

GAS STATION WITH CONVENIENCE STORE & RESTAURANT

5,285 SF INVESTMENT OPPORTUNITY

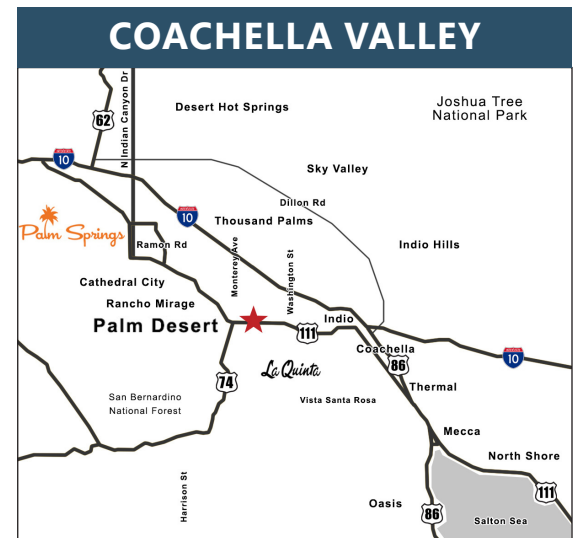


74478 HWY 111, PALM DESERT, CA 92260

FEATURES

- Well maintained center hosting fuel, a convenient store, postal office and a Mexican restaurant.
- Great corner location
- Signalized Intersection
- Sinclair Oil has over 1,600 self-branded stations in more than 30 states
- Significant traffic count of 41,165 cars per day
- Impressive demographics
- Across from heavily trafficked & vibrant Albertsons Shopping Center
- Close proximity to El Paseo (The Rodeo Drive of the Desert), Indian Wells Tennis Garden, and numerous hotels
- Three access drives provide ease of ingress and egress

PRICE: \$5,817,024 4.8% CAP



VICINITY MAP



08/29/22 LO



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GAS STATION WITH CONVENIENCE STORE & RESTAURANT MULTI-TENANT NNN



SITE AMENITIES

- **APN:** 625-095-012
- **Parcel Size:** 0.82 AC (35,719 SF)
- **Zoning:** D-E (Downtown Edge District)
- **General Plan:** Downtown
- **Year Built:** 1998
- **Terms:** Cash
- **Comments:** Great location at the corner of Highway 111 and Deep Canyon in the heart of Palm Desert. Located across the street from the Albertson's Shopping Center, Starbucks, Panda Express, Dominos and many more. The property is in close proximity to the Indian Wells Tennis Garden, El Paseo Drive and a host of hotels. This corner location provides excellent exposure. This is a well maintained property in very good condition.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Population	9,119	95,537	307,385
No. of Households	3,833	42,629	116,348
Avg. Household Income	\$94,338	\$105,666	\$95,254

TRAFFIC COUNTS

Hwy 111/Ramona Ave	41,165
Hwy 111/Deep Canyon Rd	41,102
Deep Canyon Rd/Alessandro Dr	6,222
Deep Canyon Rd/Abronia Trl	4,942

RENT ROLLS

Name	Size	Start Date	End Date	Base Rent (Current)	CAM	Monthly	Options
Sinclair	2,713 SF	11/1/2016	9/30/2026	\$15,730.13 * (\$5.80/SF)	\$596.90	\$16,327.03	2-5 yrs
Mail Stop	428 SF	11/1/2016	9/30/2026	\$2,483.71 * (\$5.80/SF)	\$198.97	\$2,682.68	2-5 yrs
Guadalajara Cafe	1,385 SF	1/1/2016	7/31/2027	\$3,600.00 ** (\$2.60/SF)	\$692.50	\$4,109.87	1-3 yrs
Total	4,526 SF			\$21,813.84		\$23,119.58	

* 3% or CPI Increases, which ever is higher
** 3% Annual Increases

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