

# SALE / LEASE

## TWO TENANT RETAIL STRIP CENTER

13180 Palm Dr Desert Hot Springs, CA 92240



### PROPERTY DESCRIPTION

13180-13190 PALM DRIVE .... Strategically located in Hacienda Palms Center (adjacent to Stater Bros.), which is Desert Hot Springs' busiest Neighborhood Shopping Center!

Convenient, easy access, incredible visibility and huge traffic counts, the Property provides a synergistic mix of notable tenants, including Stater Bros., Chase Bank, Carl's Jr., Super 98 Cent Plus, etc., etc.

As an Owner-User opportunity, the Restaurant is currently vacant, was constructed approx. 10 years ago and provides a fully equipped banquet-size Kitchen with all the amenities .... Ready for immediate occupancy/opening possibilities!

As an Investment opportunity (with the Restaurant leased at \$1.00 psf), the Property easily generates a 6 cap or greater return!

**Rob Wenthold**  
(760) 641-7602  
rwenthold@dc.rr.com  
CalDRE #01153834

### OFFERING SUMMARY

Sale Price:	\$2,300,000
Lease Rate:	\$1.75 SF/month (MG)
Number of Units:	2
Lot Size:	51,605 SF
Building Size:	12,500 SF
Available SF:	5,357 SF



**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

# SALE / LEASE

## TWO TENANT RETAIL STRIP CENTER

13180 Palm Dr Desert Hot Springs, CA 92240



**Rob Wenthold**  
(760) 641-7602  
rwenthold@dc.rr.com  
CalDRE #01153834



**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

# SALE / LEASE

## TWO TENANT RETAIL STRIP CENTER

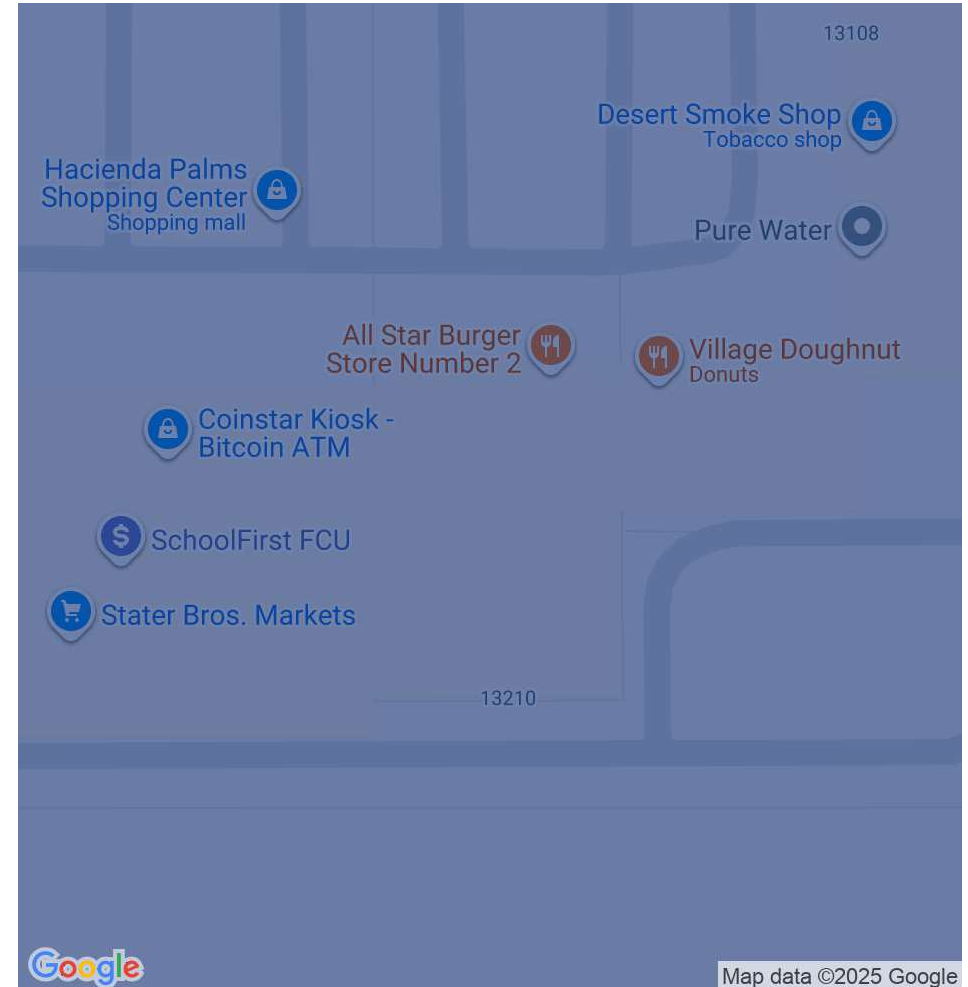
13180 Palm Dr Desert Hot Springs, CA 92240

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,536	41,893	49,501
Average Age	34	37	38
Average Age (Male)	34	36	38
Average Age (Female)	35	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,167	13,515	16,761
# of Persons per HH	3.2	3.1	3
Average HH Income	\$53,711	\$60,237	\$60,733
Average House Value	\$357,654	\$396,348	\$380,869

Demographics data derived from AlphaMap



**Rob Wenthold**  
(760) 641-7602  
rwenthold@dc.rr.com  
CalDRE #01153834



**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP