

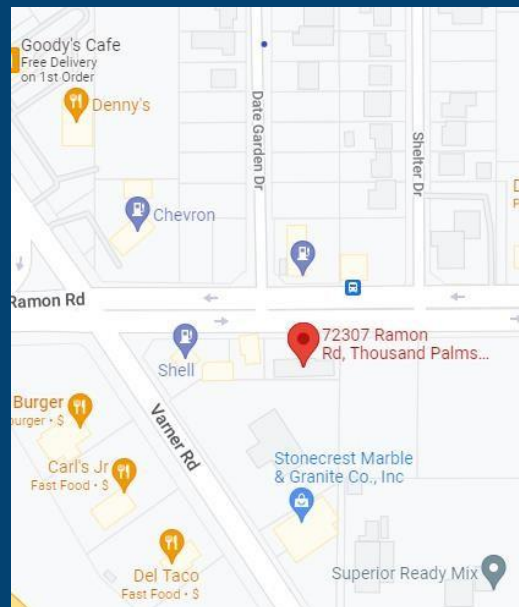


**\$895,500**

**THOUSAND PALM  
 OFFICE RETAIL  
 FOR SALE**

**72307 RAMON ROAD  
 Freestanding Retail  
 3,866 SF @ \$231 per sqft**

with the seller leasing back  
 for 3 years at a  
 6.5% Cap Return  
 that is  
**\$ 4,847.91 per month**



**OFFERING**

**SALE LEASE BACK**

Animal Samaritan is the owner selling the property; they are also an excellent candidate as tenants. The organization is strong and will be a great renter. The feasibility of the location is very lucrative. The property street is visible, highly accessible by car, surrounded by many other commercial establishments.

**EXECUTIVE SUMMARY**

Owner – Animal Samaritan

**BUILDING INFORMATION**

- \$231.00 Per SQ FT
- **Tenant:** Single
- **Constructions:** Wood Frame
- **Class:** C
- **Typical Floor Area:** 3,688 SF
- **Parking Lot:** 12 Slots
- **Surface Ratio:** 3.10/1000 SF
- **Leased:** 100%



**BERT GARLAND**  
 Investment Broker  
 Cal BRE: 00873468  
 Direct: 760.774.1048





Parcel Number/s: 693-010-011

Zoning: CP

Land AC: 0.28 AC

Land SF: 12,362 SF

Building FAR: 0.31

Class: C

Walk Score: Car Dependent  
7.1 M Palm Spring International Airport

**\$895,500**

Thousand Palm Office Retail for SALE!



## BUSINESS PROPERTIES IN NEARBY NEIGHBORHOODS

- Valero Gas & Food Shop
- Dommino's Pizza
- Motel 6
- Goody's Cafe
- Del Taco Restaurant
- In-N-Out Burger Drive Thru
- Jerry's Market
- Endura Steel
- Shell Gas Station
- Chevron Extra Mile
- Pro Equipment Land Scaping Supply
- Riverside Fire Department 35

**FOR VIEWING APPOINTMENT:**

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Exclusive commercial real estate firm focusing on investment sales, leasing opportunities, 1031 exchanges, land acquisitions, and property development.

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