

Retail Single Tenant NNN plus development pads

66550 Pierson Blvd, Desert Hot Springs, CA 92240



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Pierson Blvd

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OFFERING SUMMARY



Listing Price
\$2,395,000



Cap Rate
6.16%



of Suites
3

FINANCIAL

Listing Price	\$2,395,000
Down Payment	40% / \$958,000
NOI	\$147,552
Cap Rate	6.16%
Total Return	6.10%
Price/SF	\$127.12

OPERATIONAL

Gross SF	18,840 SF
Rentable SF	18,840 SF
# of Suites	3
Lot Size	2.96 Acres (128,937 SF)
Occupancy	100%
Year Built	1980



Retail Single Tenant NNN plus Redevelopment Site

66550 Pierson Blvd, Desert Hot Springs, CA 92240

INVESTMENT OVERVIEW

The property is zoned Commercial Downtown C-D, The Offering combines the immediate benefits of a long term, stable tenant paying triple net rents, and the long term benefits of development/resale of two existing corner parcels, and the eventual redevelopment of the entire 3 acre rectangle.

The code was recently updated to allow for residential within this zone up to 30 units per acre. Ideally a project on this site would be mixed-use having commercial on the ground floor and housing above. It could also contain an affordable housing component.

The property is within an Opportunity Zone.

The zone does allow for a Cannabis Lounge with a submittal and approval of a Conditional Use Permit.

The City has begun looking at options for an event space. These are very early discussions and options have not been identified, but the City wants to consider potential opportunities.

INVESTMENT HIGHLIGHTS

Excellent redevelopment opportunity with a credit tenant.

Location at nexus of two major traffic arteries in City Opportunity Zone

Cannabis lounge suitable

PROPERTY DETAILS // Retail Single Tenant NNN plus Redevelopment Site

SITE DESCRIPTION

Assessors Parcel Number	-
Zoning	Commercial Downtown (C-D)
Floors	1
Year Built/Renovated	1980/-
Rentable SF	18,840 SF
Ownership	Fee Simple
Lot Size	2.96 Acres
Parking	-
Parking Ratio	-
Guest Parking	No
RV Storage	-
Topography	Flat
Parking Spaces	-
Access Points	-

CONSTRUCTION

Foundation	concrete slab
Framing	-
Exterior	-
Roof	-

UTILITIES

Electric	-
Sewer	yes
Water	Yes
Gas	Yes
Trash	Yes



Retail Single Tenant NNN plus Redevelopment Sites // TENANT PROFILES



TENANT HIGHLIGHTS

- Largest privately owned distributor of specialty building materials...

A LEADING, NATIONAL DISTRIBUTOR OF SPECIALTY BUILDING MATERIALS

US LBM is the largest privately owned, full-line distributor of specialty building materials in the United States. Offering a comprehensive portfolio of specialty products, including windows, doors, millwork, wallboard, roofing, siding, engineered components and cabinetry, US LBM combines the scale and operational advantages of a national platform with a local go-to-market strategy through its national network of locations across the country.

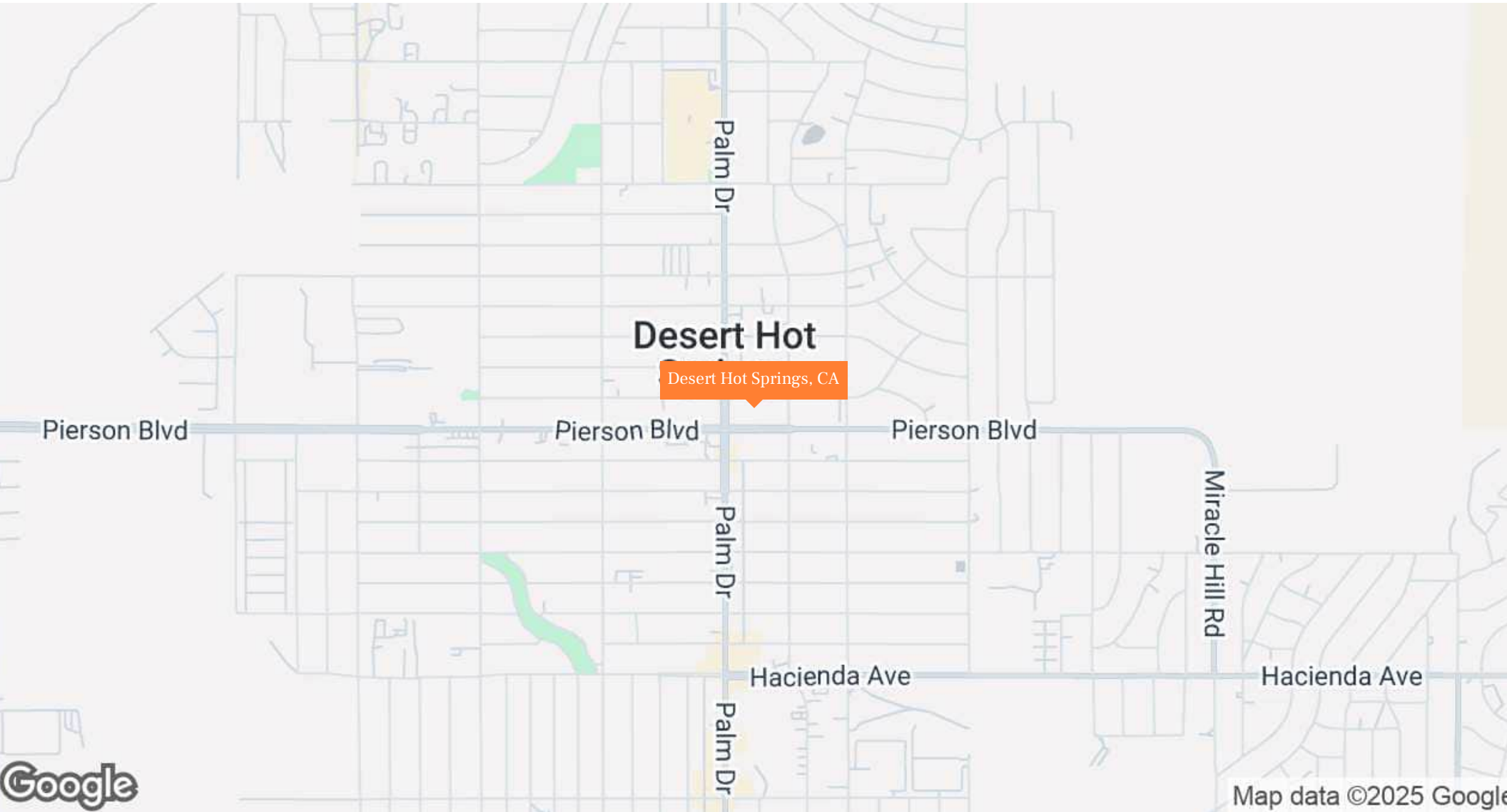
TENANT OVERVIEW

Company:	LBM, LLIC
Founded:	-
Locations:	450-
Total Revenue:	Not Available
Net Income:	Not Available
Net Worth:	Not Available (privately owned)
Lease Rate:	-
Headquarters:	Georgia
Website:	-

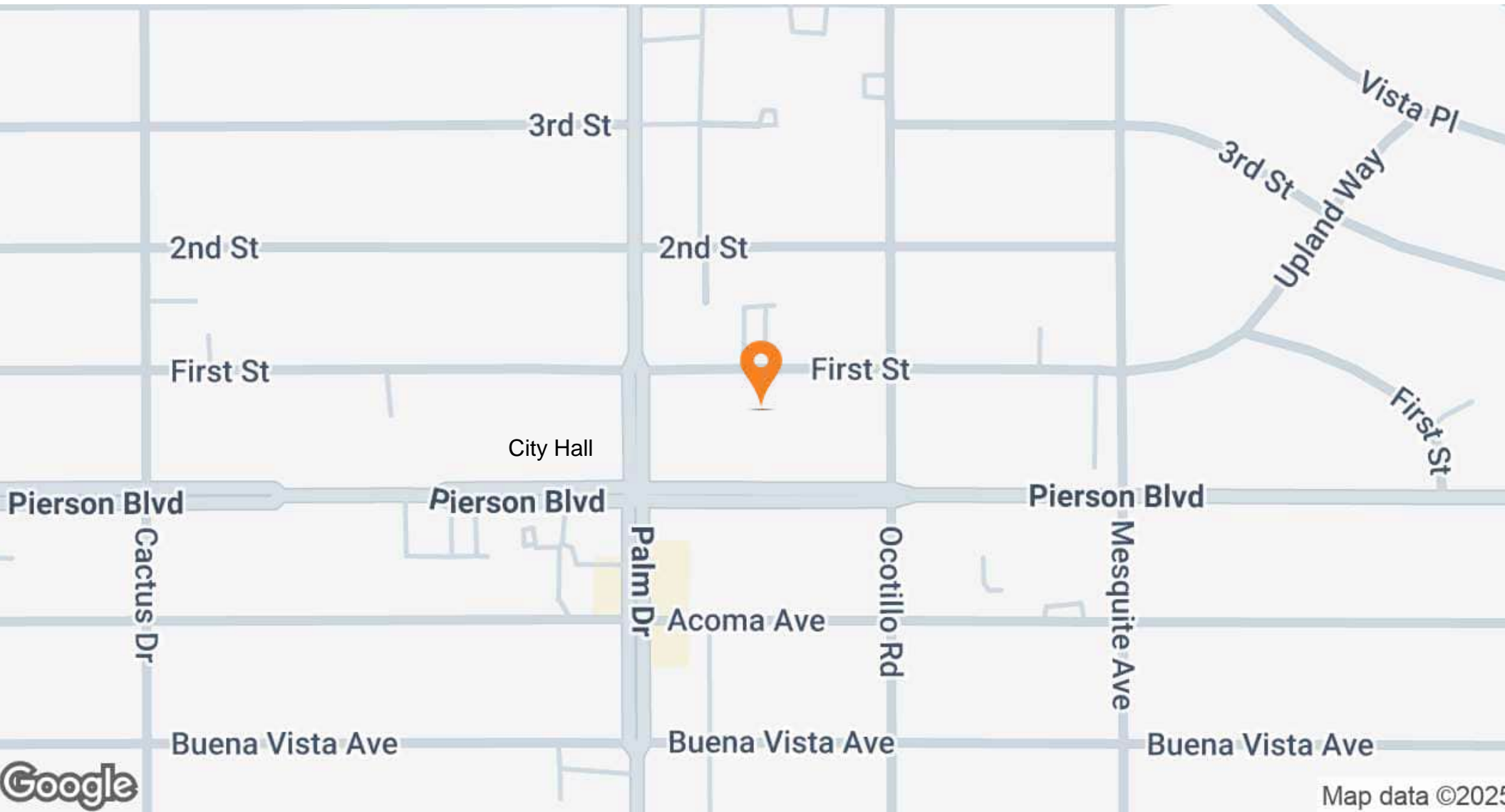
RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP
- 10	\$12,296 NNN	CPI (max 10%) every three years
-	-	-
-	-	-
-	-	-

REGIONAL MAP // **Retail Single Tenant NNN plus Redevelopment Site**



Retail Single Tenant NNN plus Redevelopment Site // LOCAL MAP



FINANCIAL DETAILS // Retail Redevelopment Site

price	\$	2,395,000
SF		18,840
rent/mth	\$	12,296
rent/year	\$	147,552
cap rate		6.16%
down pmt		40%
down pmt	\$	958,000
loan amt	\$	1,437,000
interest rate (est'd)		6.25%
term		300
monthly mtgge		(\$9,479.45)
annual mtgge		(\$113,753.39)
principal at 12 mths		(\$1,412,361.26)
princ. Recapture	\$	24,638.74
total 1st year	\$	58,437.35
total return % (cash on cash)		6.10%

site	Acres	SF size	price	price/SF
Palm Drive & Desert Vw - Palm Drive Commercial		18,295	\$ 399,000	\$ 21.81
0 Palm Drive - 2nd & Palm - Frontier DHS		14,375	\$ 160,000	\$ 11.13
Desert View Ave		27,443	\$ 799,000	\$ 29.11
AVERAGE ASKING PRICE PER SF				\$ 20.68
Available:			imputed value	
639-293-027	0.36	15,682	\$ 324,372	
639-293-025	0.47	20,473	\$ 423,485	
Total Value Based on Ave Comps			\$ 747,857	



Excellent credit tenant plus... ...two commercial parcels

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART










GRM CHART

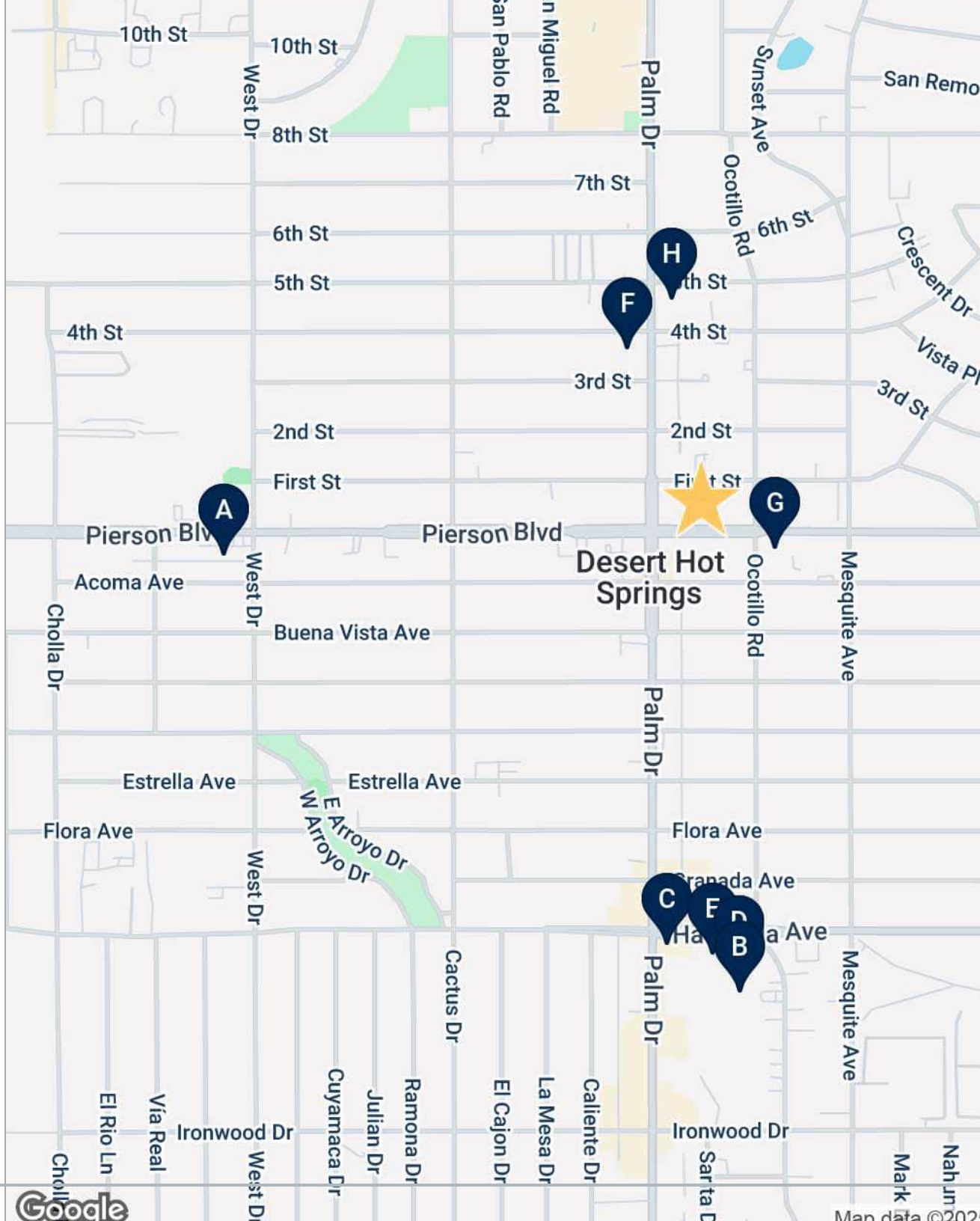
PRICE PER SF CHART

SALE COMPS








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SALE COMPS MAP



-  Retail redevelopment site
-  A 65945-65947 Pierson Blvd
-  B Hacienda Palms Center
-  C Hacienda Palms Center
-  D Hacienda Palms Center
-  E Hacienda Palms Center
-  F 11555 Palm Dr
-  G 66655 Pierson Blvd
-  H 11400 Palm Dr



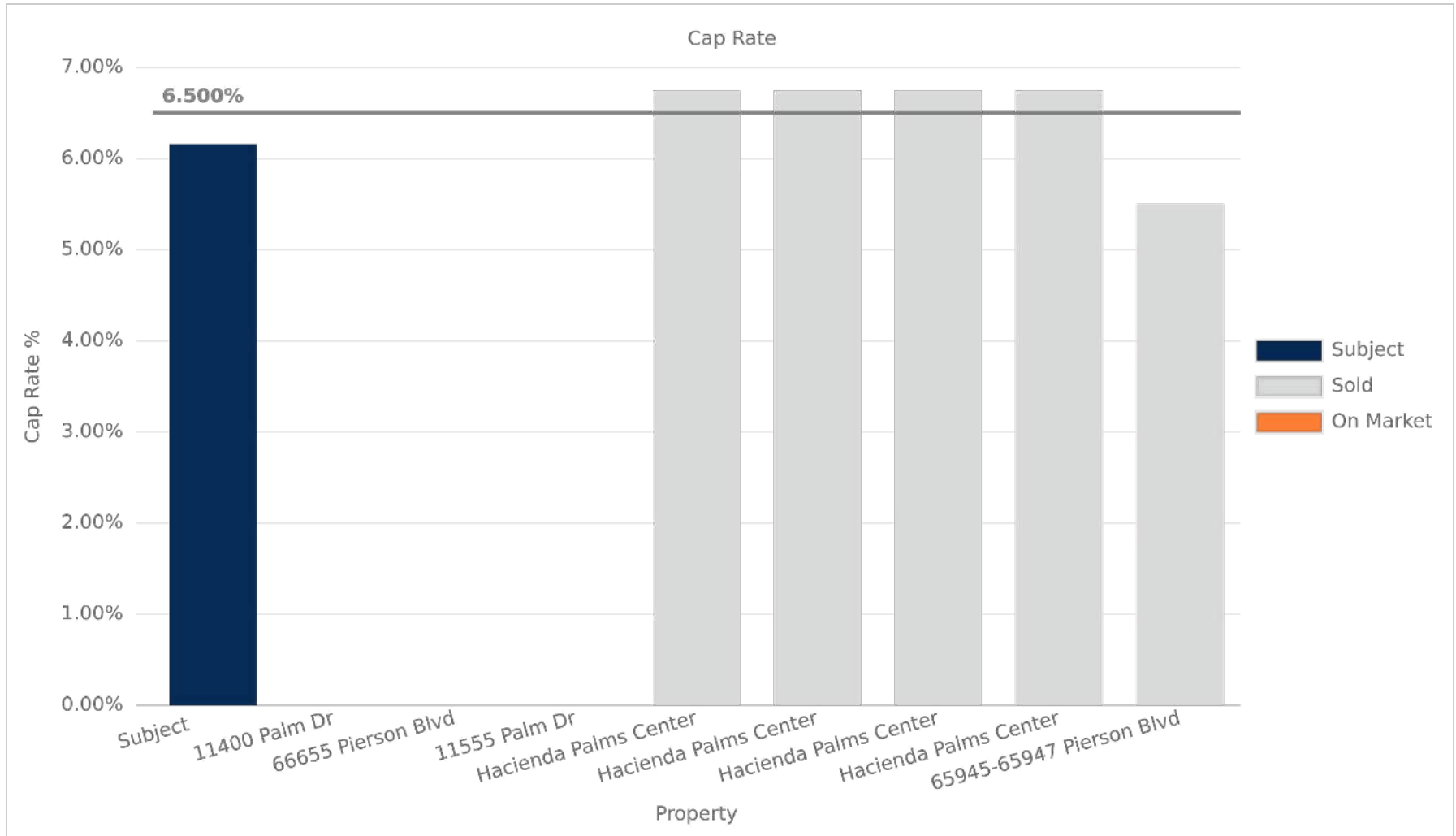
Retail Single Tenant NNN plus Redevelopment Site // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	GROSS SF	PRICE/SF	CAP RATE	# OF SUITES	CLOSE
	Retail redevelopment site 66550 Pierson Blvd Desert Hot Springs, CA 92240	\$2,395,000	18,840 SF	\$127.12	6.16%	3	On Market
	SALE COMPARABLES	PRICE	GROSS SF	PRICE/SF	CAP RATE	# OF SUITES	CLOSE
	65945-65947 Pierson Blvd Desert Hot Springs, CA 92240	\$850,000	2,640 SF	\$321.97	5.50%	-	09/12/2024
	Hacienda Palms Center 13100 Palm Dr Desert Hot Springs, CA 92240	\$6,100,000	15,300 SF	\$398.69	6.75%	-	03/21/2024
	Hacienda Palms Center 13000 Palm Dr Desert Hot Springs, CA 92240	\$0	3,800 SF	\$0.00	6.75%	-	03/21/2024
	Hacienda Palms Center 13090 Palm Dr Desert Hot Springs, CA 92240	\$0	8,000 SF	\$0.00	6.75%	-	03/21/2024
	Hacienda Palms Center 13020 Palm Dr Desert Hot Springs, CA 92240	\$0	5,400 SF	\$0.00	6.75%	-	03/21/2024
	11555 Palm Dr Desert Hot Springs, CA 92240	\$450,000	2,100 SF	\$214.29	-	-	02/06/2024

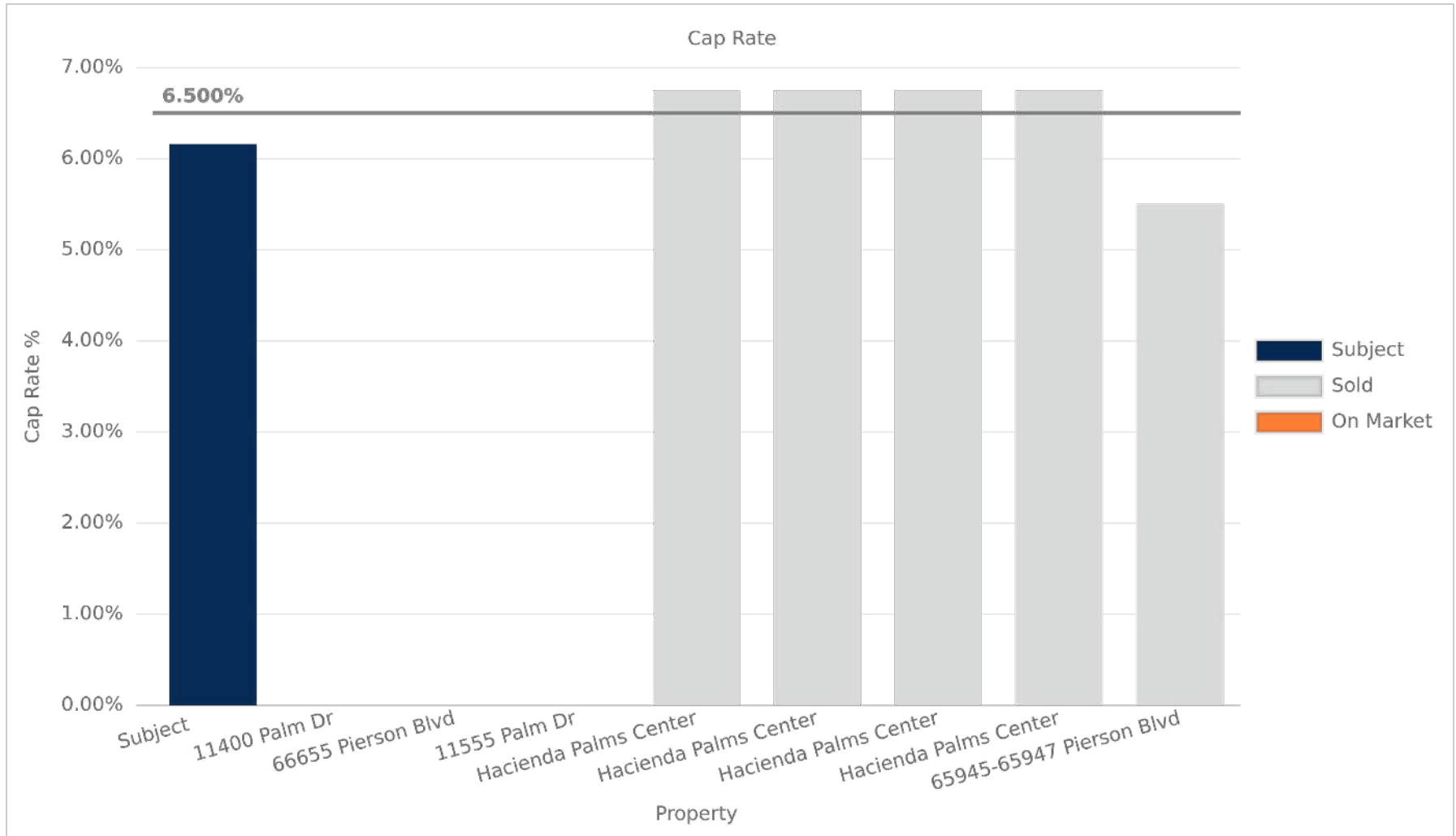
SALE COMPS SUMMARY // **Retail Single Tenant NNN plus Redevelopment Site**

	SUBJECT PROPERTY	PRICE	GROSS SF	PRICE/SF	CAP RATE	# OF SUITES	CLOSE
	66655 Pierson Blvd Desert Hot Springs, CA 92240	\$240,000	1,211 SF	\$198.18	-	-	10/18/2023
	11400 Palm Dr Desert Hot Springs, CA 92240	\$225,000	1,164 SF	\$193.30	-	-	09/05/2023
	AVERAGES	\$983,125	4,952 SF	\$265.29	6.50%	-	-

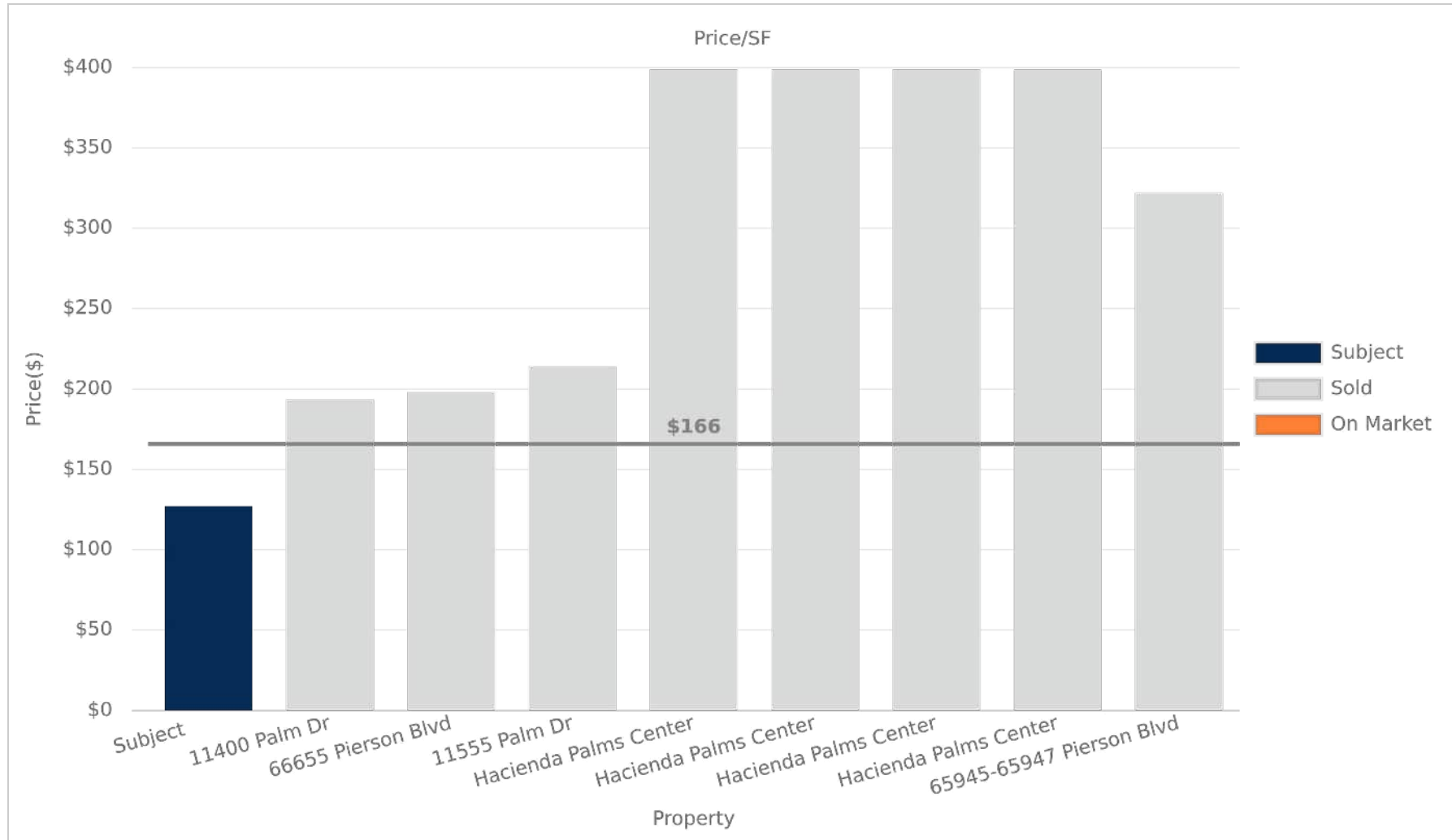
Retail Single Tenant NNN plus Redevelopment Site // CAP RATE CHART



GRM CHART //Retail Single Tenant NNN plus Redevelopment Site



Retail Single Tenant NNN plus Redevelopment Site // PRICE PER SF CHART



Retail Single Tenant NNN plus Redevelopment Site // SALE COMPS



★ Retail Redevelopment Site
66550 Pierson Blvd, Desert Hot Springs, CA 92240

Listing Price:	\$2,395,000	Gross SF:	18,840 SF
Down Payment:	40% / \$958,000	Price/SF:	\$127.12
Property Type:	Retail	NOI:	\$147,552
Occupancy:	100%	Year Built/Renovated:	1980/-
Lot Size:	2.96 Acres	COE:	On Market
Income:	\$147,552	Cap Rate:	6.16%
Expenses:	-	Number Of Suites:	3
Expenses/SF	-	Price/Suite:	\$798,333



A 65945-65947 Pierson Blvd
Desert Hot Springs, CA 92240

Sale Price:	\$850,000	Gross SF:	2,640 SF
Down Payment:	-	Price/SF:	\$321.97
Property Type:	Retail	NOI:	-
Occupancy:	100%	Year Built/Renovated:	-/-
Lot Size:	0.18 Acres	COE:	09/12/2024
Income:	-	Cap Rate:	5.50%
Expenses:	-	Number Of Suites:	-
Expenses/SF:	-	Price/Suite:	-
Survey Date:	05/28/2025		

Retail Single Tenant NNN plus Redevelopment Site // SALE COMPS



B **Hacienda Palms Center**
13100 Palm Dr Desert Hot Springs, CA 92240

Sale Price:	\$6,100,000	Gross SF:	15,300 SF
Down Payment:	-	Price/SF:	\$398.69
Property Type:	Retail	NOI:	-
Occupancy:	-	Year Built/Renovated:	1980/-
Lot Size:	3.3 Acres	COE:	03/21/2024
Income:	-	Cap Rate:	6.75%
Expenses:	-	Number Of Suites:	-
Expenses/SF:	-	Price/Suite:	-
Survey Date:	05/28/2025		



C **Hacienda Palms Center**
13000 Palm Dr Desert Hot Springs, CA 92240

Sale Price:	\$0	Gross SF:	3,800 SF
Down Payment:	-	Price/SF:	\$0.00
Property Type:	Retail	NOI:	-
Occupancy:	-	Year Built/Renovated:	1981/-
Lot Size:	0.49 Acres	COE:	03/21/2024
Income:	-	Cap Rate:	6.75%
Expenses:	-	Number Of Suites:	-
Expenses/SF:	-	Price/Suite:	-
Survey Date:	05/28/2025		

Retail Single Tenant NNN plus Redevelopment Site // SALE COMPS



D **Hacienda Palms Center**
13090 Palm Dr Desert Hot Springs, CA 92240

Sale Price:	\$0	Gross SF:	8,000 SF
Down Payment:	-	Price/SF:	\$0.00
Property Type:	Retail	NOI:	-
Occupancy:	-	Year Built/Renovated:	1980/-
Lot Size:	0.72 Acres	COE:	03/21/2024
Income:	-	Cap Rate:	6.75%
Expenses:	-	Number Of Suites:	-
Expenses/SF:	-	Price/Suite:	-
Survey Date:	05/28/2025		



E **Hacienda Palms Center**
13020 Palm Dr Desert Hot Springs, CA 92240

Sale Price:	\$0	Gross SF:	5,400 SF
Down Payment:	-	Price/SF:	\$0.00
Property Type:	Retail	NOI:	-
Occupancy:	-	Year Built/Renovated:	1986/-
Lot Size:	0.4 Acres	COE:	03/21/2024
Income:	-	Cap Rate:	6.75%
Expenses:	-	Number Of Suites:	-
Expenses/SF:	-	Price/Suite:	-
Survey Date:	05/28/2025		

Retail Single Tenant NNN plus Redevelopment Site // SALE COMPS



F 11555 Palm Dr
Desert Hot Springs, CA 92240

Sale Price:	\$450,000	Gross SF:	2,100 SF
Down Payment:	-	Price/SF:	\$214.29
Property Type:	Retail	NOI:	-
Occupancy:	-	Year Built/Renovated:	1989/-
Lot Size:	0.17 Acres	COE:	02/06/2024
Income:	-	Cap Rate:	-
Expenses:	-	Number Of Suites:	-
Expenses/SF:	-	Price/Suite:	-
Survey Date:	-		



G 6665 Pierson Blvd
Desert Hot Springs, CA 92240

Sale Price:	\$240,000	Gross SF:	1,211 SF
Down Payment:	-	Price/SF:	\$198.18
Property Type:	Retail	NOI:	-
Occupancy:	-	Year Built/Renovated:	-/-
Lot Size:	0.14 Acres	COE:	10/18/2023
Income:	-	Cap Rate:	-
Expenses:	-	Number Of Suites:	-
Expenses/SF:	-	Price/Suite:	-
Survey Date:	05/28/2025		

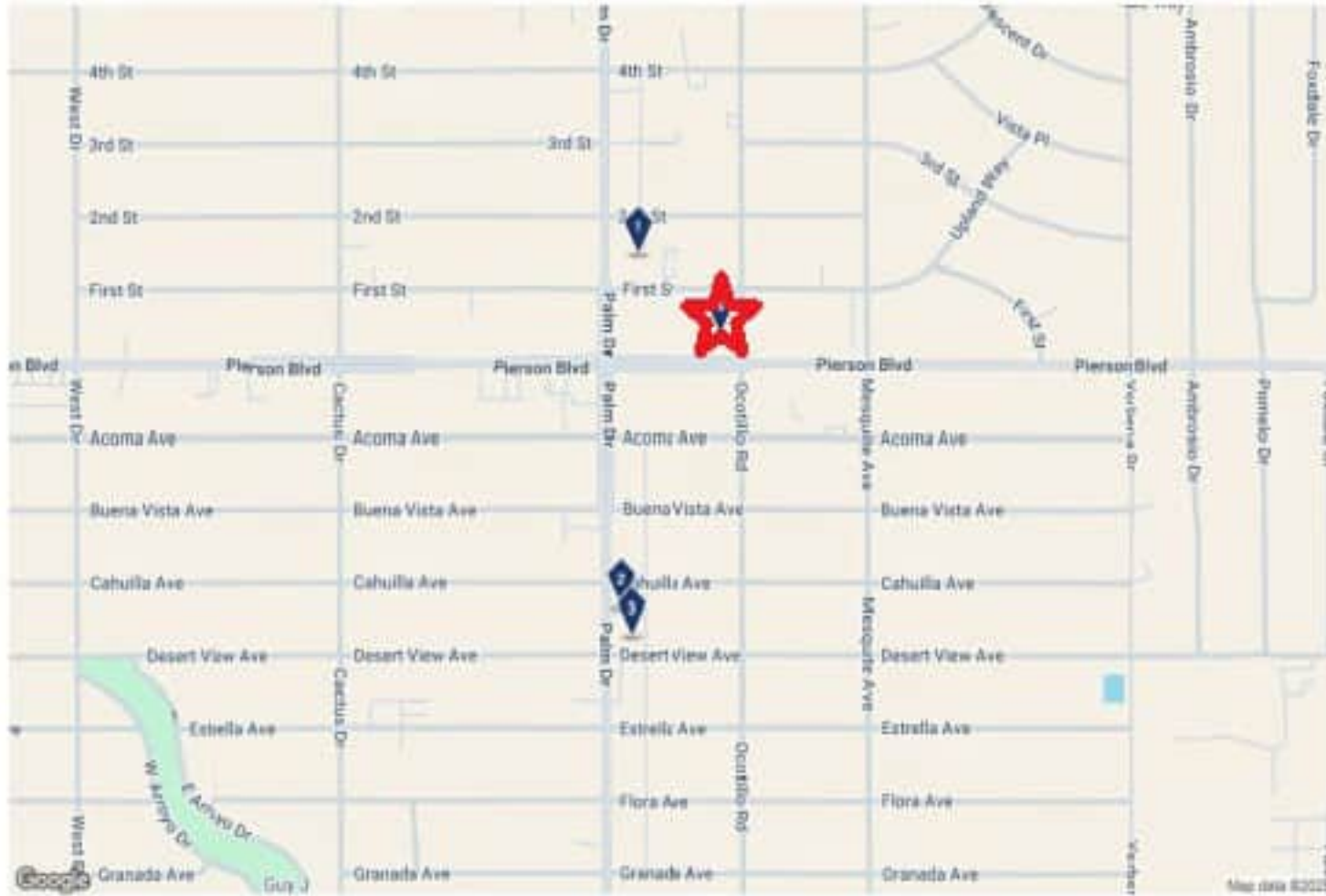
SALE COMPS // **Retail Single Tenant NNN plus Redevelopment Site** // SALE COMPS



H **11400 Palm Dr**
Desert Hot Springs, CA 92240

Sale Price:	\$225,000	Gross SF:	1,164 SF
Down Payment:	-	Price/SF:	\$193.30
Property Type:	Retail	NOI:	-
Occupancy:	-	Year Built/Renovated:	-/-
Lot Size:	0.14 Acres	COE:	09/05/2023
Income:	-	Cap Rate:	-
Expenses:	-	Number Of Suites:	-
Expenses/SF:	-	Price/Suite:	-
Survey Date:	05/28/2025		

Sales Comparisons Vacant Land Parcels // Retail Redevelopment Site



Condensed Sale Listing Report

1 For Sale: 0 Palm Drive - 2nd & Palm - Frontier DHS ☆☆☆☆☆
 Desert Hot Springs, CA 92240 (Riverside County) - Coachella Valley Submarket Land

Asking Price	\$399,000 (\$950,000.00/AC)	Land	0.42 AC (18,295 SF)
Status	Active	On Market	546 Days
Sale Type	Investment	Last Update	September 22, 2025

2 For Sale: Palm Drive & Desert Vw - Palm Drive Commercial ★☆☆☆☆
 Desert Hot Springs, CA 92240 (Riverside County) - Coachella Valley Submarket Land

Asking Price	\$160,000 (\$484,848.48/AC)	Land	0.33 AC (14,375 SF)
Status	Active	On Market	480 Days
Sale Type	Investment	Last Update	September 22, 2025

3 For Sale: Desert View Ave ★★☆☆☆
 Desert Hot Springs, CA 92240 (Riverside County) - Coachella Valley Submarket Land

Asking Price	\$799,000 (\$1,268,253.97/AC)	Land	0.63 AC (27,443 SF)
Status	Active	On Market	328 Days
Sale Type	Investment	Last Update	May 2, 2025



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