

FOR SALE  
RETAIL/OFFICE BUILDING

80-250 HIGHWAY 111, BUILDING C | INDIO, CA



**BUILDING FOR SALE**  
**\$1,750,000.00**

- 3,000 SF available for owner-user
- New 5-year lease extension in place with Cal Bank & Trust
- Great Highway 111 frontage, near Jefferson St
- Monument signage available
- Ample parking

**MAGGIE MONTEZ**

Principal  
mmontez@leedesert.com  
760.346.2520  
LIC #01070683

**SHALYN MONTES**

Associate  
smontes@leedesert.com  
760.346.2523  
LIC #01844043

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**PROPERTY DESCRIPTION**

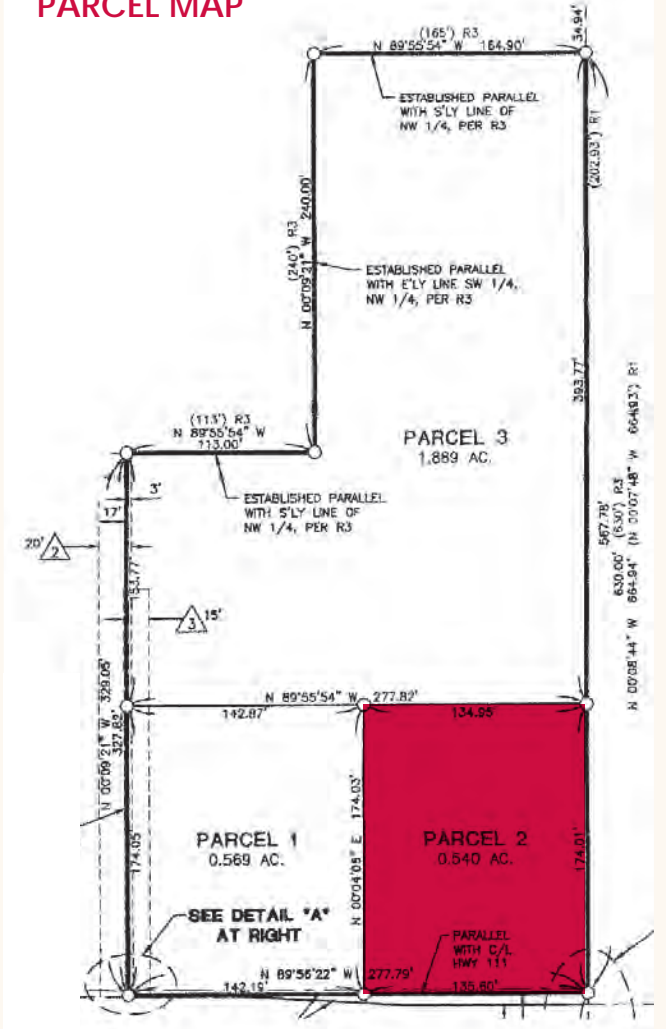
<b>Address:</b>	80250 Highway 111, Bldg C Indio, CA 92201
<b>Building Square Footage:</b>	6,000 Square Feet
<b>Tenancy:</b>	Cal Bank & Trust - 5 year extended term through November 9, 2029 NNN Lease
<b>Land Area:</b>	0.54± Acres
<b>Parking:</b>	In Common
<b>Construction Type:</b>	Wood Frame
<b>Stories:</b>	Single Story
<b>Zoning:</b>	CPS with Mixed Use Specific Plan -300
<b>Year Built:</b>	2009
<b>HVAC:</b>	Package Units
<b>Ingress/Egress:</b>	Highway 111



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**PARCEL MAP**

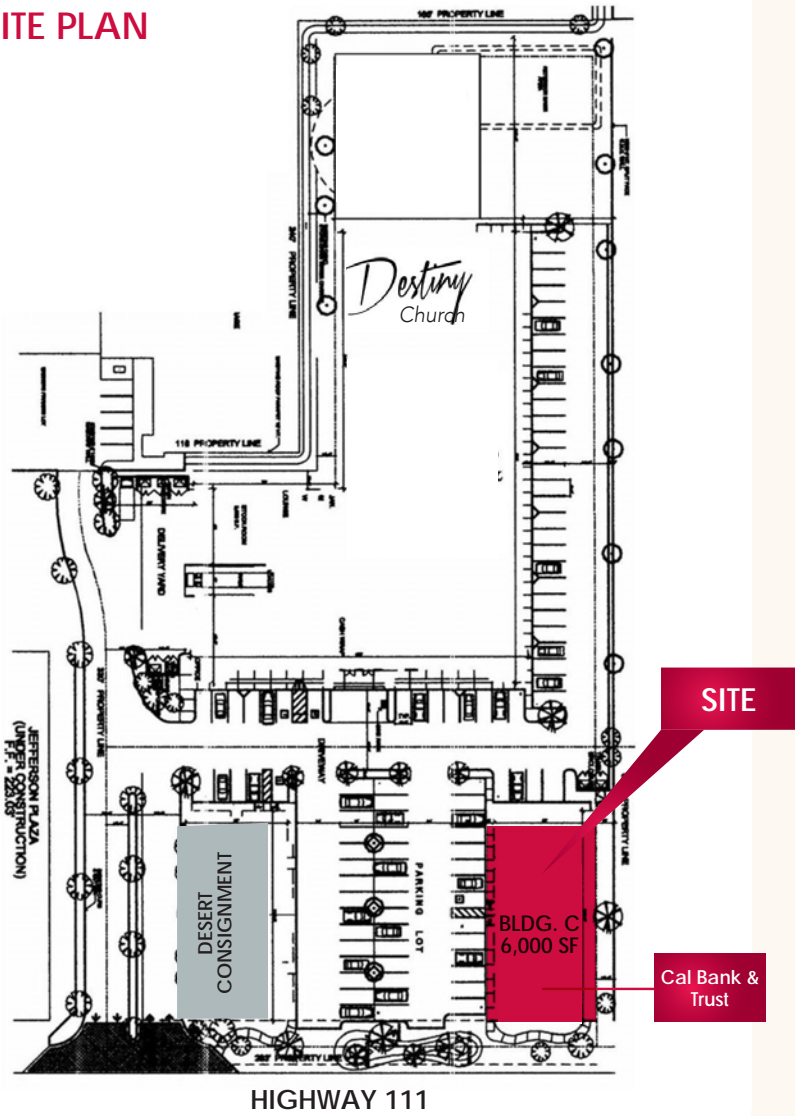


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SITE PLAN



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**CAL BANK & TRUST**

[www.calbanktrust.com](http://www.calbanktrust.com)

We take great pride in delivering the personalized service you'd expect from a local community bank, but offer all the comprehensive solutions available at major financial institutions. California Bank & Trust (CB&T) is a division of ZB, N.A.'s parent company is Zions Bancorporation, which is included in the S&P 500 and NASDAQ Financial 100 indices (NASDAQ: ZION).



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**BUILDING C - INCOME AND EXPENSES**

SUITE	TENANT	SF	TERM	EXP DATE	ANNUAL INCREASES	LEASE RATE	NNN	OPTION
C102	California Bank & Trust	3,000	10 Years	11/09/29	3%	Annual \$63,360.00 Monthly \$ 5,280.00 Per SF \$1.76	Yes	2 5-year options at then Fair Market Value
C101	Capstone Fitness		Mo-Mo					

ESTIMATED ANNUAL EXPENSES	
Real Estate Tax (Estimated New)	\$ 21,375.00
Gardening & Parking Lot	\$ 3,120.00
Utilities - Electric & Water	\$ 7,059.00
Insurance	\$ 3,270.00
Repairs & Maintenance	\$ 365.00
Management	\$ 6,000.00
<b>Total Operating Expenses:</b>	<b>\$ 41,189.00</b>

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