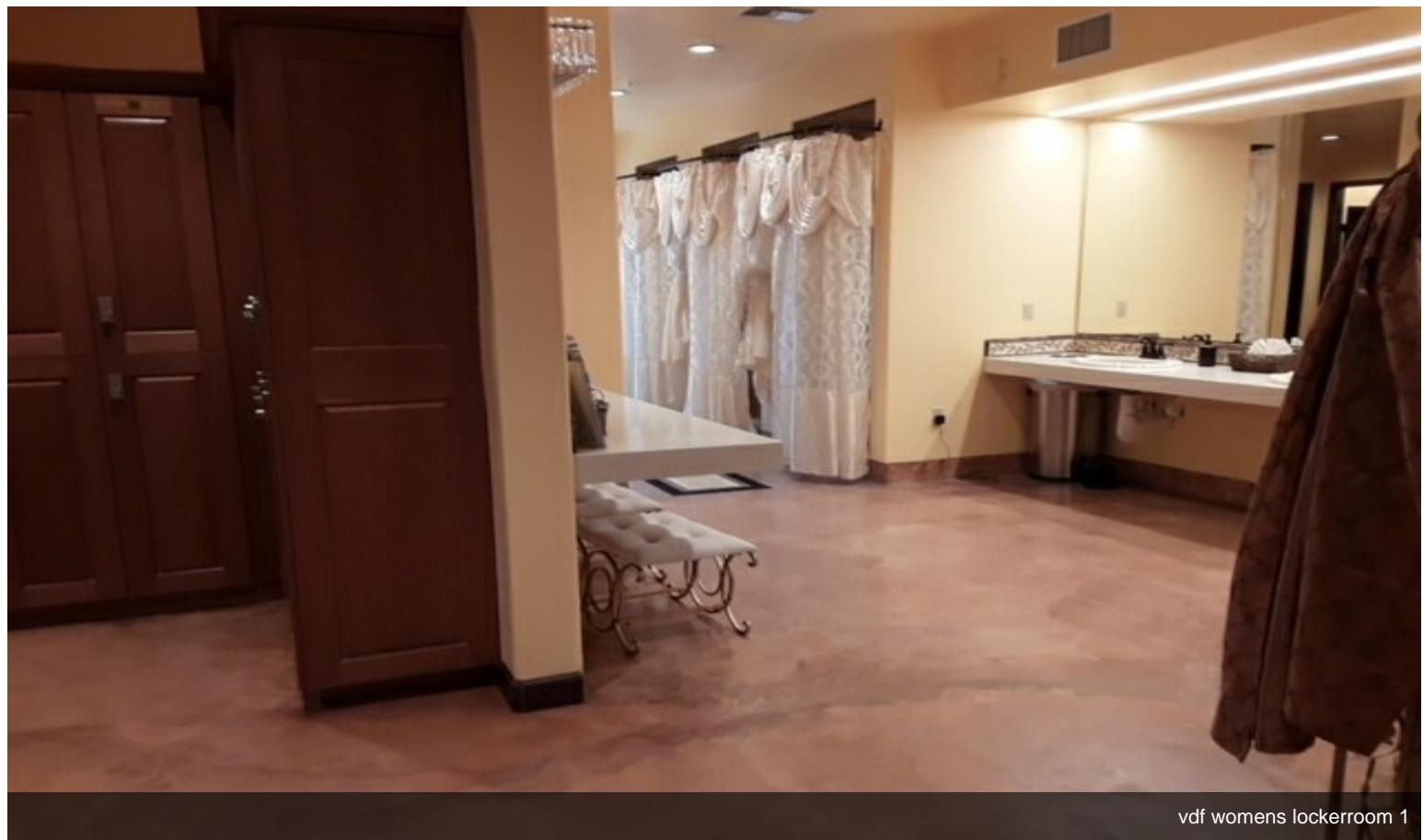
Photo by Gregg Felsen

cardio

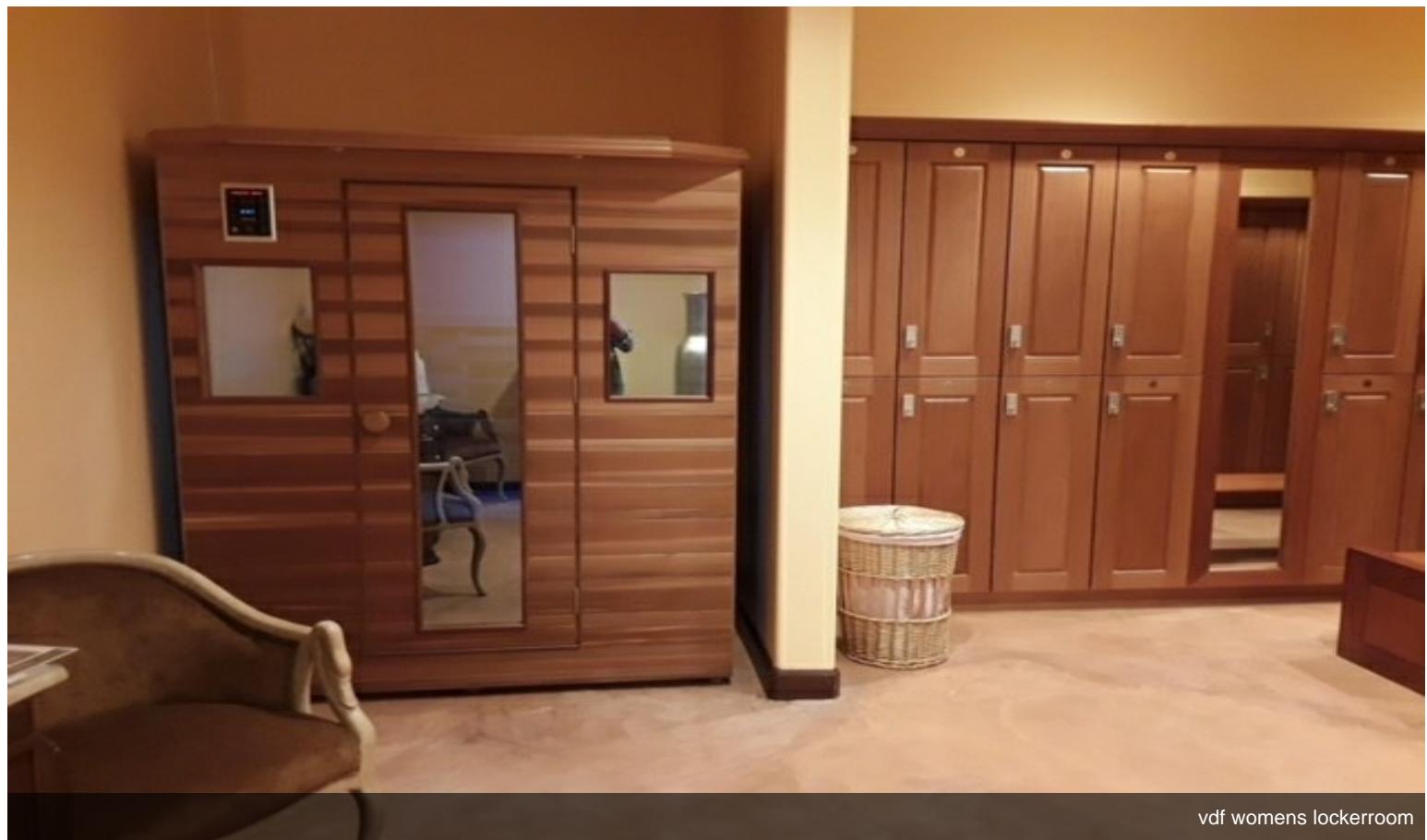


group fit 1

Property Photos

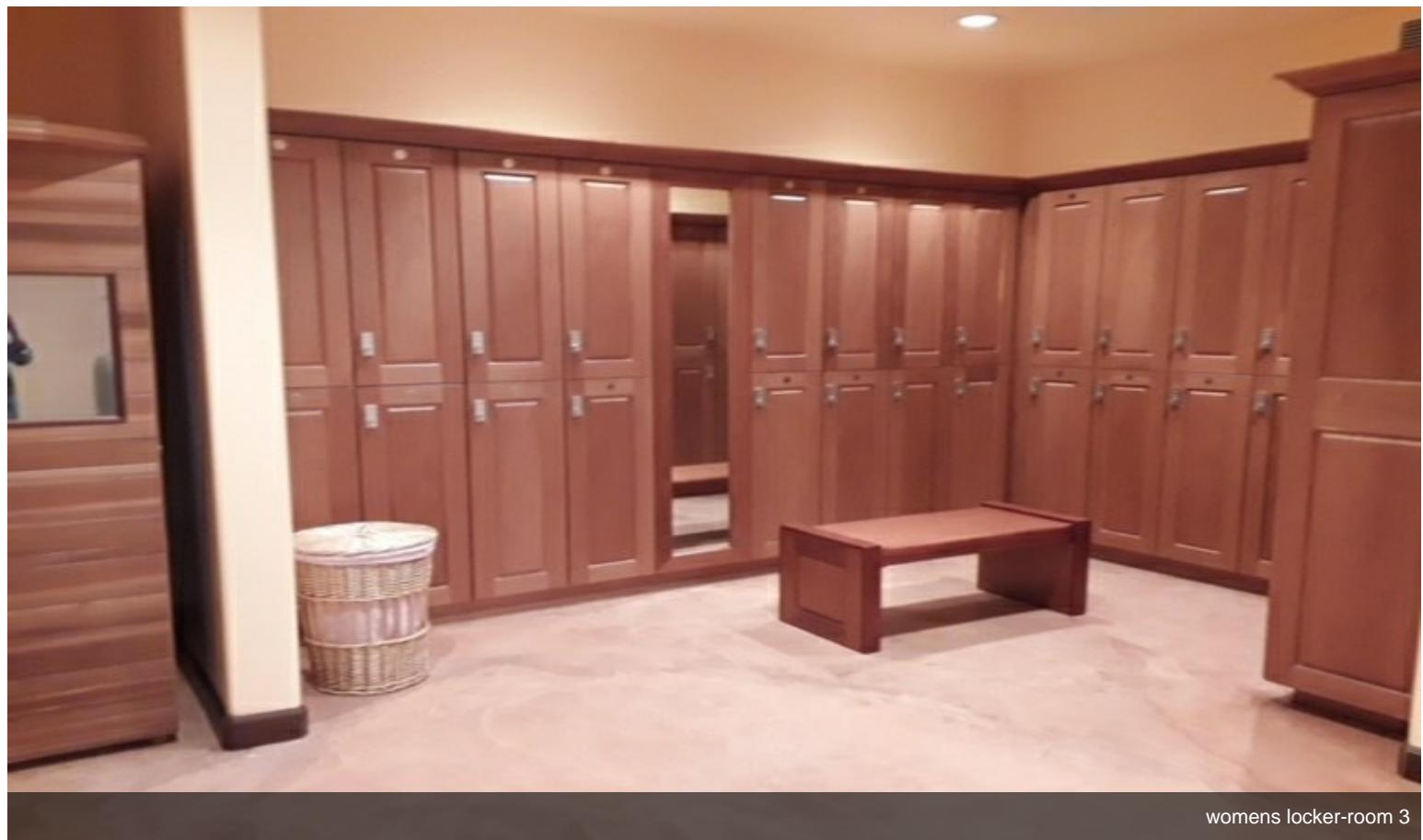


vdf womens lockerroom 1

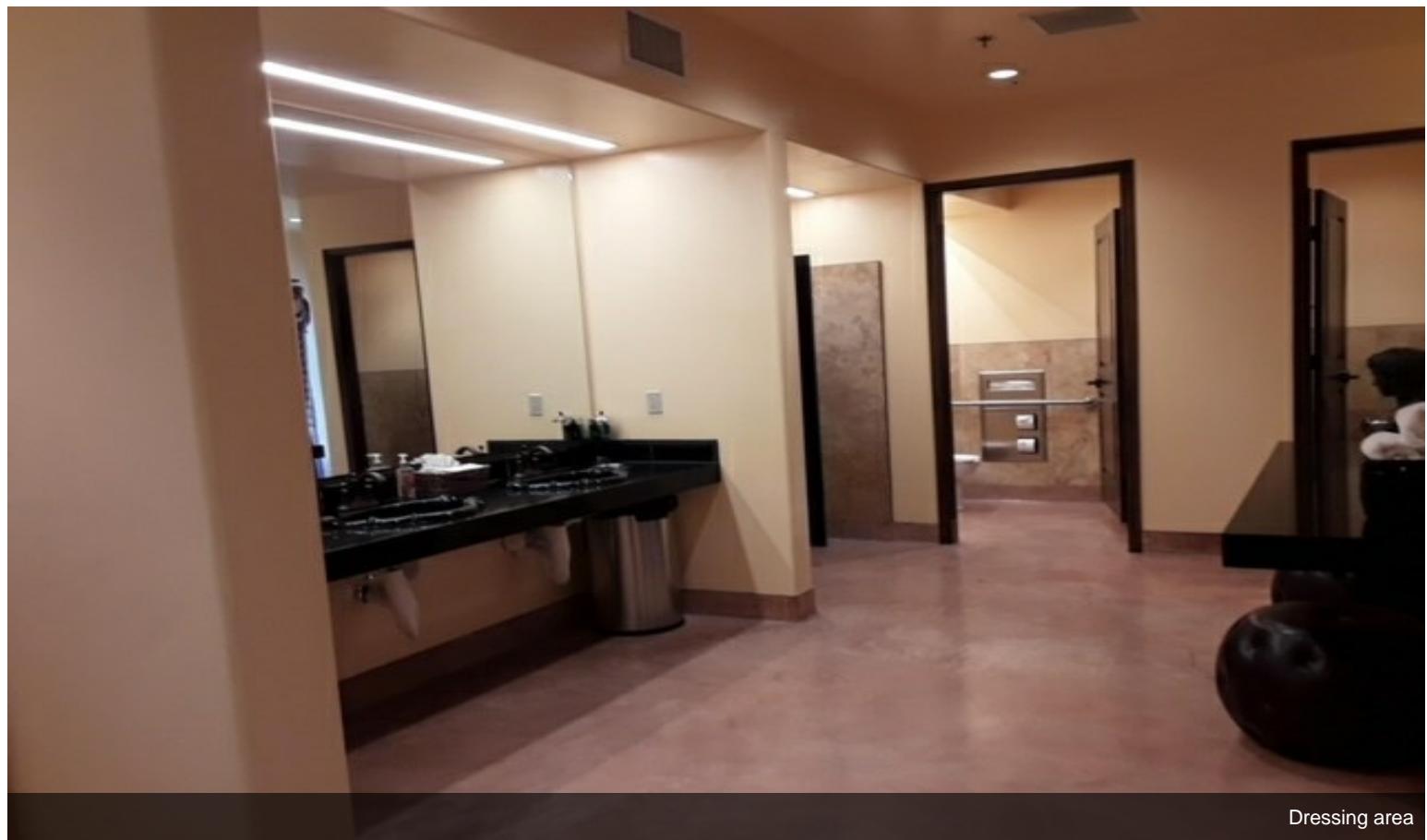


vdf womens lockerroom

Property Photos

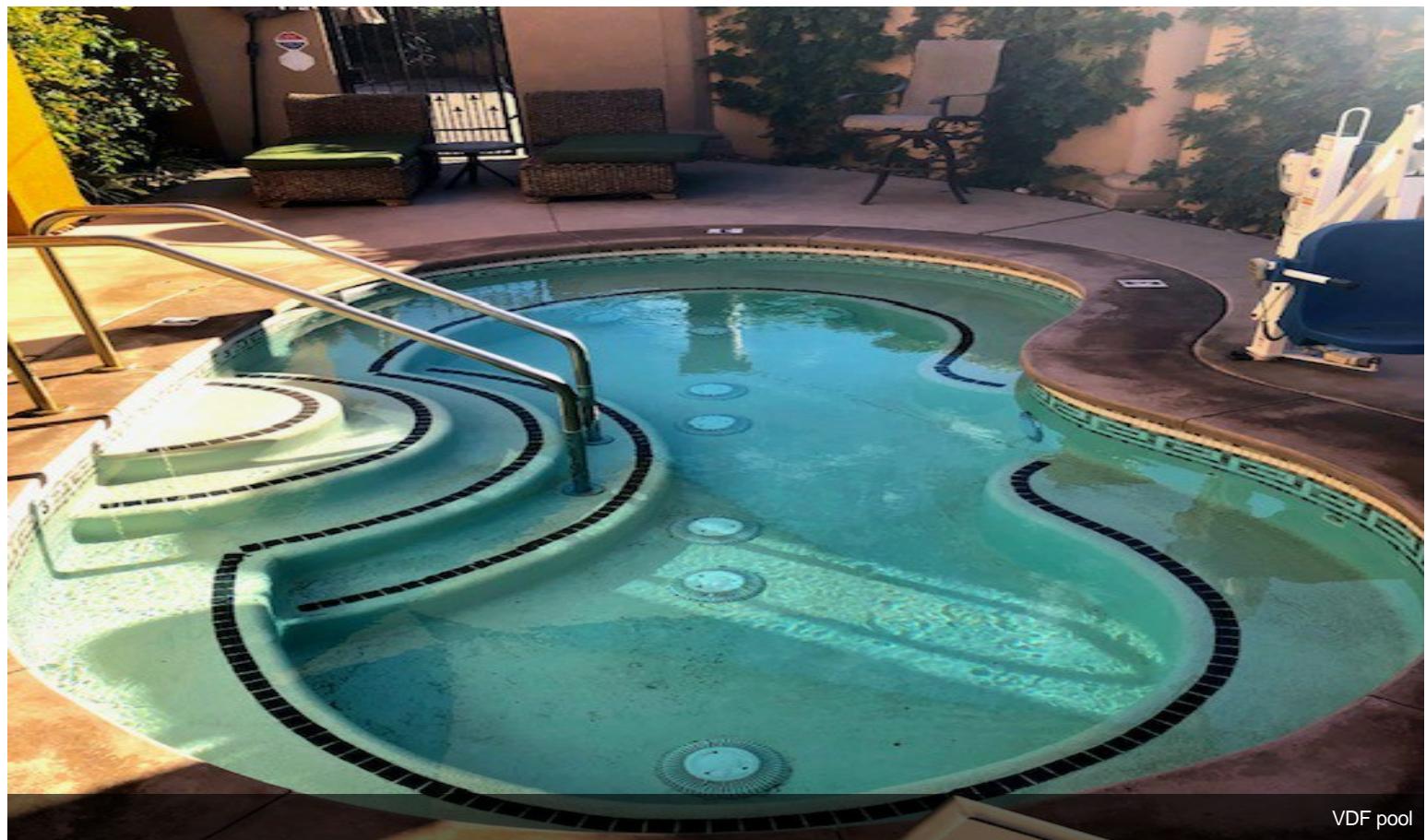


womens locker-room 3

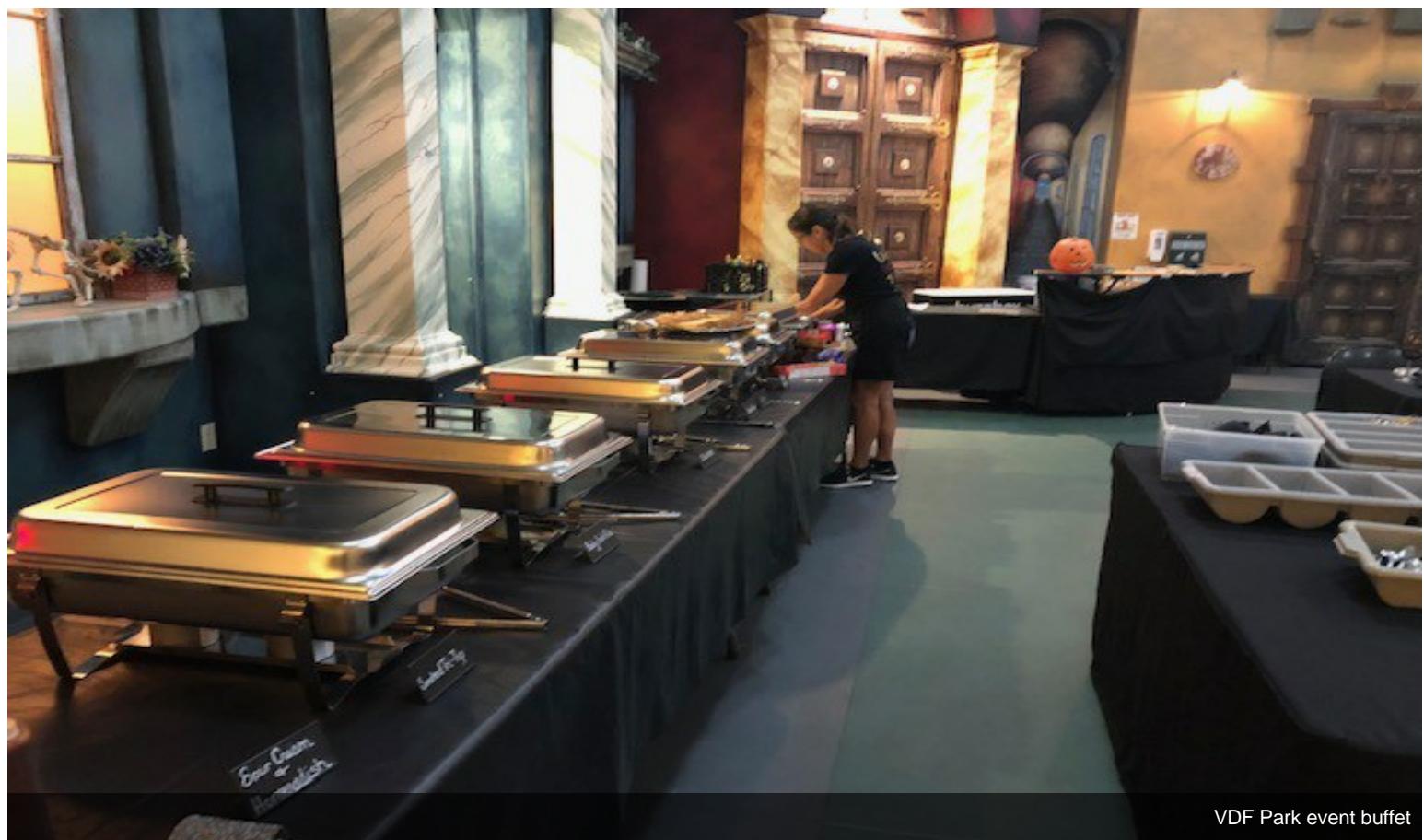


Dressing area

Property Photos



VDF pool



VDF Park event buffet

Property Photos

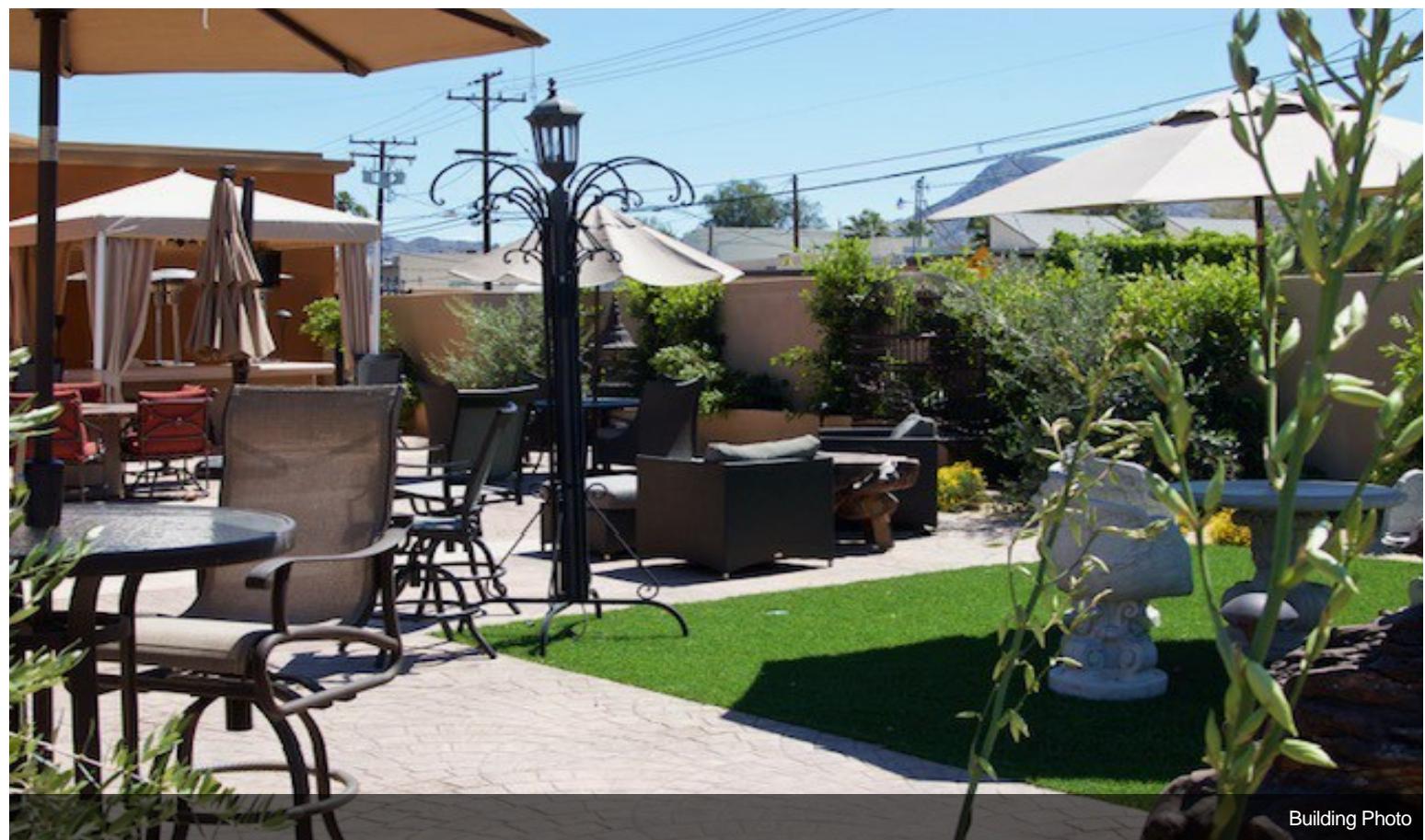


Event Room

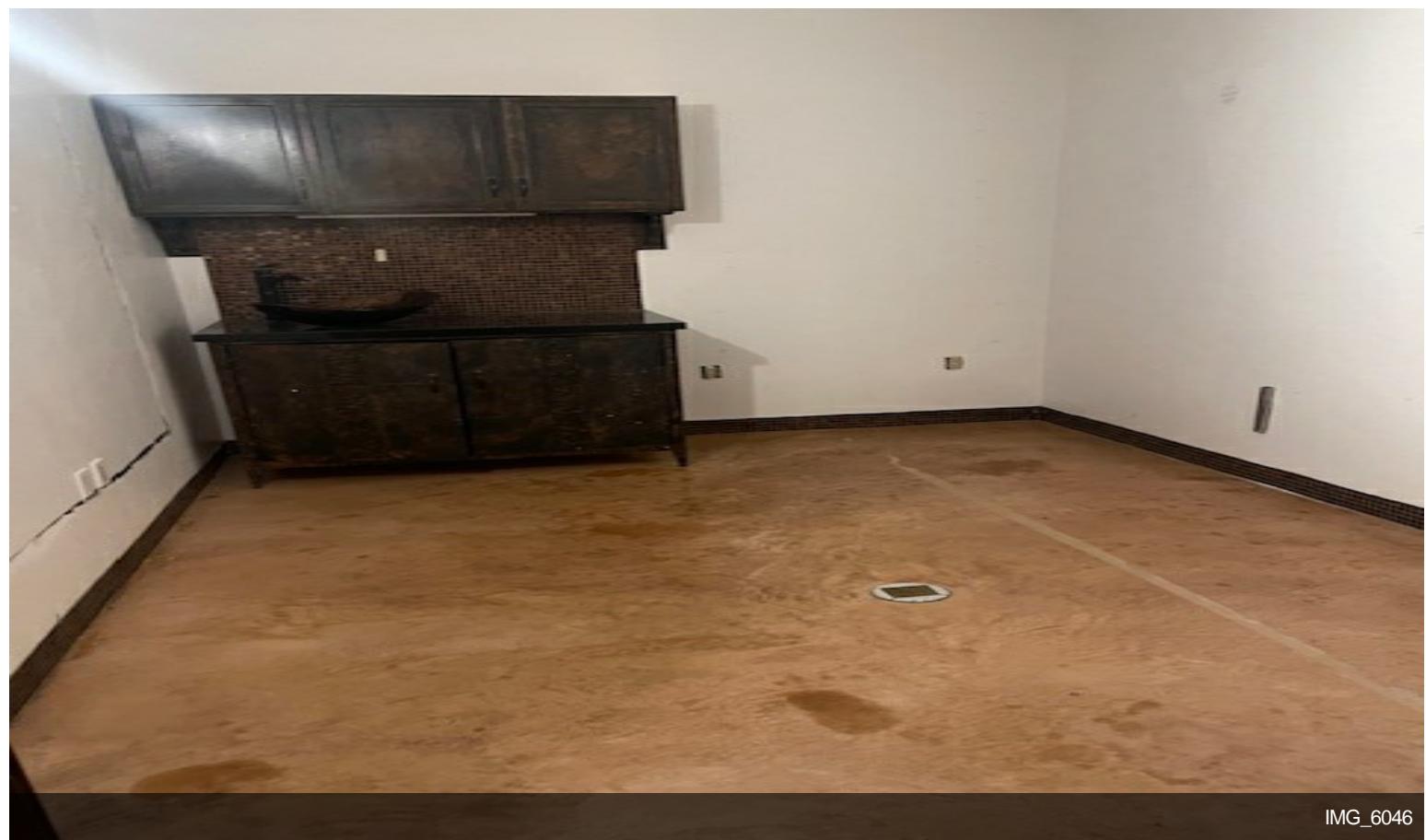


Salt cave

Property Photos

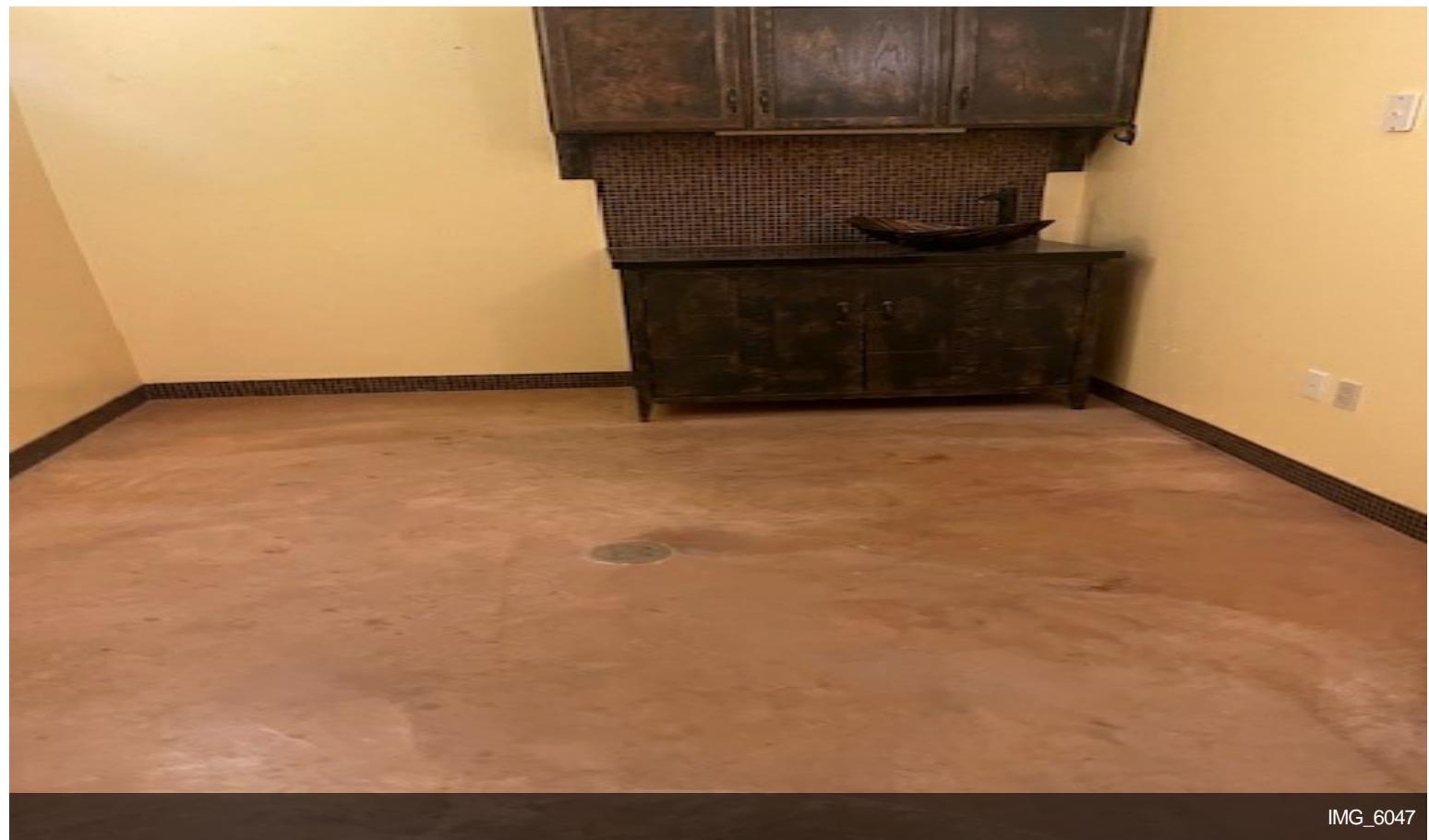


Building Photo

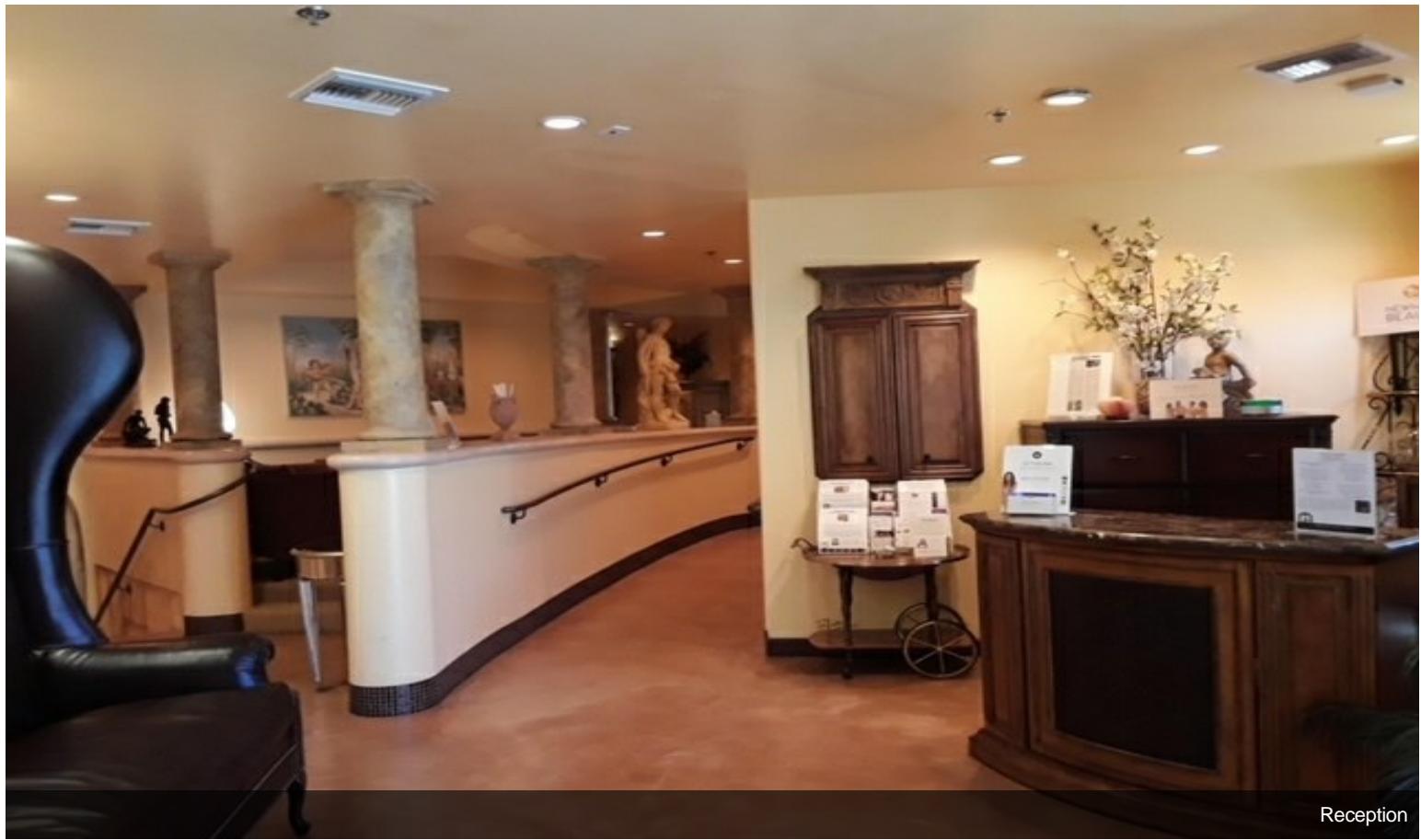


IMG_6046

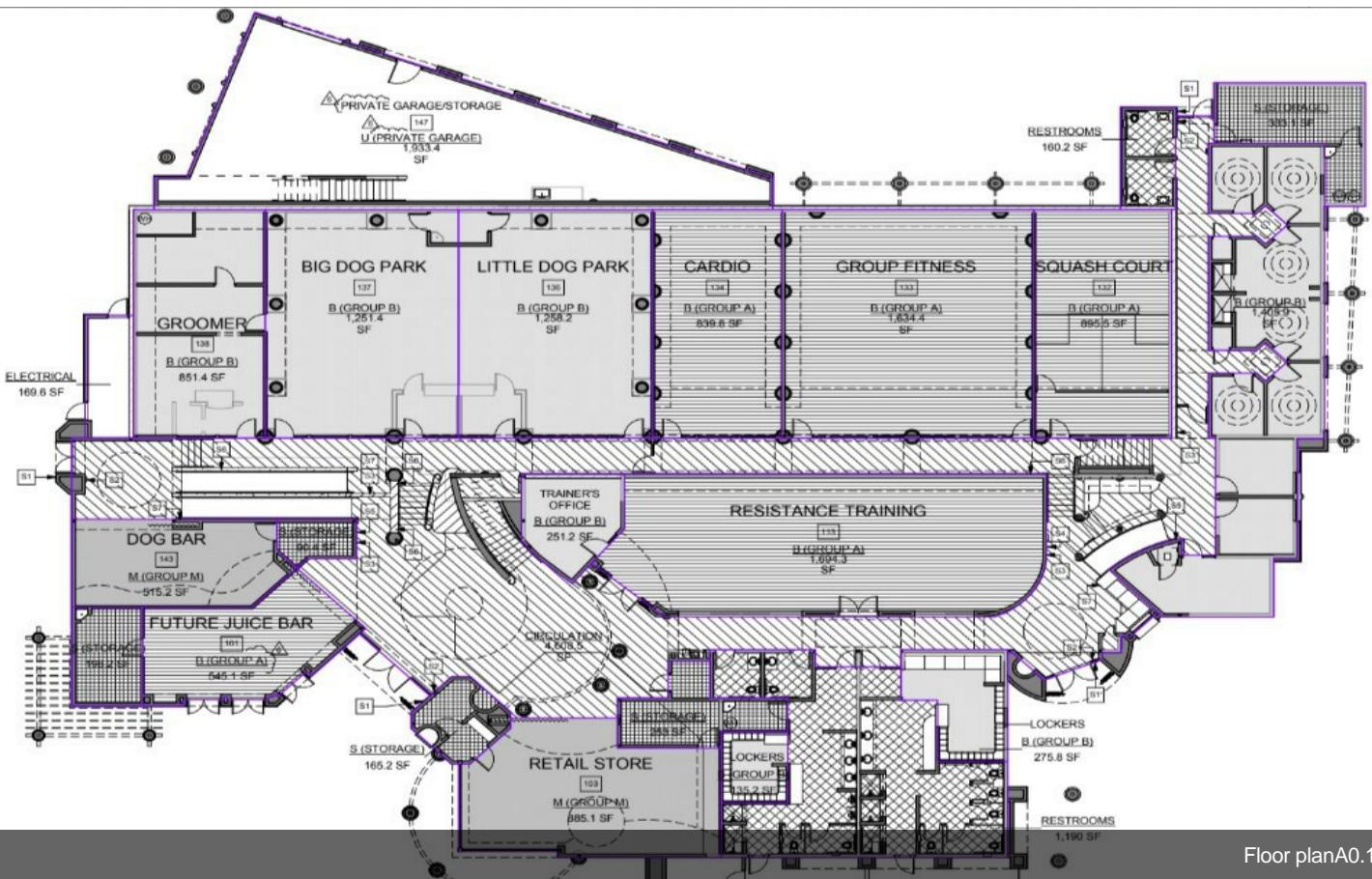
Property Photos



Property Photos



Reception



Floor plan A0.11

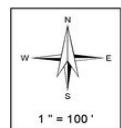
Property Photos

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. NE 20, T.5S./ R.6E.

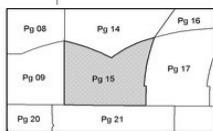
T.R.A. 018-002 018-170 018-376
018-013 018-184 018-388
018-030 018-213 018-400

627-15
25-8-1



Legend

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- - - Lease Area
- ████████ Subdivision Tic Mark



— SAN PABLO AVE —

Date	Old Number	New Number
10/19/1975	154-1	10
10/19/1975	154-10	11
2/3/1976	153-1	11-12
6/19/1976	152-12	14
7/19/1976	152-13	15
11/1/1986	152-4-6	15
6/1/1989	153-11	13-14
6/29/1990	153-12	15
3/20/2015	ACO-AOMT	153-16,157
3/20/2015	153-12,18	153-18,17
3/20/2015	153-13,17	19



ASSESSOR'S MAP BK627 PG 15
Placer County, Calif.

Thermal analysis

Data *

Map Reference *

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Plat Map