

MAGNESIA FALLS PLAZA

72140 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

For Sale | \$750,000

WILSON MEADE
COMMERCIAL REAL ESTATE

2,315 SF PROFESSIONAL OFFICE SUITE



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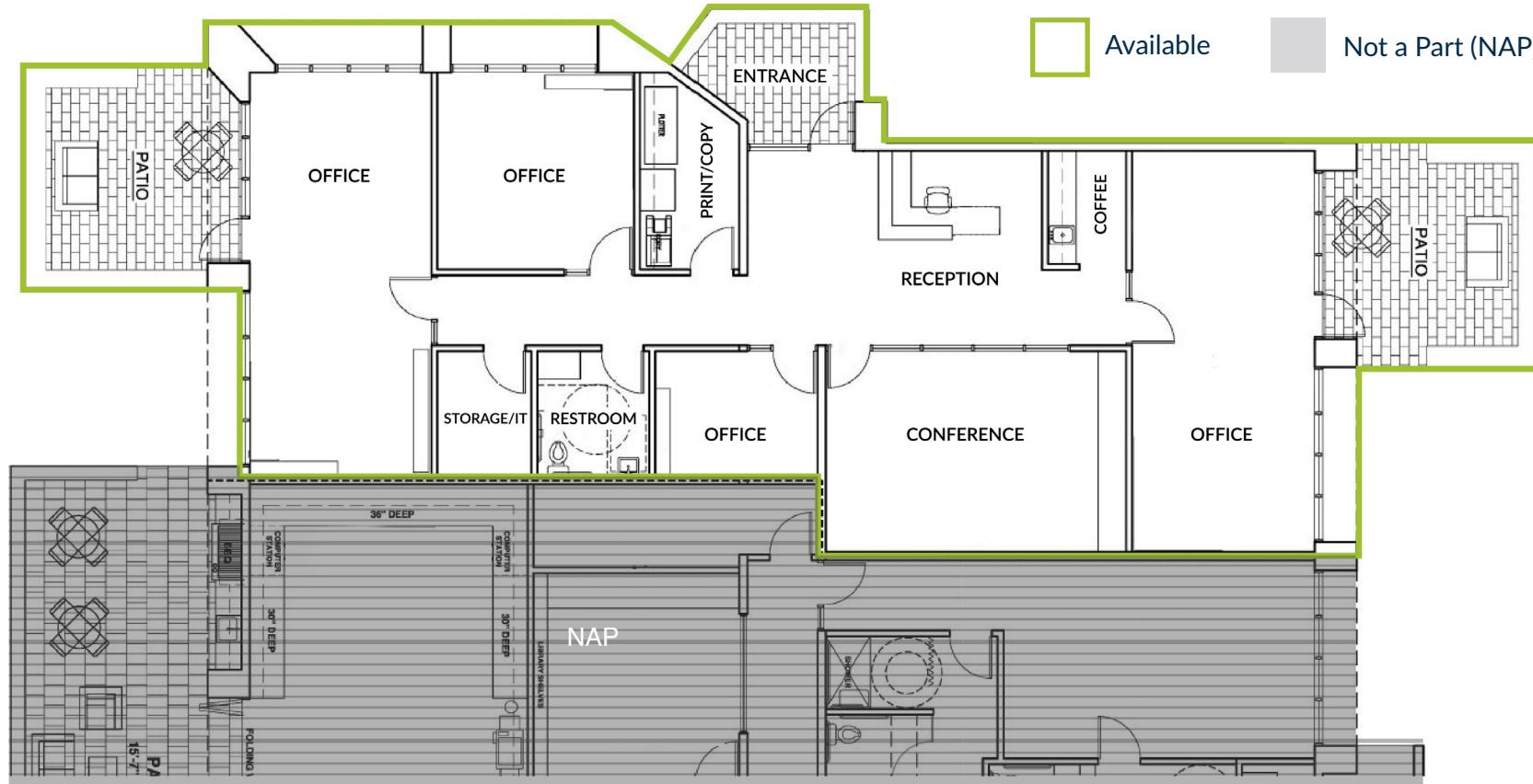
PROPERTY OVERVIEW

MAGNESIA FALLS PLAZA FOR SALE
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Available for sale is a \pm 2,315 square-foot professional office condominium offering a highly functional layout in a central valley location. The suite features a welcoming entrance and waiting area with a built-in reception desk, four private offices, a dedicated conference room, private restroom, coffee bar, print/copy room, storage/IT room, and two private patio areas.

The property is well suited for a wide range of professional or medical office users and presents an attractive owner-user opportunity. The suite may be eligible for SBA financing, allowing for acquisition with as little as 10% down. Please contact Heath Wilson for additional details at (760) 668-3397.





SUITE	SIZE	LAYOUT
2	2,315 SF	Four (4) private offices, Conference Room, Built-in reception desk, Copy/Print Room, IT/Storage Room, Restroom, Coffee Bar, Two (2) Private Patios

PROPERTY PHOTOS

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AERIAL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-Mile	5-Mile	10-mile
2024 Population	5,938	103,446	322,519
2024 Households	2,959	50,263	142,011
Median Household Income	\$73,878	\$84,665	\$73,614
Traffic Volume	Hwy 111 and Magnesia Falls Dr: 45,516		

YOUR ADVISOR



HEATH WILSON

Vice President

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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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