



DESERT HOT SPRINGS, CA (SOUTHERN CALIFORNIA)

7.60% Cap Rate in Year 10



OFFERED AT \$16,105,000
6.0% CAP RATE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **NNN INVESTMENT
GROUP**
NETLEASEDINVESTMENTS

2024 CONCRETE TILT-UP CONSTRUCTION | 3% ANNUAL RENT INCREASES

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates Commercial Real Estate Services and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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TENANT OVERVIEW

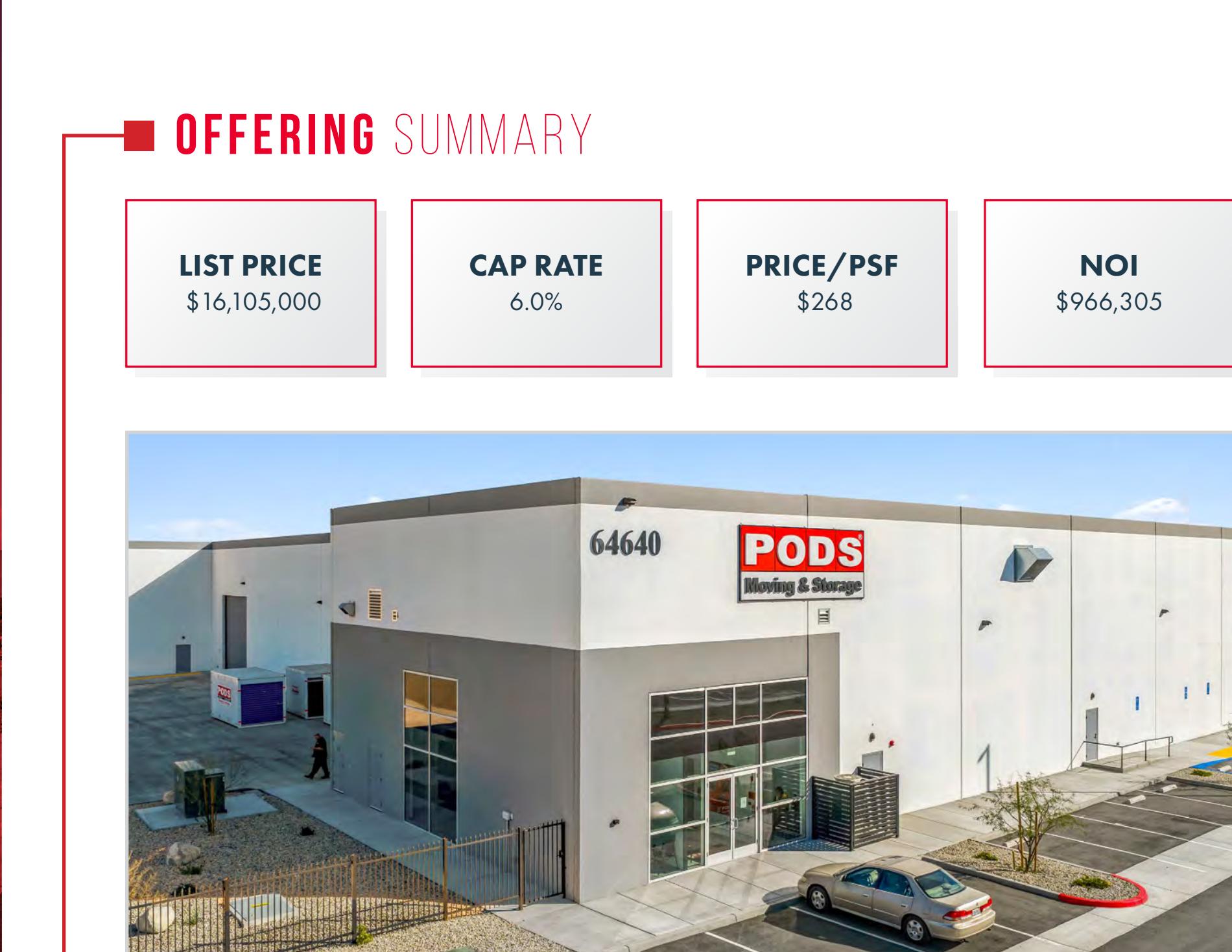
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OFFERING SUMMARY

PROPERTY SUMMARY

Address	64640 19th Ave, Desert Hot Springs, CA 92240
Submarket	Coachella Valley
APN	666-360-017
Property Type	Industrial Warehouse & Secure Yard Space
Construction Type	Reinforced Concrete Tilt-Up
GLA	60,000 SF
Lot Size	4.86 Acres
Year Built	2024 (October)
Drive-In Doors	(2) 20' x 20' Grade Level
Land Coverage Ratio	28.3%
Clear Height	28' to Lowest Truss
Roof	TPO Roofing with R30 Insulation*
Parking	92 Stalls
Power	1800 Amp 277/480 Volts, 2 Phase Power
Fire Suppression	Upgraded Fire Suppression System

* 20 Year Transferable Roof Warranty

PODS | Desert Hot Springs, CA

Although all information furnished regarding property for sale has been obtained from sources deemed to be reliable, that information has not been verified by Lee & Associates and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, change in square footage measurement, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Lee & Associates' client. Please consult with your legal and financial advisors prior to close of escrow.



*Actual Property

“AS AN INDUSTRY LEADER IN MOVING AND STORAGE, PODS OFFERS PERSONALIZED SOLUTIONS TAILORED TO CUSTOMERS’ UNIQUE NEEDS, SPECIFICALLY THOSE PLANNING LONG-DISTANCE MOVES. WE PROVIDE A LEVEL OF FLEXIBILITY AND CONTROL THAT OTHER MOVING METHODS LACK, INCLUDING BUILT-IN STORAGE, ADJUSTABLE SCHEDULING, AND THE ABILITY TO LOAD AND UNLOAD BELONGINGS ON YOUR OWN TIME.

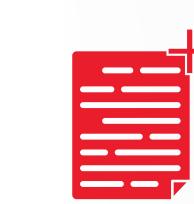
ADDITIONALLY, WE PROVIDE A COMPREHENSIVE MOVING EXPERIENCE, INCLUDING MULTIPLE CONTAINER SIZES, PODS CITY SERVICE, PACKING SUPPLIES, CONNECTION TO TRUSTED LOCAL LABOR PROVIDERS, AND EVEN CAR SHIPPING.”

PODS



INVESTMENT HIGHLIGHTS

- STRONG CORPORATE LEASE WITH PODS ENTERPRISES, LLC
- LEADER IN PORTABLE MOVING & STORAGE SOLUTIONS
- \$1.2 BILLION IN REVENUES (2023)
- 240 LOCATIONS NATIONWIDE & OVER 3,000 EMPLOYEES

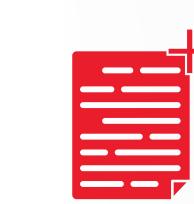


- NEW 10 YEAR MODIFIED NNN LEASE
- 3% ANNUAL RENT INCREASES
- PASSIVE INCOME STREAM WITH AGGRESSIVE ANNUAL RENT GROWTH
- INFLATION HEDGE
- AGGRESSIVE CAP RATE GROWTH OVER TERM OF THE LEASE – 7.60% CAP RATE IN YEAR 10



- CLASS "A" INDUSTRIAL WAREHOUSE WITH SECURE YARD SPACE
- NEW 2024 CONSTRUCTION
- REINFORCED CONCRETE TILT-UP CONSTRUCTION
- 28 FOOT CLEAR HEIGHTS

INVESTMENT HIGHLIGHTS



LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Tenant	PODS Enterprises, LLC (Corporate)
NOI	\$966,305 (\$16 PSF)
Lease Term	10 Years
Rent Commencement	October 9, 2024
Lease Renewal Options	(2) 5-Year @ FMV
Rent Increases	3% Annually
Lease Type	Modified Triple-Net (NNN)
Management Fee	2% of Annual Rent
Tenant Responsibilities	Building Interior, Property Taxes, Insurance, Utilities, HVAC Maintenance, 100% of Operating Expenses
Landlord Responsibilities	Roof *, Structure, Foundation, HVAC (replacement only), Management of Operating Expenses & Common Areas

* 20 Year Transferable Roof Warranty in Place

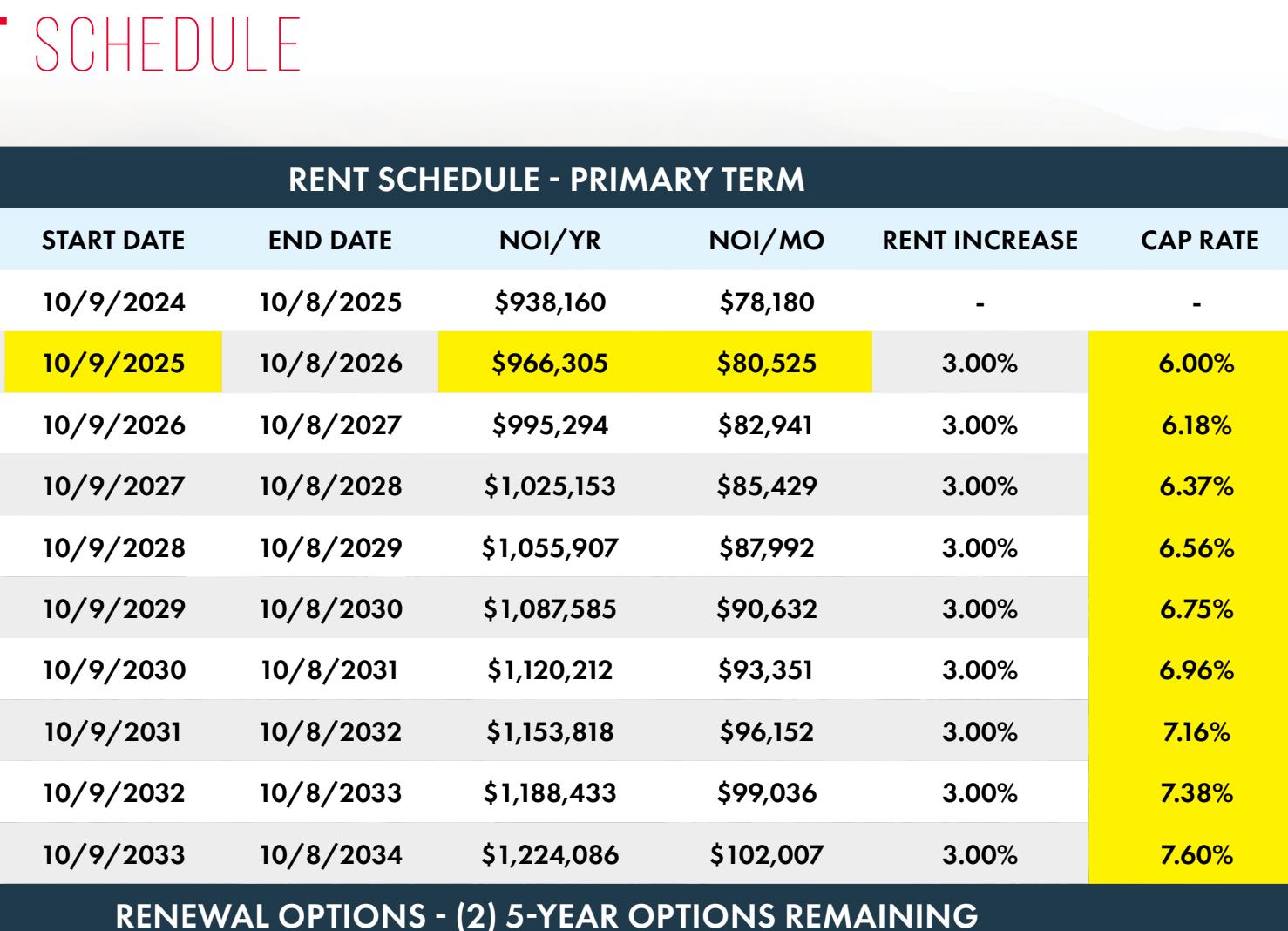


RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM						
YEAR	START DATE	END DATE	NOI/YR	NOI/MO	RENT INCREASE	CAP RATE
Year 1	10/9/2024	10/8/2025	\$938,160	\$78,180	-	-
Year 2	10/9/2025	10/8/2026	\$966,305	\$80,525	3.00%	6.00%
Year 3	10/9/2026	10/8/2027	\$995,294	\$82,941	3.00%	6.18%
Year 4	10/9/2027	10/8/2028	\$1,025,153	\$85,429	3.00%	6.37%
Year 5	10/9/2028	10/8/2029	\$1,055,907	\$87,992	3.00%	6.56%
Year 6	10/9/2029	10/8/2030	\$1,087,585	\$90,632	3.00%	6.75%
Year 7	10/9/2030	10/8/2031	\$1,120,212	\$93,351	3.00%	6.96%
Year 8	10/9/2031	10/8/2032	\$1,153,818	\$96,152	3.00%	7.16%
Year 9	10/9/2032	10/8/2033	\$1,188,433	\$99,036	3.00%	7.38%
Year 10	10/9/2033	10/8/2034	\$1,224,086	\$102,007	3.00%	7.60%

RENEWAL OPTIONS - (2) 5-YEAR OPTIONS REMAINING

TERM	START DATE	END DATE	NOI/YR	NOI/MO	RENT INCREASE
Option 1	Years 11-16	10/9/2034	10/8/2039		Fair Market Value
Option 2	Years 17-22	10/9/2039	10/8/2044		Fair Market Value





PROPERTY SUMMARY



MISSION CRITICAL LOCATION



PODS DESERT HOT SPRINGS is a key operational hub, being one of only six locations serving the Southern California region. Of these, it is one of just three facilities located outside of the Los Angeles metro area, making it a vital resource for residents and businesses east of the city. Strategically positioned, it serves as the furthest east location within the network until reaching Las Vegas or Phoenix, solidifying its importance as a mission-critical site for logistics and storage. This placement ensures efficient service to the Inland Empire and beyond, bridging a crucial gap in PODS' regional coverage.

6

**TOTAL
SOCAL LOCATIONS**

#1

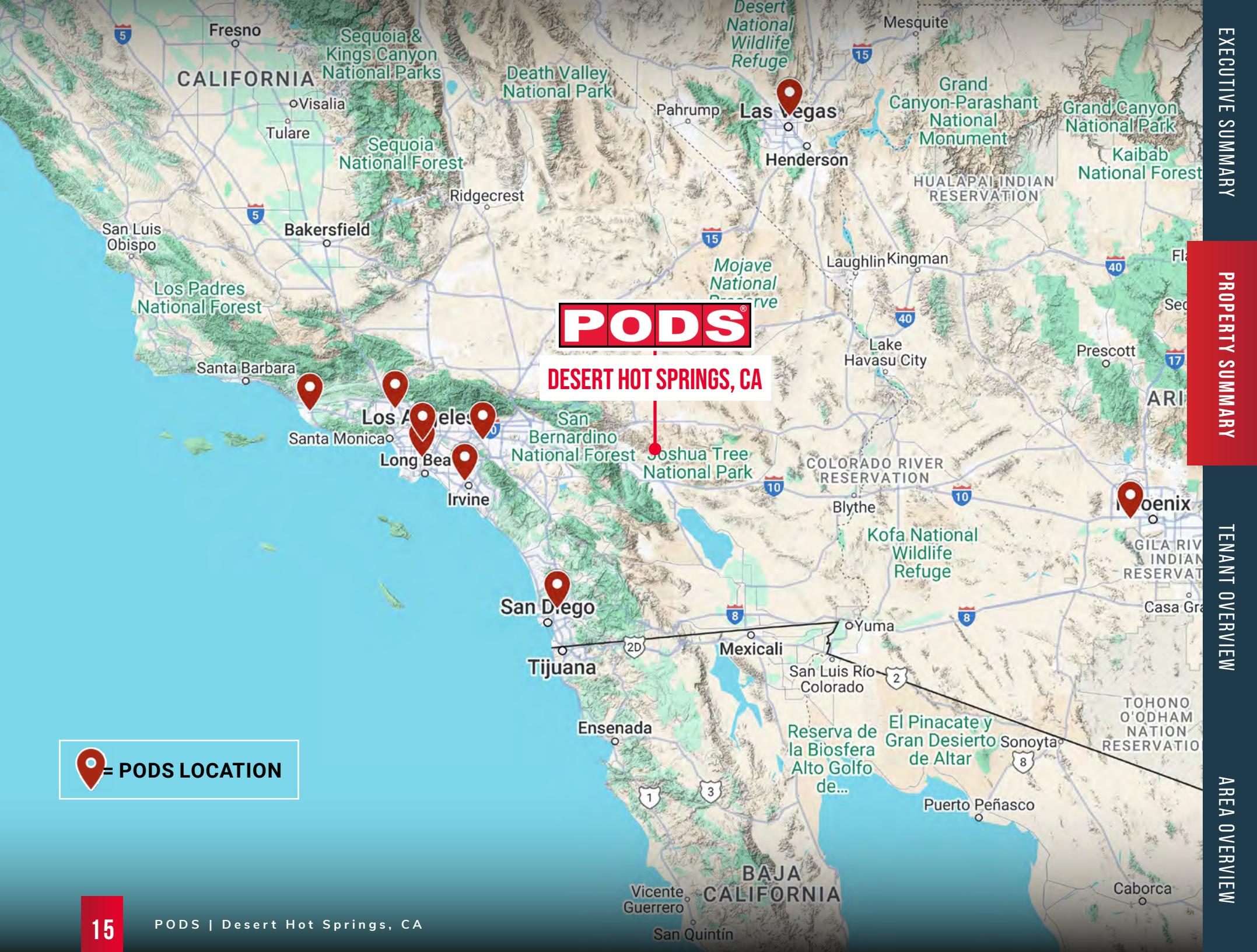
**EASTERN MOST
CALIFORNIA LOCATION**

3

**SOCAL LOCATIONS
OUTSIDE OF LOS ANGELES**

51

**MILES FROM NEXT
CLOSEST PODS (RIVERSIDE)**

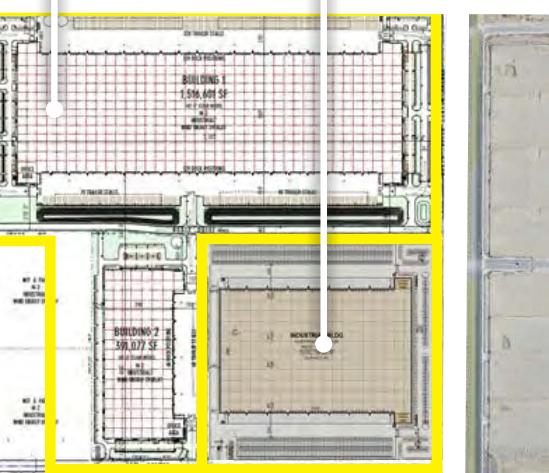




MARKET AERIAL

**±1,900,000 SF
Planned WHSE**

**±740,000 SF
Planned WHSE**



**±950,000 SF
Planned WHSE**



Business Park

PODS®

19th Ave

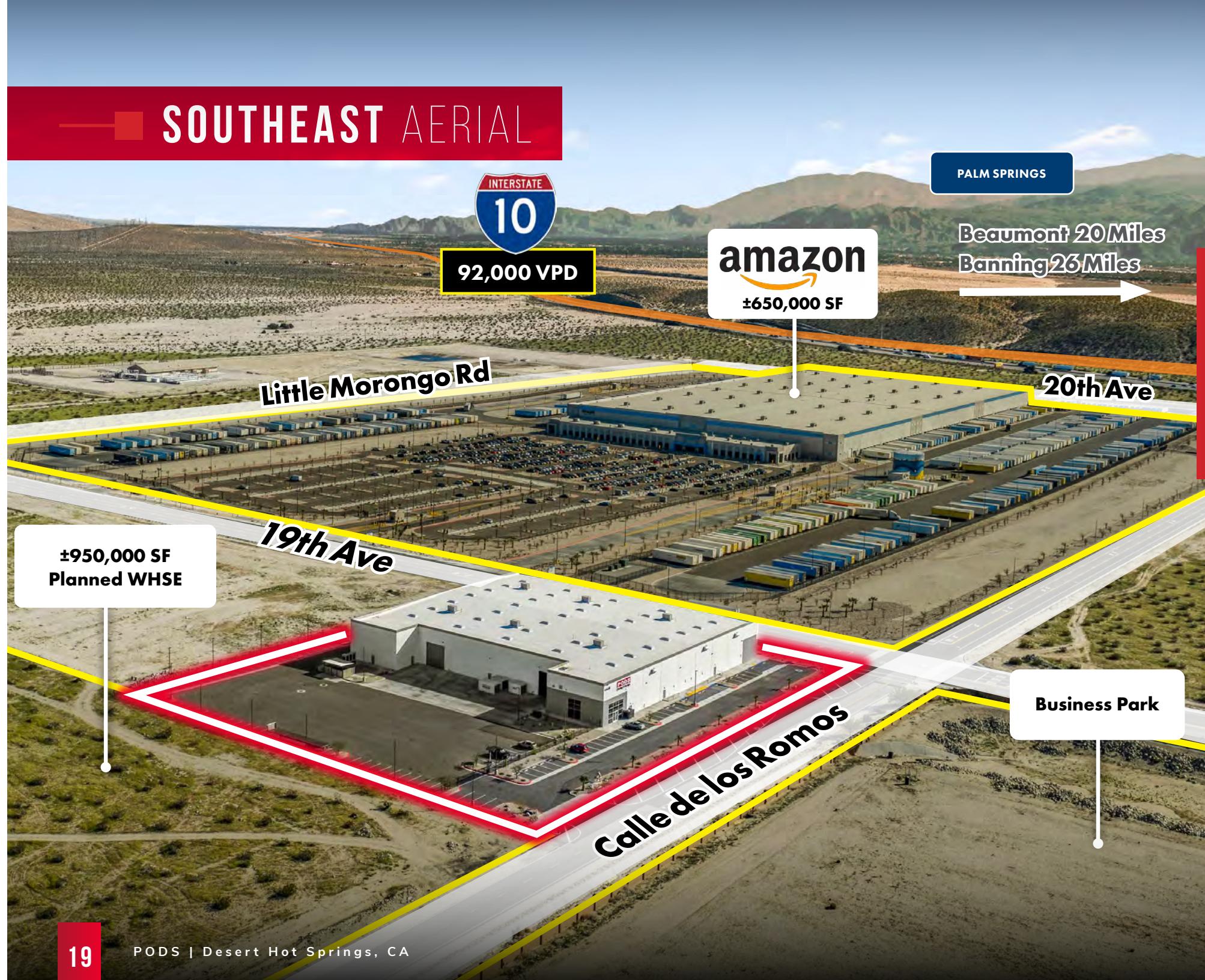
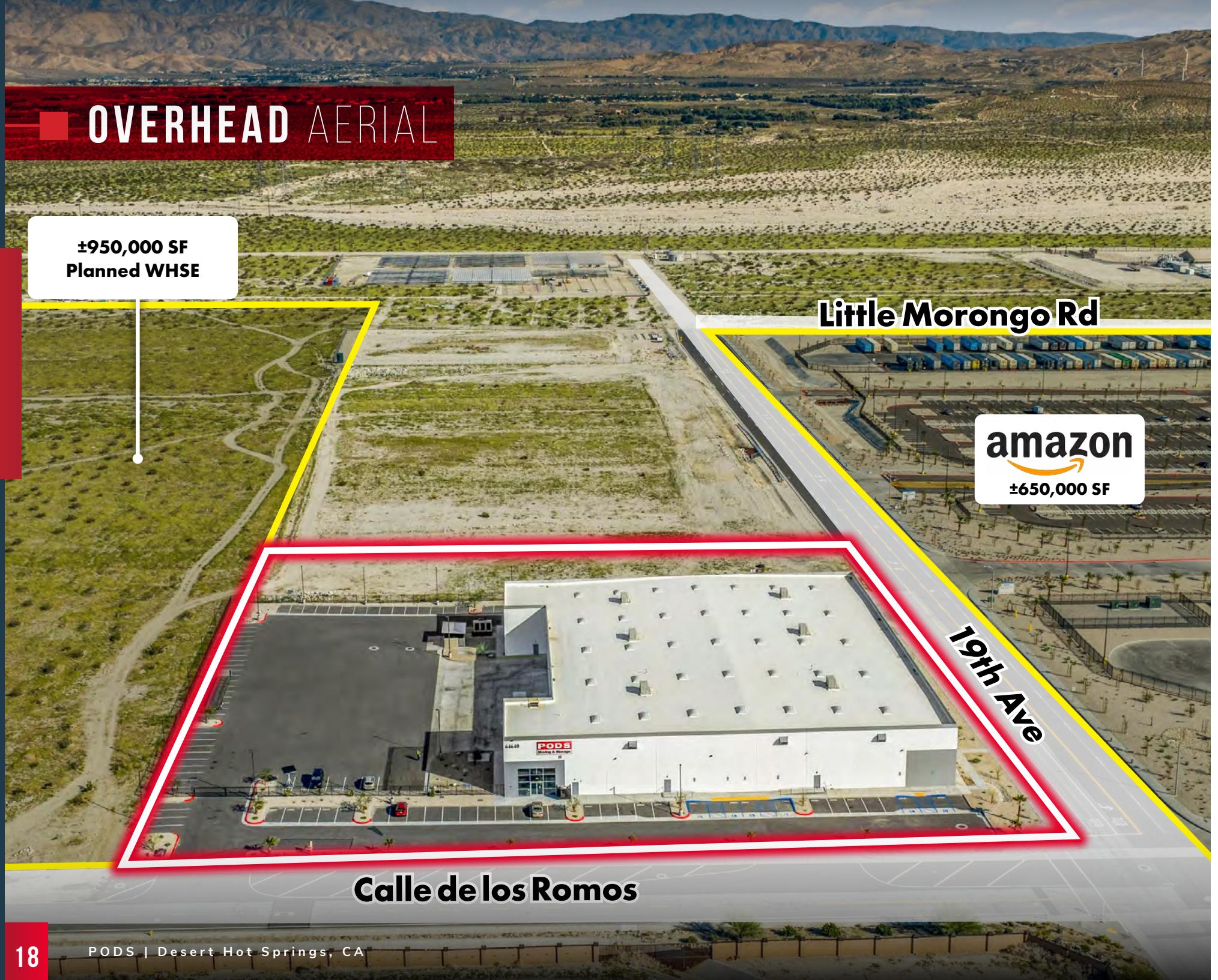
amazon
±650,000 SF

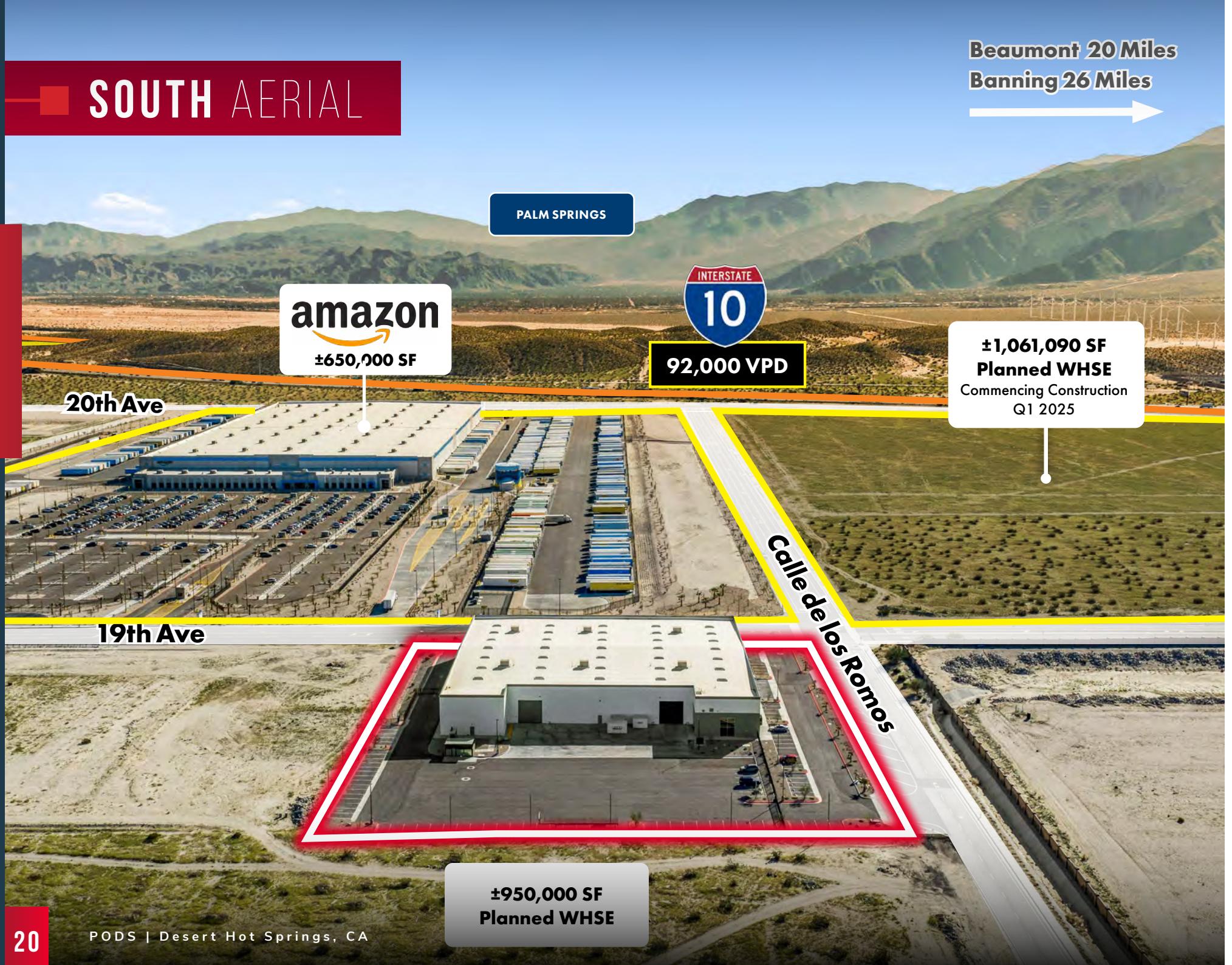
20th Ave

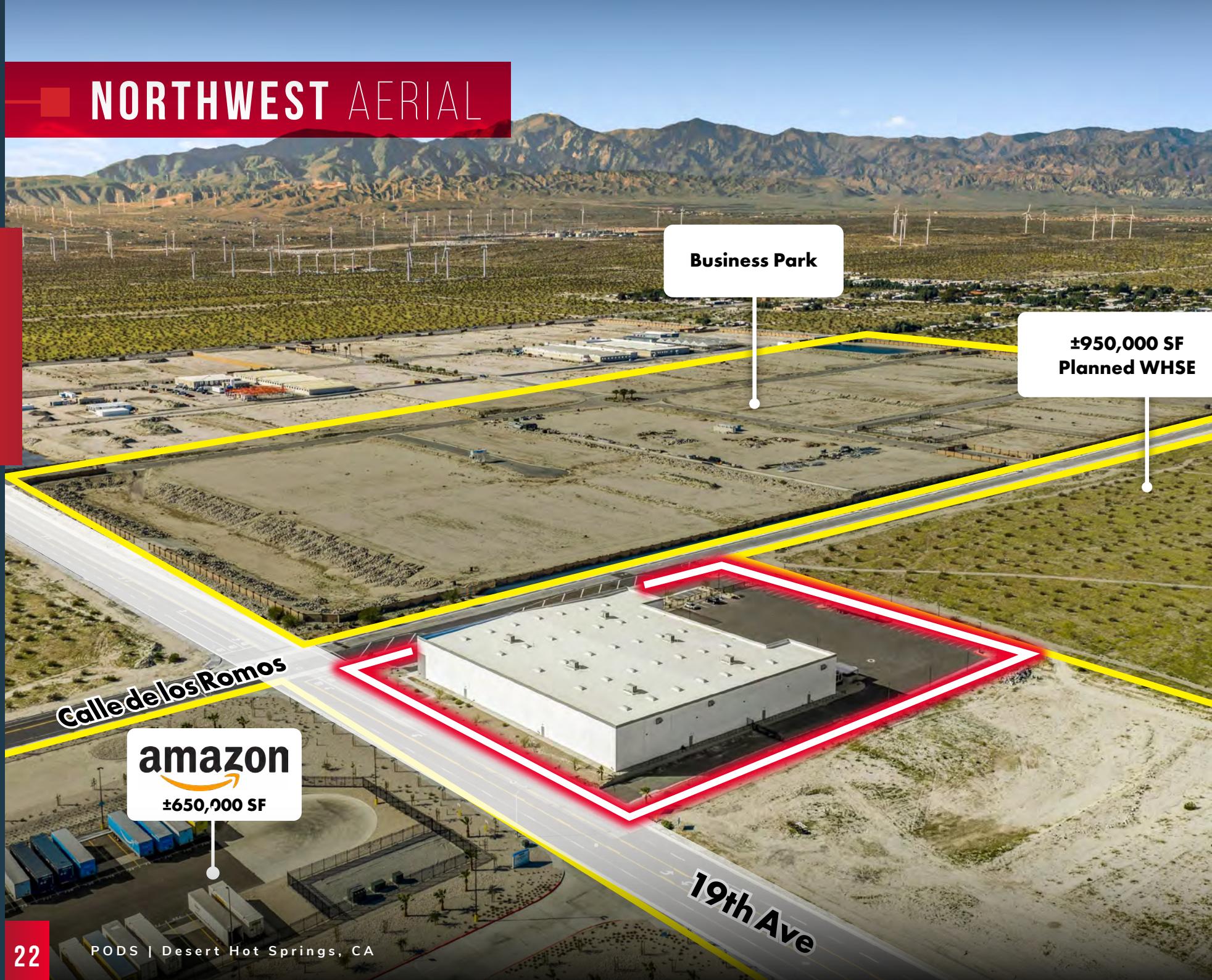


92,000+ VPD

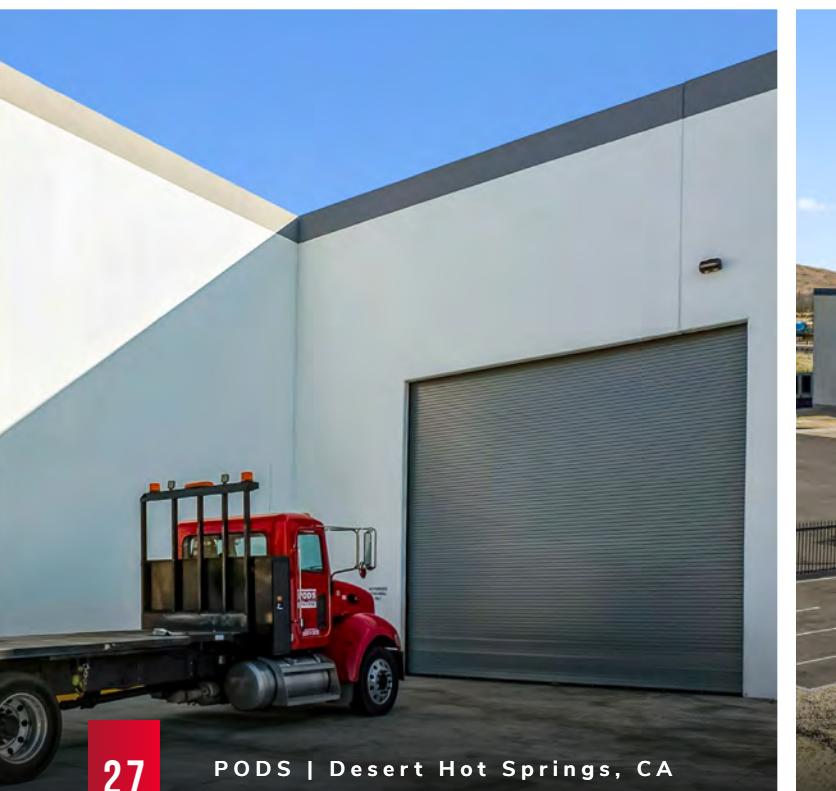
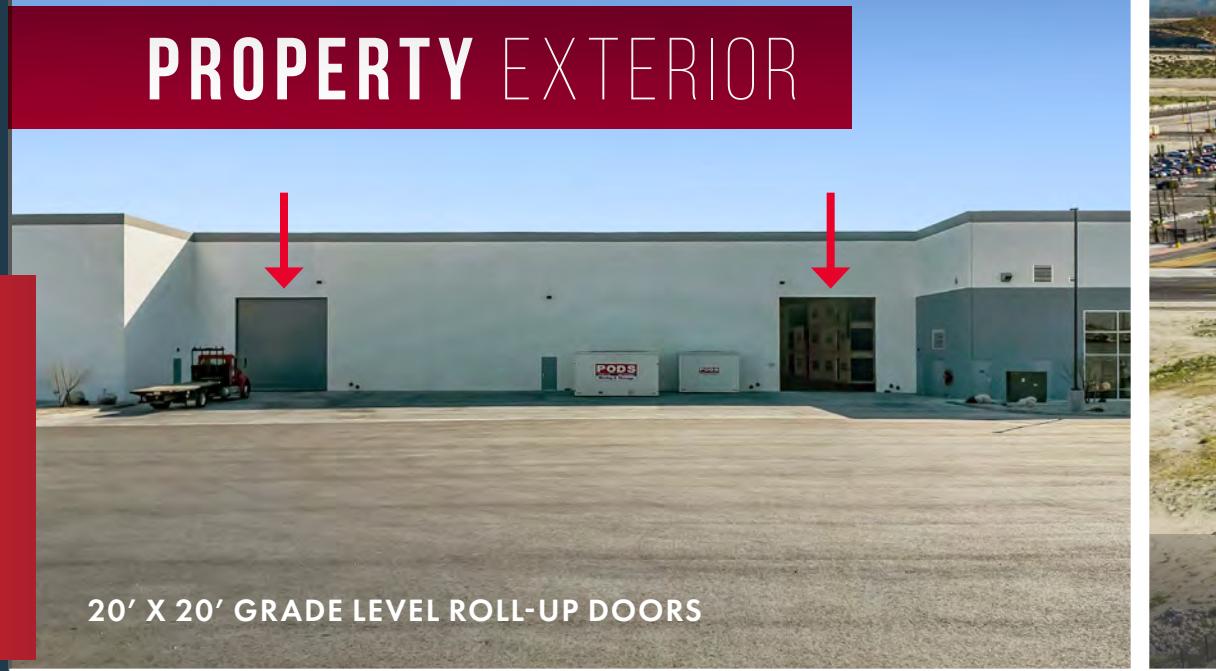


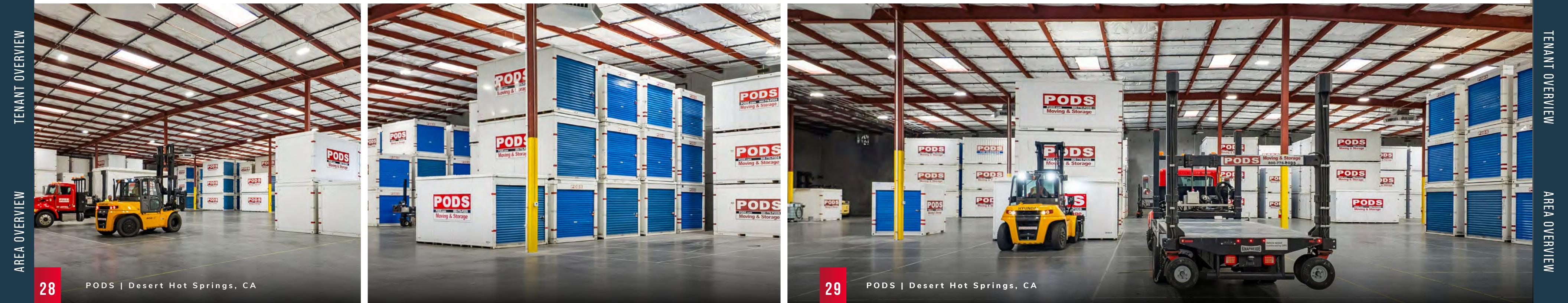
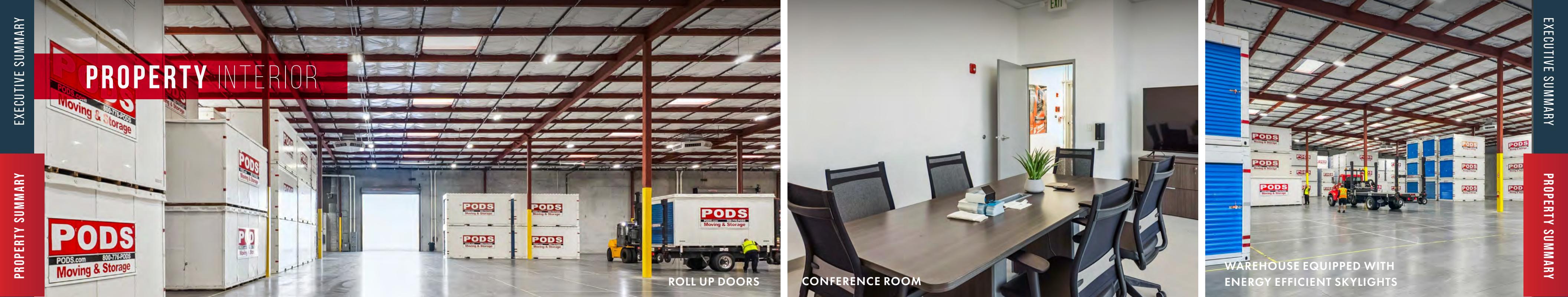








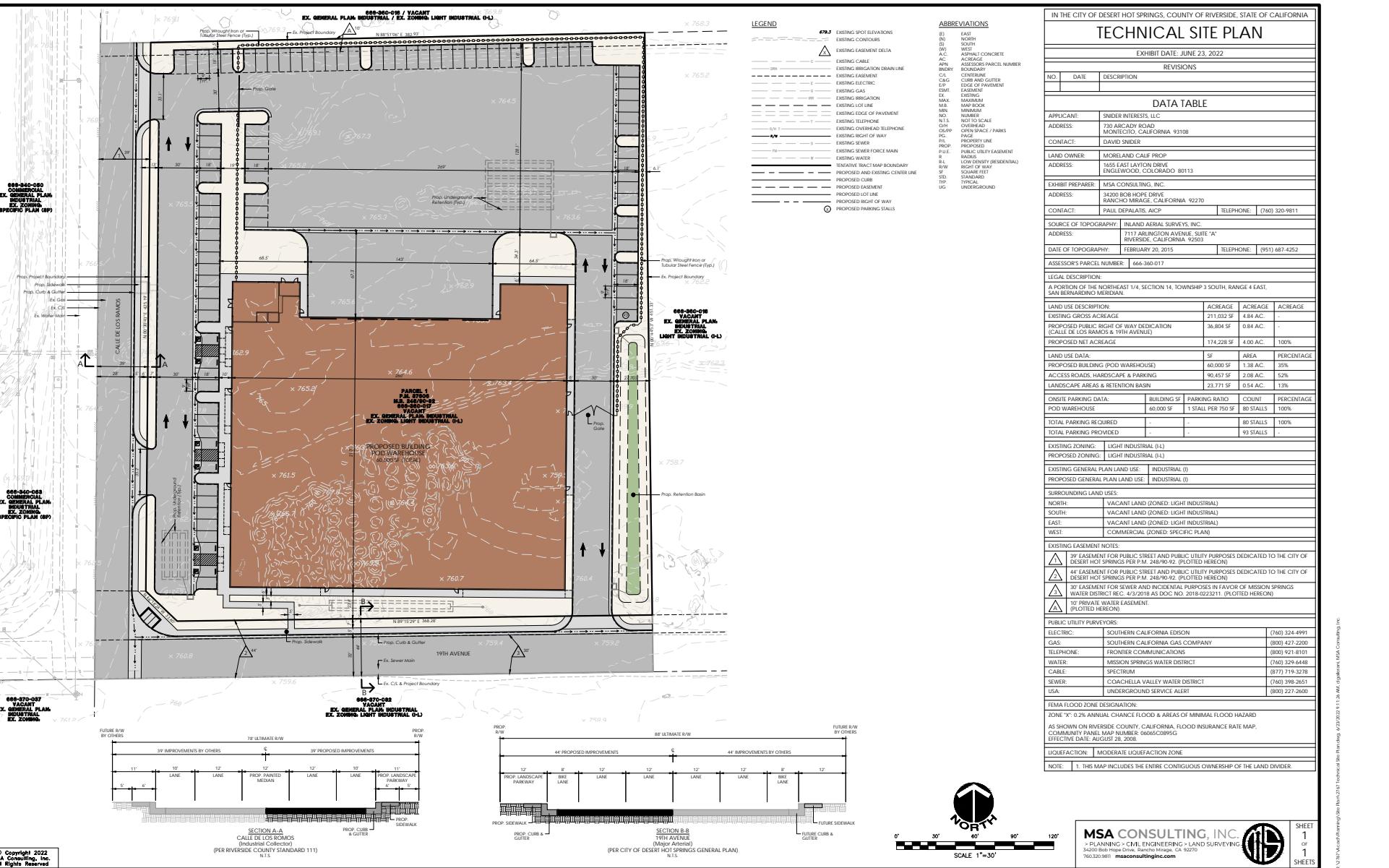




SITE PLAN

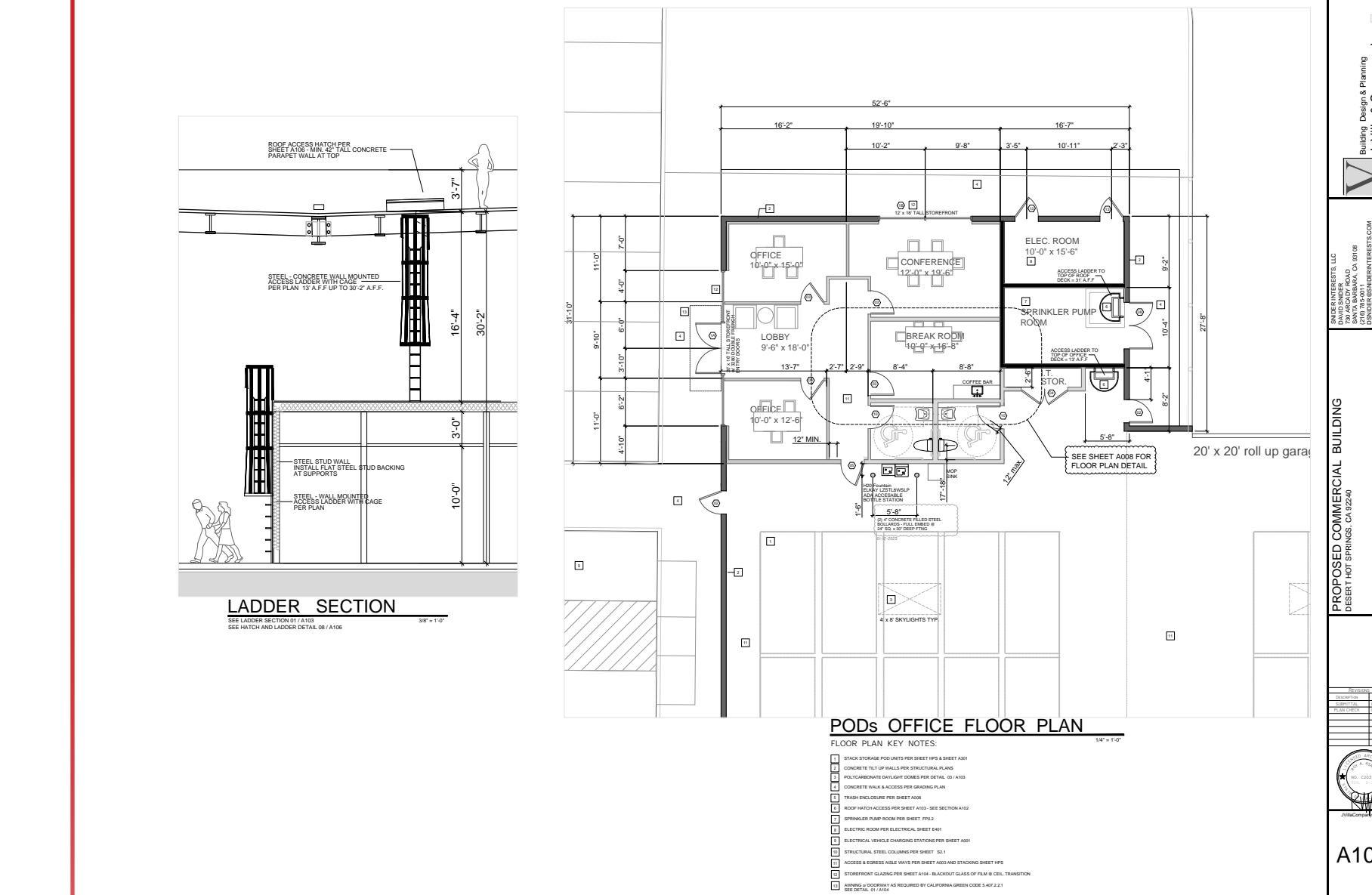
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PODS | Desert Hot Springs, CA

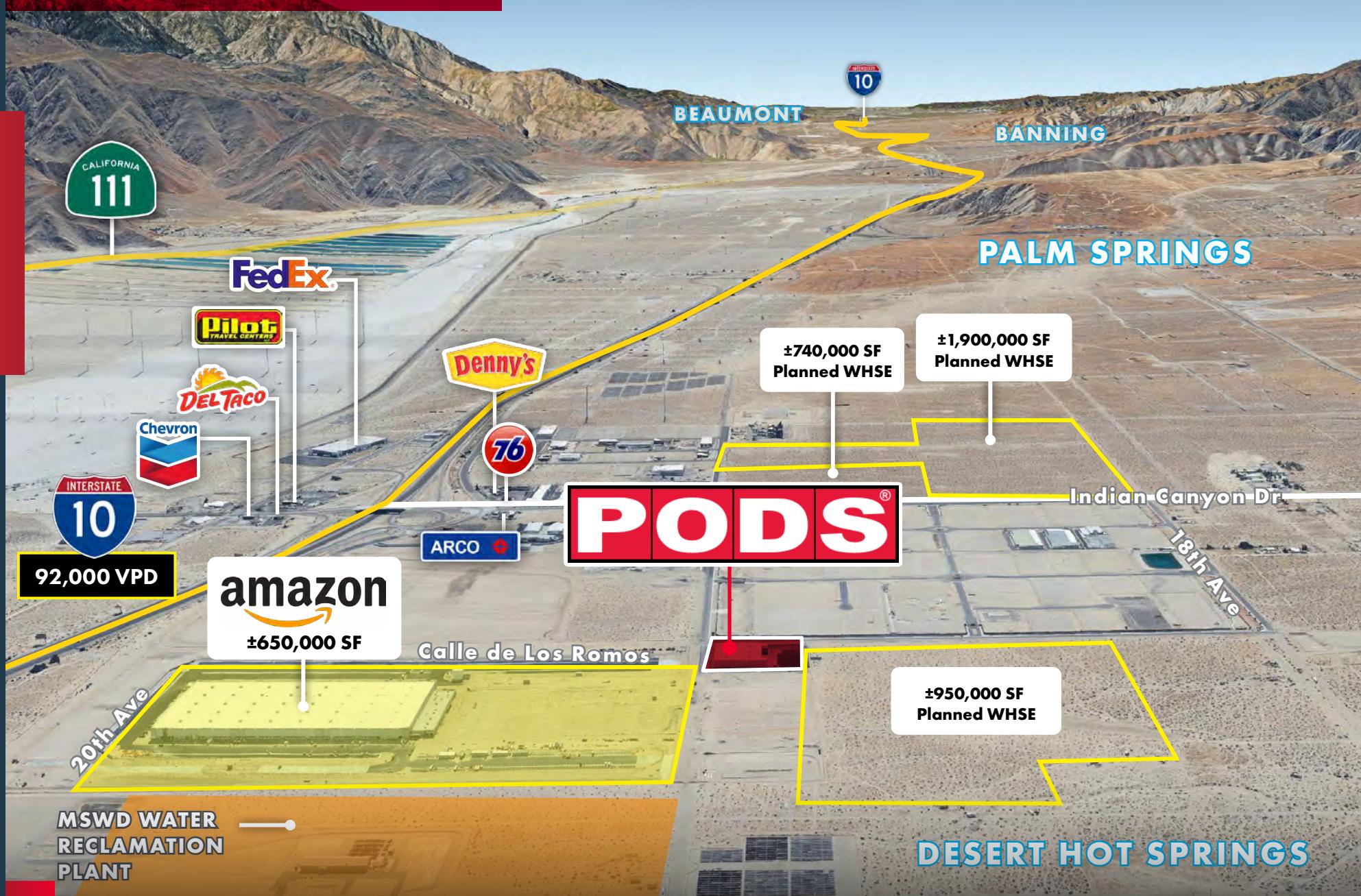


ICE FLOOR PLAN

PODS | Desert Hot Springs, CA



NEARBY TENANTS





ABOUT PODS

Company:	PODS Enterprises, LLC
Founded:	1998
Credit:	Standard & Poor's: B-
Sales Revenue (2025):	\$979.7 Million (RocketReach)
Employees:	3,000+
Locations:	240+
Completed Customer Moves:	6,000,000+
Area Served:	International
Container Sizes:	8', 12', & 16'
Headquarters:	Clearwater, FL
Website:	www.pods.com



\$979.7 MILLION
GROSS REVENUE



INTERNATIONAL
AREA SERVED



3,000+
EMPLOYEES



240+
LOCATIONS

LEARN MORE

PODS



VISION

Solving for how you move, store and so much more.



MISSION

Support and flexibility for all the ways life moves.

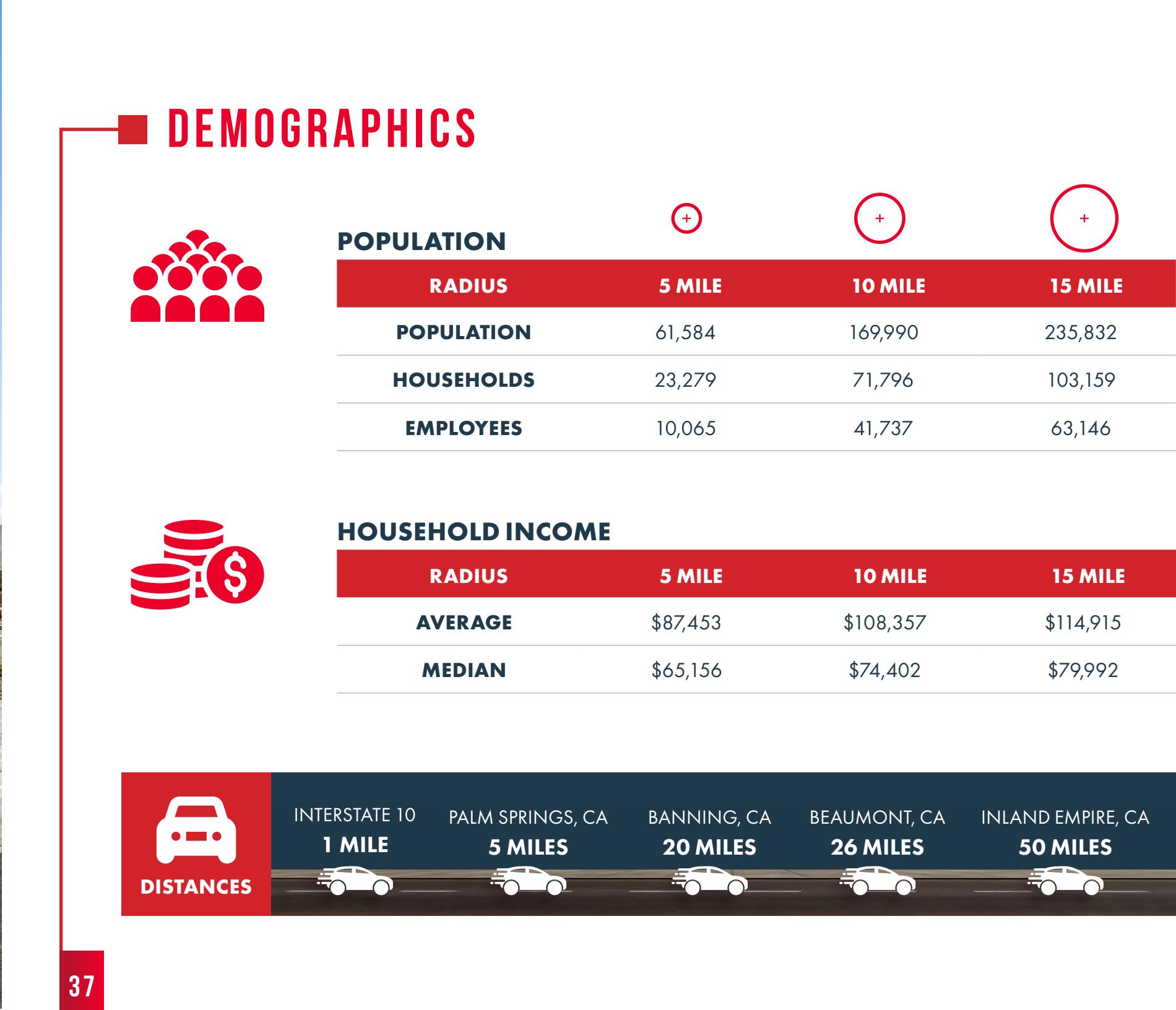


VALUES

We work as a team. We care. We find a way.



AREA OVERVIEW





FORTUNE 500 OCCUPANCY DRIVES MARKET GROWTH

Amazon's purchase of the adjacent site underscores its long-term commitment to Desert Hot Springs, setting the stage for significant market growth. Historically, the presence of Amazon and other Fortune 500 companies has catalyzed the transformation of comparable submarkets into institutionalized industrial hubs.

The nearby Banning and Beaumont region experienced exponential growth following Amazon's entry, with industrial inventory and leased square footage doubling. Notable investments include Shopoff Realty's 1.8 MSF

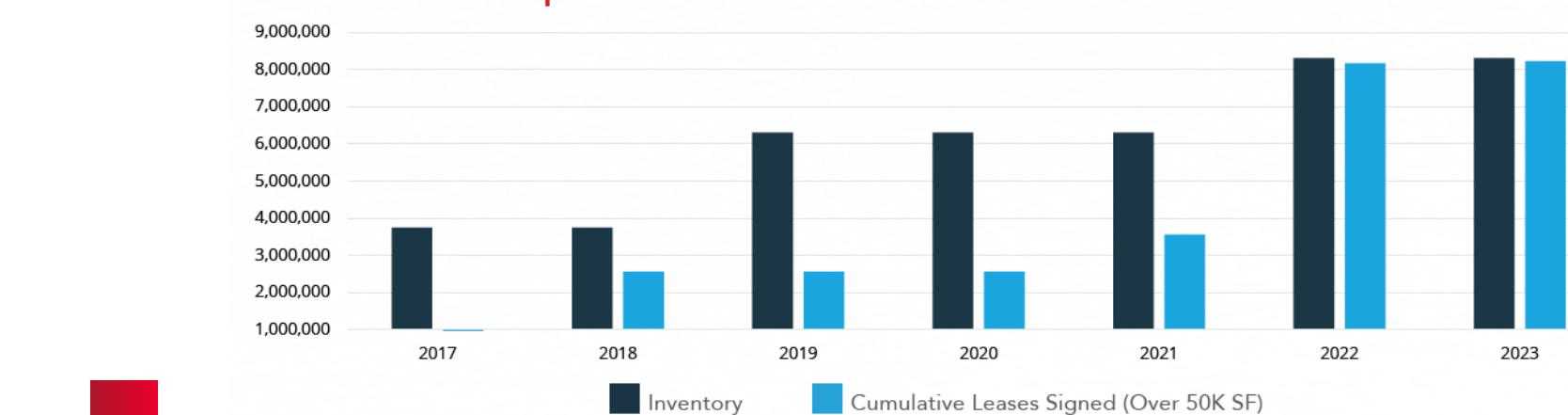
campus in Calimesa, completed in 2022, which was pre-sold to Brookfield Logistics and pre-leased to SHEIN Fashion Group. This development elevated the region's status, attracting other major tenants like United Legwear, further solidifying its institutional market profile.

Desert Hot Springs is poised for a similar trajectory, with Amazon's new fulfillment center adjacent to TradeWay Logistics set to open in 2026, marking another milestone in the area's transformation.

INLAND EMPIRE 900,000+ SF



INVENTORY & LEASES SIGNED | BANNING & BEAUMONT



ABOUT DESERT HOT SPRINGS

DESERT HOT SPRINGS, is a unique desert city nestled in the Coachella Valley, just north of Palm Springs. Known for its natural hot and cold mineral springs, the area has become a sought-after destination for relaxation and wellness, drawing visitors to its renowned spas and boutique resorts. The city boasts stunning views of the San Bernardino and San Jacinto mountain ranges, with a serene desert landscape providing the perfect backdrop for outdoor activities like hiking and stargazing. Desert Hot Springs is also home to a growing community and an emerging art scene, offering a blend of tranquility and vibrant culture. Its proximity to Joshua Tree National Park and other iconic destinations makes it an ideal base for exploration while retaining its peaceful, small-town charm.



5 REASONS WHY DESERT HOT SPRINGS IS ONE OF THE BEST PLACES IN SOUTHERN CALIFORNIA

1. PUBLIC SAFETY

Desert Hot Springs prioritizes public safety with a strong police presence, achieving a 15.6% reduction in Part I crimes in 2018, marking three consecutive years of crime decline. The city is now considered safer than neighboring Palm Springs.

2. A BOOMING ECONOMY

The city is experiencing rapid growth, with over 2 million square feet of development approved and major brands like Taco Bell and Dollar General entering the market. Designated as an IRS Opportunity Zone, Desert Hot Springs projects a 38.59% job growth rate over the next decade.

3. AWARD-WINNING WATER

Desert Hot Springs is home to world-renowned mineral hot springs and award-winning municipal drinking water, with accolades like the Gold Medal for Best Tasting Municipal Water at the International Water Tasting Competition. Residents can take advantage of this world-class resource simply by turning on their taps.

4. EDUCATION EXCELLENCE

Local schools outperform state averages, with Desert Hot Springs High boasting a 90% graduation rate and a strong Advanced Placement program. In 2018, Dr. Brian McDaniel of Painted Hills Middle School was named California Teacher of the Year.

5. COMMUNITY & RECREATION

The city invests heavily in its community, including a \$500,000 park improvement program and new recreational amenities like the Kim Nicol Trail, offering stunning views of the Sand to Snow National Monument. Desert Hot Springs combines safety, economic opportunity, natural beauty, and a strong sense of community, making it an ideal location for residents and businesses alike.

ABOUT PALM SPRINGS

370K

3.27 M

26

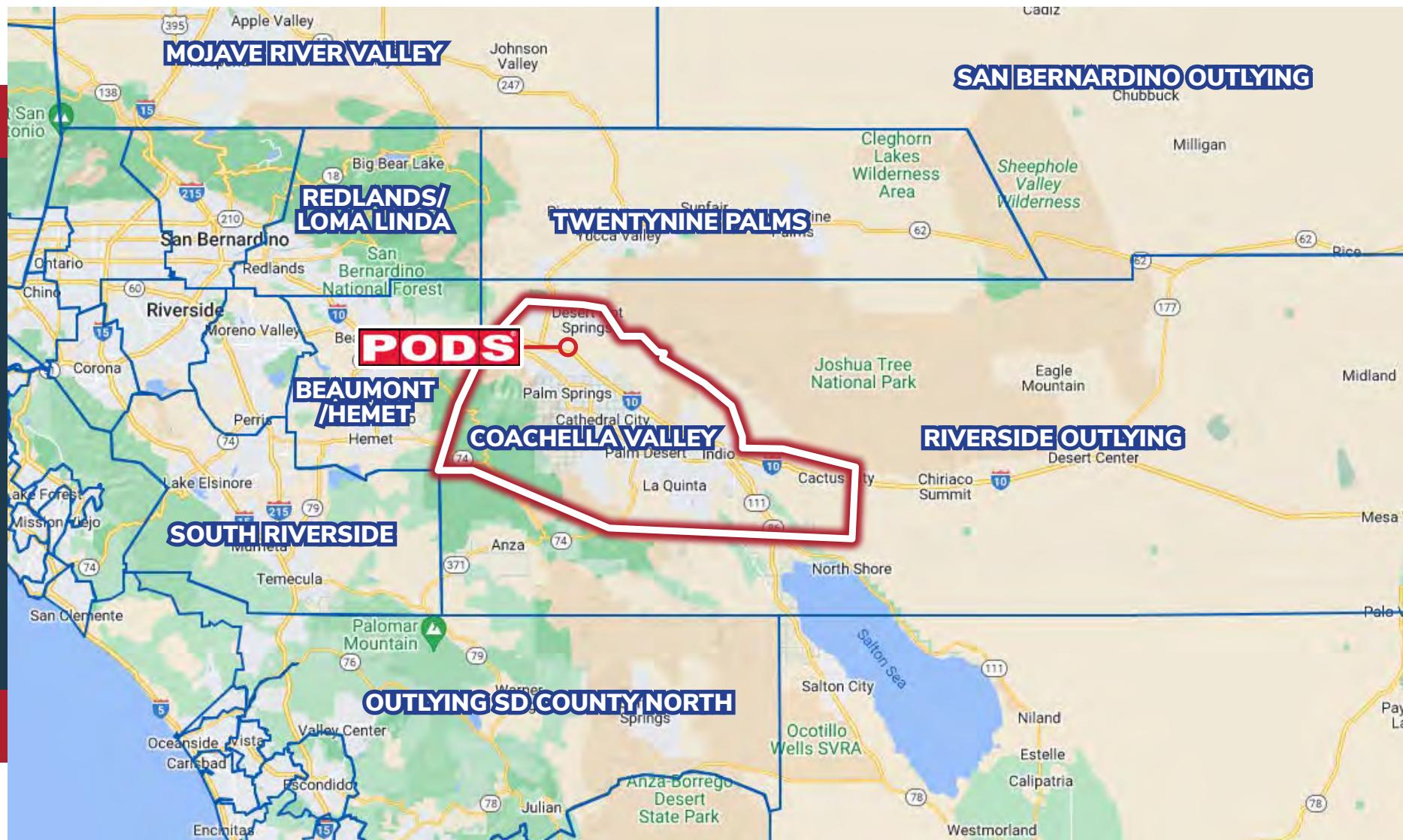
**POA
MSA POPULATION**

**POPULATION OF
SAN DIEGO COUNTY**

**RESORTS WITH UNIQUE
AMENITIES & EXPERIENCES**



COACHELLA VALLEY SUBMARKET OVERVIEW



CAPITAL MARKETS OVERVIEW COACHELLA VALLEY INDUSTRIAL (AS OF Q3 2024)

ASSET VALUE	12 MO SALES VOLUME	MARKET CAP RATE	MKT SALE PRCE/ SF CHG (YOY)
\$4.7B	\$81.5M	6.1%	-0.5%

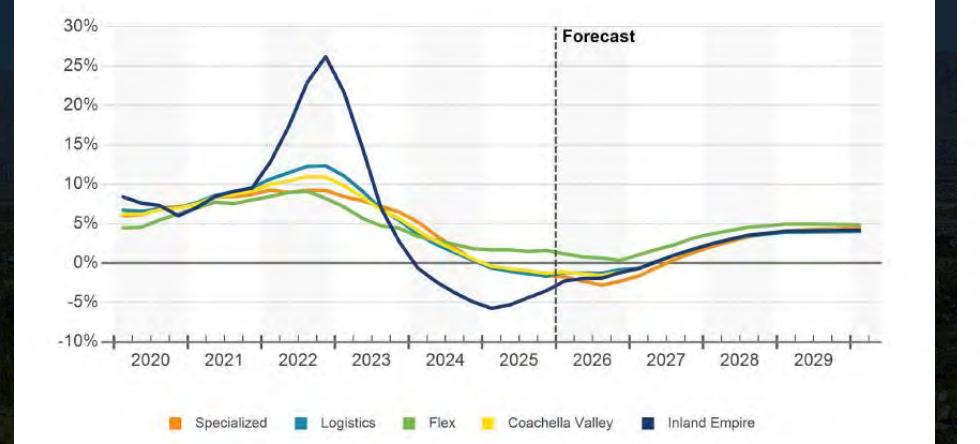
12 MO SALES VOLUME	TOTAL	LOWEST	HIGHEST	12 MO SALES PRICE	AVERAGE	LOWEST	HIGHEST	MARKET
Transactions	48	-	-	Cap Rate	5.5%	3.8%	6.8%	6.1%
Sales Volume	\$81.5M	\$400K	\$7.2M	Sale Price/SF	\$162	\$63	\$415	\$248
Properties Sold	41	-	-	Sale Price	\$2M	\$400K	\$7.2M	-
Transacted SF	531.9K	1.3K	46.2K	Sale vs Asking Price	-7.9%	-23.3%	2.0%	-
Average SF	11.1K	1.3K	46.2K	% Leased at Sale	71.1%	0%	100%	-

*Source: CoStar

RENT

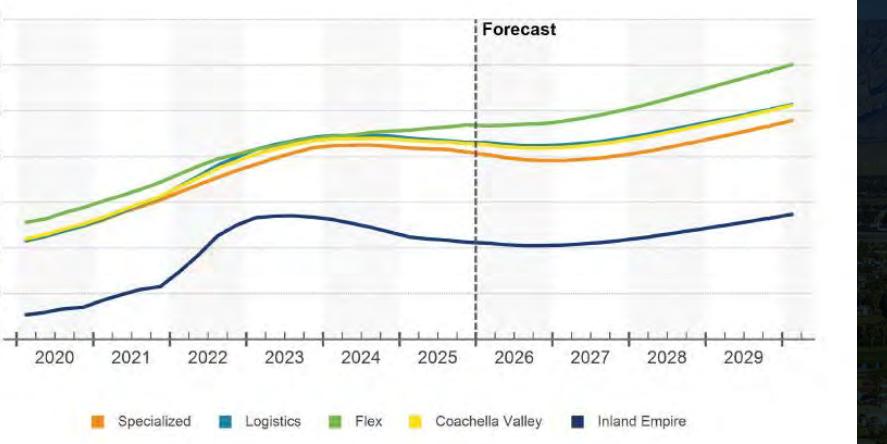
COACHELLA VALLEY INDUSTRIAL (AS OF Q1 2026)

MARKET RENT GROWTH (YOY)



*Source: CoStar

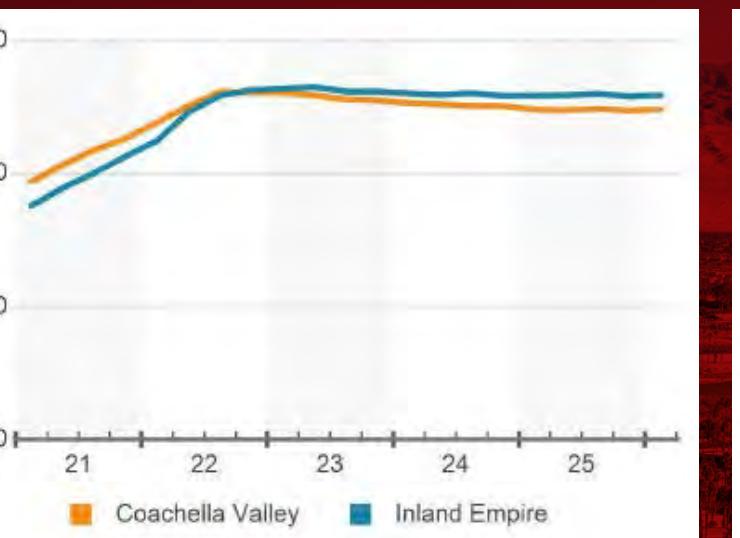
MARKET RENT PER SQUARE FEET



MARKET PRICING

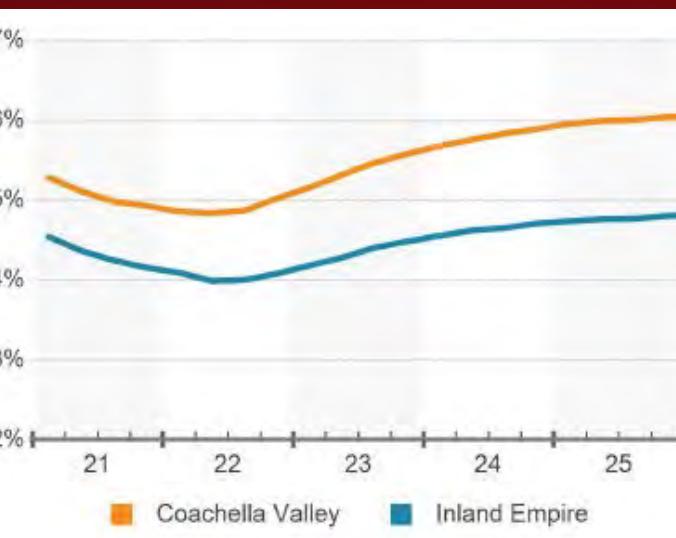
COACHELLA VALLEY INDUSTRIAL (AS OF Q1 2026)

MARKET SALE PRICE PER SF



*Source: CoStar

MARKET CAP RATE





7.60% Cap Rate in Year 10

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