



# AUTOMOTIVE OR INDUSTRIAL BUILDING, S. PALM

SPRINGS \$2,495,000 (Seller Financing Available)

15,114 SF (Under \$175/SF) Sunny Dunes/Palm Canyon Drive



[CBCLYLE.NET](http://CBCLYLE.NET)

**Michael Lyle**  
760.774.6533  
[mlyle@cbclyle.net](mailto:mlyle@cbclyle.net)  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
[stevelyle@cbclyle.net](mailto:stevelyle@cbclyle.net)  
CalDRE #00762911



**COLDWELL  
BANKER  
COMMERCIAL**

LYLE & ASSOCIATES, LP



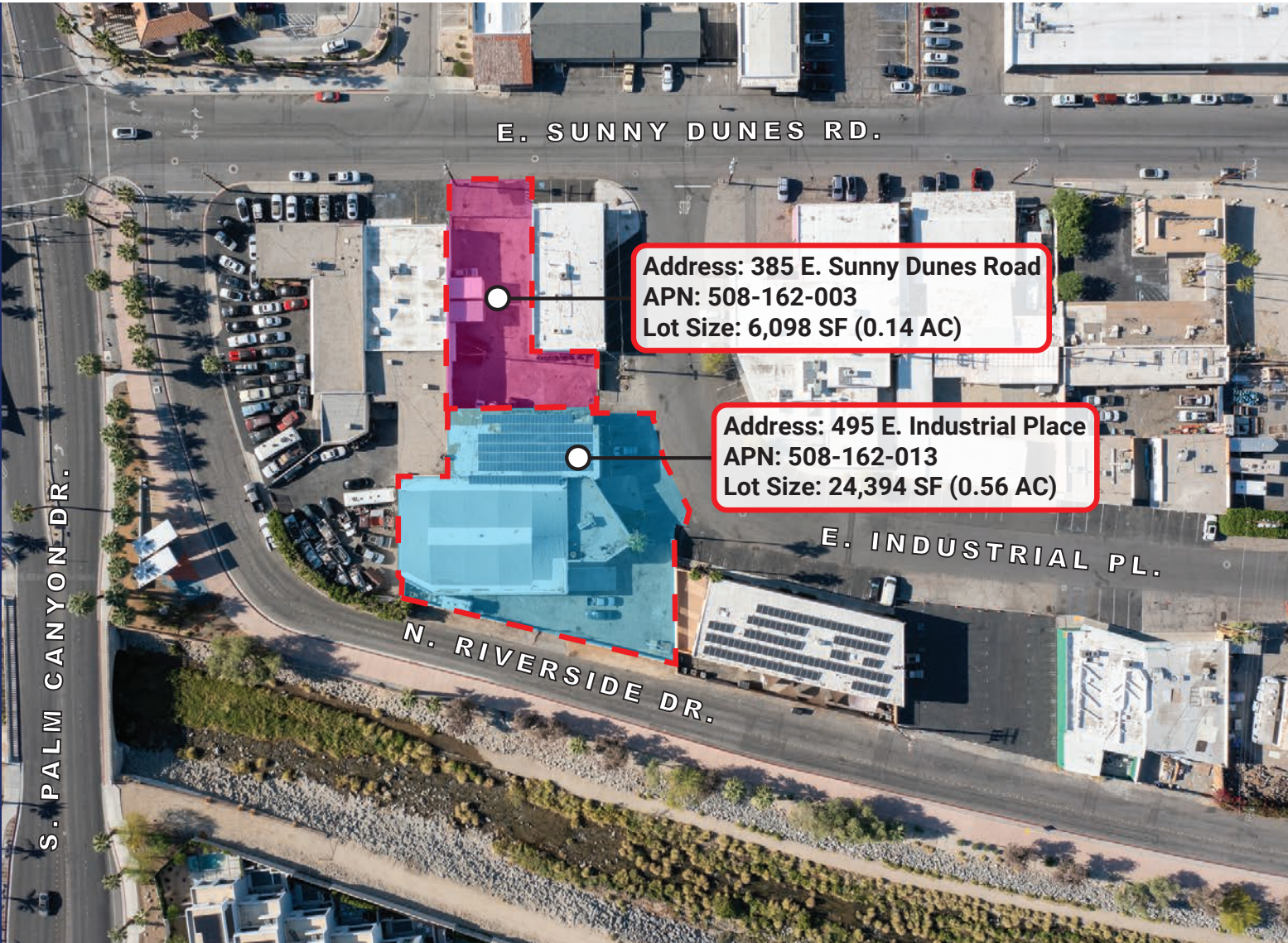
# AUTOMOTIVE OR INDUSTRIAL BUILDING

495 E. Industrial Pl. & 385 E Sunny Dunes Rd., Palm Springs, CA 92264

## PROPERTY SUMMARY

SALE

Building Size:	15,114 SF
Year Built:	1957
Year Remodeled:	2024
Price For Sale:	\$2,495,000 (\$165.08/SF)
Apn#'s:	508-162-013 & 508-162-014
Lot Size's:	APN -013: 56,192 SF  APN -014: 6,098 SF
Zoning:	C-1
Sub-Market:	Coachella Valley
Market:	Inland Empire



**Michael Lyle**  
 760.774.6533  
 mlyle@cbclyle.net  
 CalDRE #02002995

**Steve Lyle**  
 760.578.9927  
 stevelyle@cbclyle.net  
 CalDRE #00762911





# AUTOMOTIVE OR INDUSTRIAL BUILDING

495 E. Industrial Pl. & 385 E Sunny Dunes Rd., Palm Springs, CA 92264

## RENT ROLL

SALE

SUITE (TENANT):	SIZE:	LEASE START - LEASE END:	OPTIONS TO EXTEND:	MONTHLY RENT:	ANNUAL RENT:	PRICE/SF/MO:	PRICE/SF/YR:	ESCALATION DATE:	LEASE SERVICE TYPE:
SUITE: 1 (VACANT - OWNER/USER OPPORTUNITY OR PROFORMA )	9,614 SF (Includes Secured Yard)	TBD	TBD	PROFORMA: \$9,614.00	PROFORMA: \$115,368.00	PROFORMA: \$1.00/SF	PROFORMA: \$12.00/SF	TBD	PROFORMA: NNN
SUITE: 2 (Palm Springs Tire Automotive Service)	5,500 SF	05/01/2024 - 04/30/2029	One 5 YR	\$5,000.00	\$60,000.00	\$0.90/SF	\$10.90/SF	05/01	NNN
STORAGE: 1 (Social Cycle)	Two Containers	Month/Month	None	\$1,000	\$12,000	N/A	N/A	N/A	GROSS

**Michael Lyle**  
 760.774.6533  
 mlyle@cbclyle.net  
 CalDRE #02002995

**Steve Lyle**  
 760.578.9927  
 stevelyle@cbclyle.net  
 CalDRE #00762911



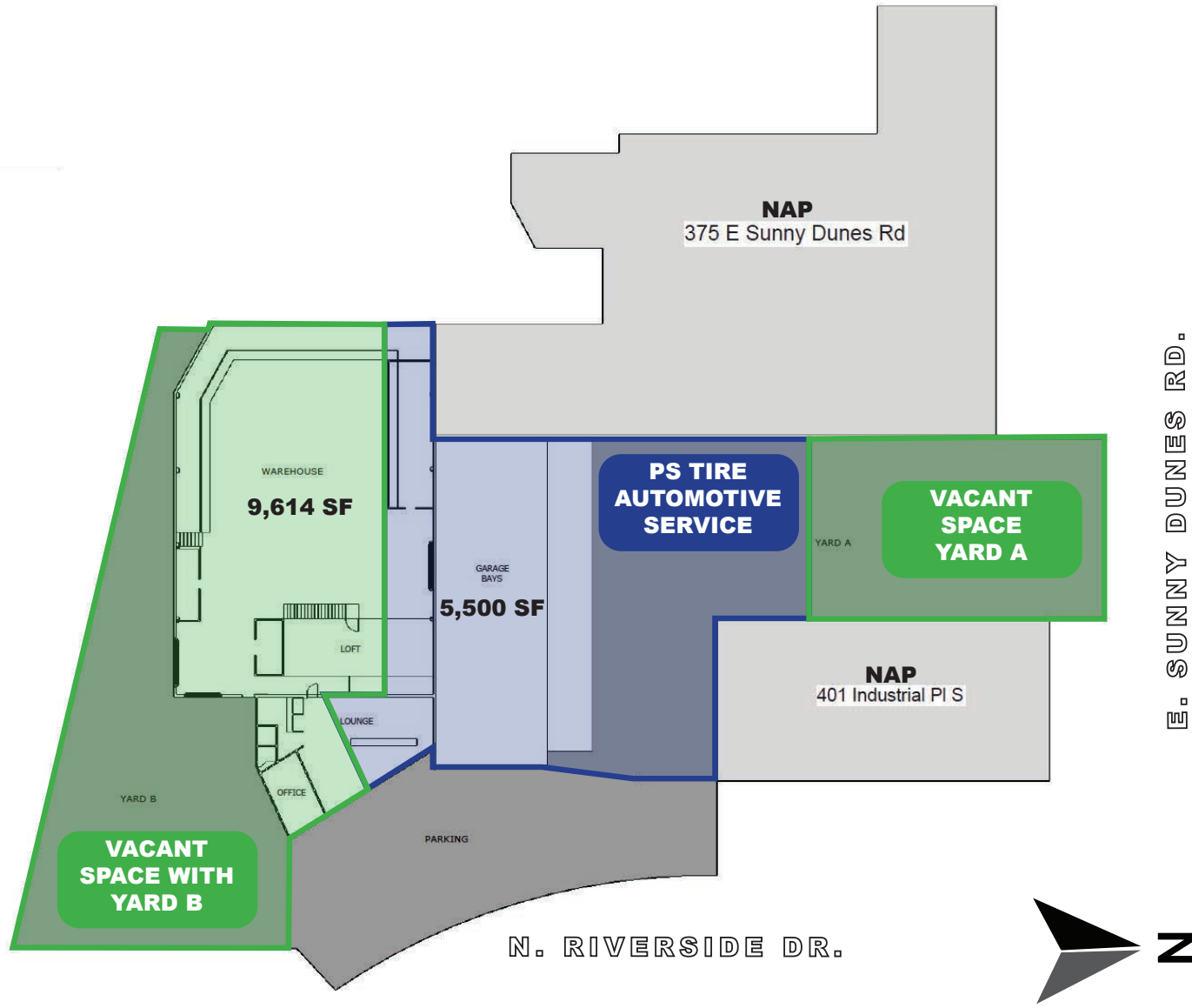


# AUTOMOTIVE OR INDUSTRIAL BUILDING

495 E. Industrial Pl. & 385 E Sunny Dunes Rd., Palm Springs, CA 92264

## FLOOR PLAN

SALE



**Michael Lyle**  
 760.774.6533  
 mlyle@cbclyle.net  
 CalDRE #02002995

**Steve Lyle**  
 760.578.9927  
 stevelyle@cbclyle.net  
 CalDRE #00762911





# AUTOMOTIVE OR INDUSTRIAL BUILDING

495 E. Industrial Pl. & 385 E Sunny Dunes Rd., Palm Springs, CA 92264

## HIGHLIGHTS

**SALE**



- Ideal for car enthusiasts, storage, dealerships, repairs, or other auto-related ventures
- Meticulously renovated 15,114 SF industrial building
- Built in 1957, recently renovated in 2024
- Zoned C-1 for diverse commercial opportunities
- Spacious warehouse with lofty ceilings
- Upgraded reception area for professional presentation
- Modern offices and mezzanine space for added functionality
- Ample storage facilities to accommodate inventory
- Convenient bathrooms for staff and visitors
- Private yards with car ramps for easy access
- Ideal for warehouse, distribution, or light industrial purposes
- Offers potential for lucrative owner/user scenario
- Strategic location for business expansion and growth

**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911

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



# AUTOMOTIVE OR INDUSTRIAL BUILDING

495 E. Industrial Pl. & 385 E Sunny Dunes Rd., Palm Springs, CA 92264

## RETAILER MAP

SALE



**Michael Lyle**  
 760.774.6533  
 mlyle@cbclyle.net  
 CalDRE #02002995

**Steve Lyle**  
 760.578.9927  
 stevelyle@cbclyle.net  
 CalDRE #00762911

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



# AUTOMOTIVE OR INDUSTRIAL BUILDING

495 E. Industrial Pl. & 385 E Sunny Dunes Rd., Palm Springs, CA 92264

## LOCATION MAP

SALE



**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911

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



# AUTOMOTIVE OR INDUSTRIAL BUILDING

495 E. Industrial Pl. & 385 E Sunny Dunes Rd., Palm Springs, CA 92264

## AERIAL MAP

SALE



**Michael Lyle**  
 760.774.6533  
 mlyle@cbclyle.net  
 CalDRE #02002995

**Steve Lyle**  
 760.578.9927  
 stevelyle@cbclyle.net  
 CalDRE #00762911

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





# AUTOMOTIVE OR INDUSTRIAL BUILDING

495 E. Industrial Pl. & 385 E Sunny Dunes Rd., Palm Springs, CA 92264

## AERIAL

# SALE



**Michael Lyle**  
 760.774.6533  
 mlyle@cbclyle.net  
 CalDRE #02002995

**Steve Lyle**  
 760.578.9927  
 stevelyle@cbclyle.net  
 CalDRE #00762911





# AUTOMOTIVE OR INDUSTRIAL BUILDING

495 E. Industrial Pl. & 385 E Sunny Dunes Rd., Palm Springs, CA 92264

## AERIAL

# SALE



SUBJECT

**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911

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



# AUTOMOTIVE OR INDUSTRIAL BUILDING

495 E. Industrial Pl. & 385 E Sunny Dunes Rd., Palm Springs, CA 92264

## ADDITIONAL PHOTOS

SALE



**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911



**COLDWELL  
BANKER  
COMMERCIAL**

LYLE & ASSOCIATES, LP

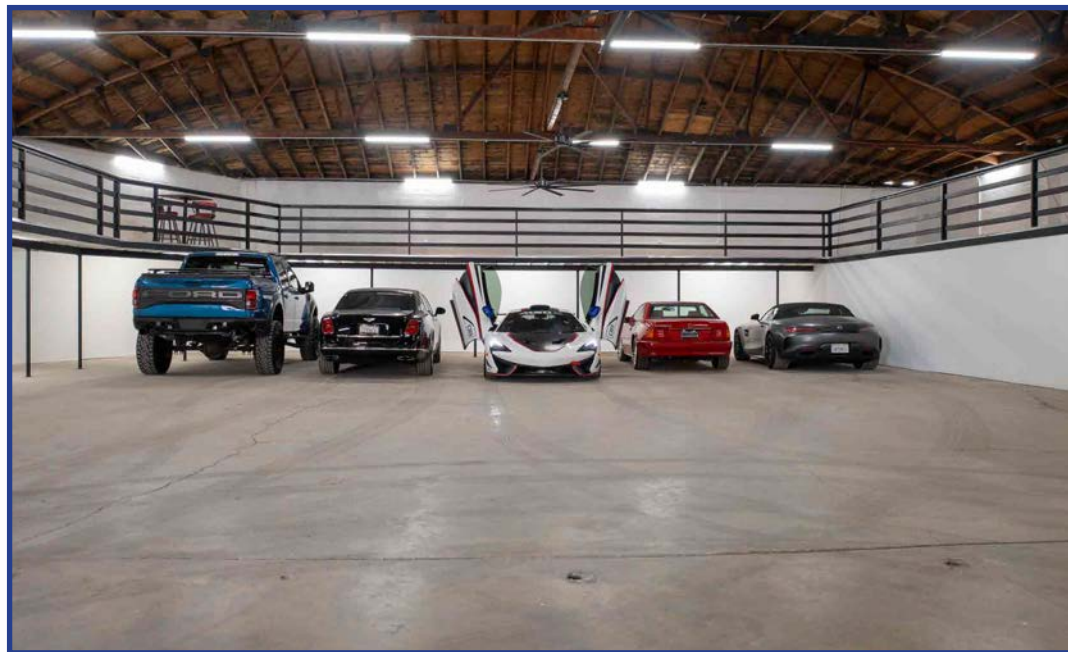
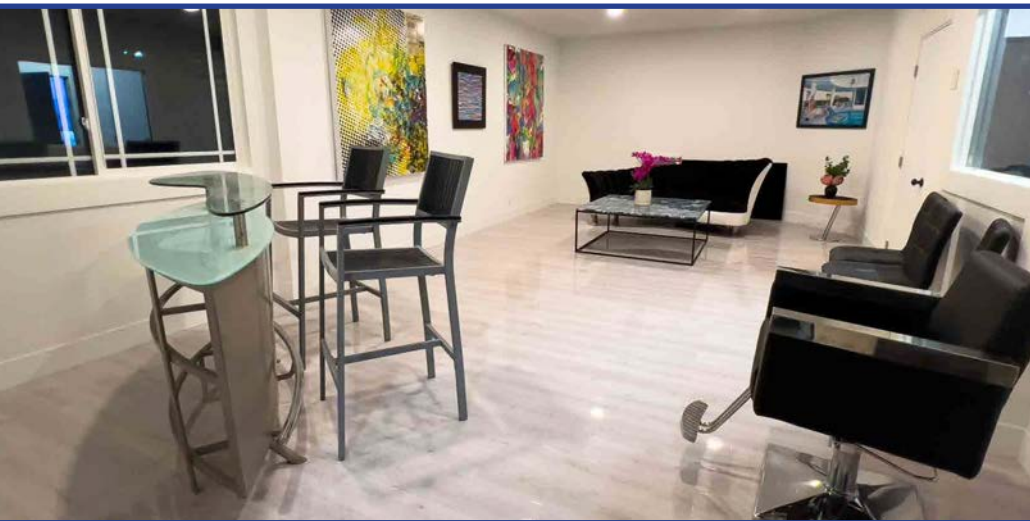
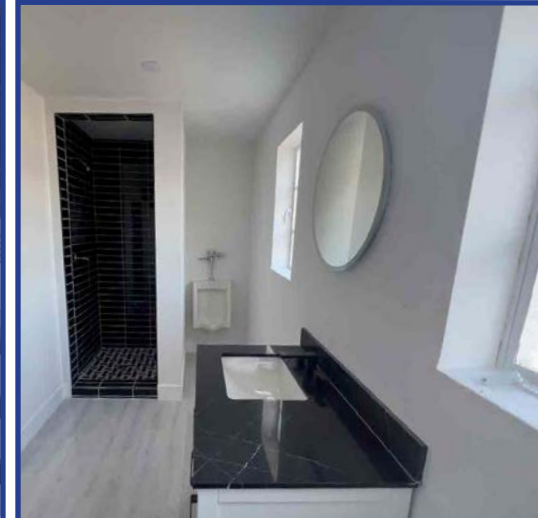


# AUTOMOTIVE OR INDUSTRIAL BUILDING

495 E. Industrial Pl. & 385 E Sunny Dunes Rd., Palm Springs, CA 92264

## ADDITIONAL PHOTOS

SALE



**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911



**COLDWELL  
BANKER  
COMMERCIAL**

LYLE & ASSOCIATES, LP

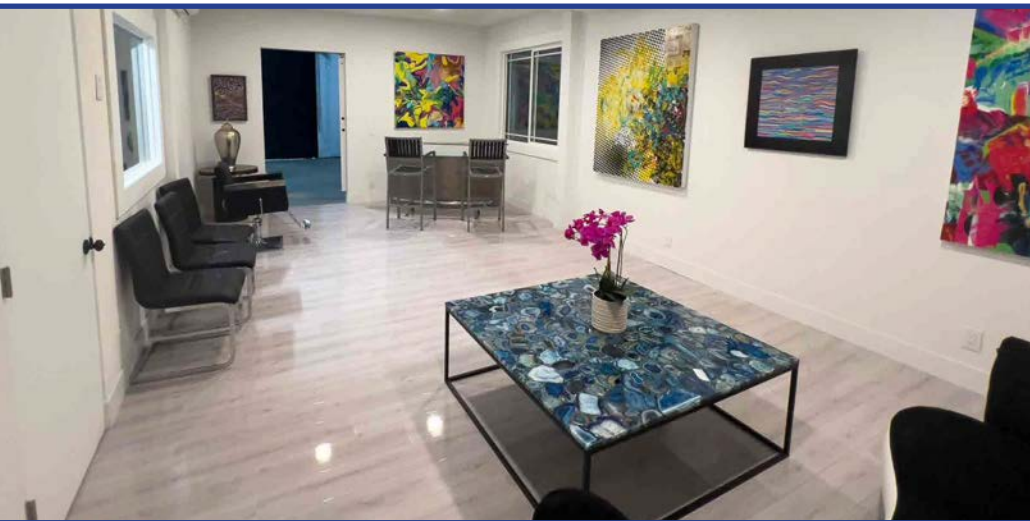
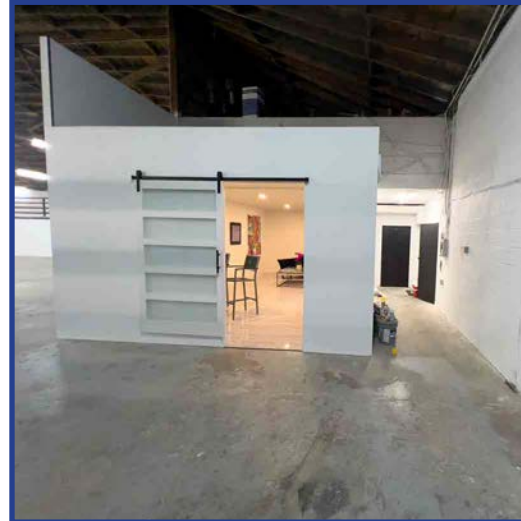


# AUTOMOTIVE OR INDUSTRIAL BUILDING

495 E. Industrial Pl. & 385 E Sunny Dunes Rd., Palm Springs, CA 92264

## ADDITIONAL PHOTOS

SALE



**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911



**COLDWELL  
BANKER  
COMMERCIAL**

LYLE & ASSOCIATES, LP

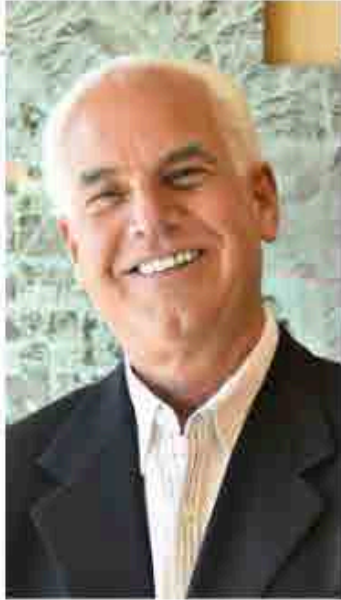


# AUTOMOTIVE OR INDUSTRIAL BUILDING

495 E. Industrial Pl. & 385 E Sunny Dunes Rd., Palm Springs, CA 92264

## AGENTS

SALE



**STEVE LYLE**

CEO

Direct: 760.578.9927  
stevelyle@cbclyle.net

CalDRE #00762911



**MICHAEL LYLE**

Commercial Sales & Leasing

Direct: 760.774.6533  
mlyle@cbclyle.net

CalDRE #02002995

## DISCLAIMER

The information provided herein has been obtained from sources believed reliable. While every reasonable effort has been made to ensure its accuracy, Coldwell Banker Commercial Lyle & Associates makes no representation or warranty, expressed or implied, as to the accuracy or completeness of this information. Prospective buyers should conduct their own independent investigations and due diligence regarding the property. Coldwell Banker Commercial Lyle & Associates and its agents are not responsible for any misprints, errors, or omissions, and are not liable for any damages or losses arising from reliance upon this information. This offering is subject to errors, omissions, changes, including price or withdrawal without notice.

Furthermore, the owner reserves the right at its own discretion to reject any or all expressions of interest or offers to purchase the property and/or terminate discussions at any time with any entity with or without notice, which may arise as a result of this sale brochure.

Please be advised that photocopying or duplicating of this material is not permitted without prior written consent.

**Michael Lyle**  
760.774.6533  
mlyle@cbclyle.net  
CalDRE #02002995

**Steve Lyle**  
760.578.9927  
stevelyle@cbclyle.net  
CalDRE #00762911

