



DESERT HOT SPRINGS, CA (SOUTHERN CALIFORNIA)

7.60% Cap Rate in Year 10



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NET LEASED INVESTMENTS

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

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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EXECUTIVE SUMMARY

OFFERING SUMMARY

LIST PRICE \$16,105,000	CAP RATE 6.0%	PRICE/PSF \$268	NOI \$966,305
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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.



PODS | Desert Hot Springs, CA

*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



- **STRATEGIC MISSION CRITICAL LOCATION FOR PODS**
- **MOST EASTERN S. CALIFORNIA LOCATION CONNECTS PODS NETWORK TO PHOENIX & LAS VEGAS MARKETS**
- **EASY ACCESS TO INTERSTATE 10 (92,000 VPD) CONNECTING TO INLAND EMPIRE**



- **DESERT HOT SPRINGS – REAPING THE BENEFITS OF INDUSTRIAL WAREHOUSE DEVELOPMENT MOVING EASTWARD**
- **OVER 3 MILLION SF OF NEW DEVELOPMENT PROJECTS APPROVED**
- **38% PROJECTED FUTURE JOB GROWTH RATE IN NEXT 10 YEARS**



- **ADJACENT TO NEW 650,000 SF AMAZON MIDDLE WAREHOUSE PROJECT**
- **DELIVERED IN JANUARY 2026**
- **SERVED BY 1,464 FULL TIME EMPLOYEES**

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)



= PODS LOCATION

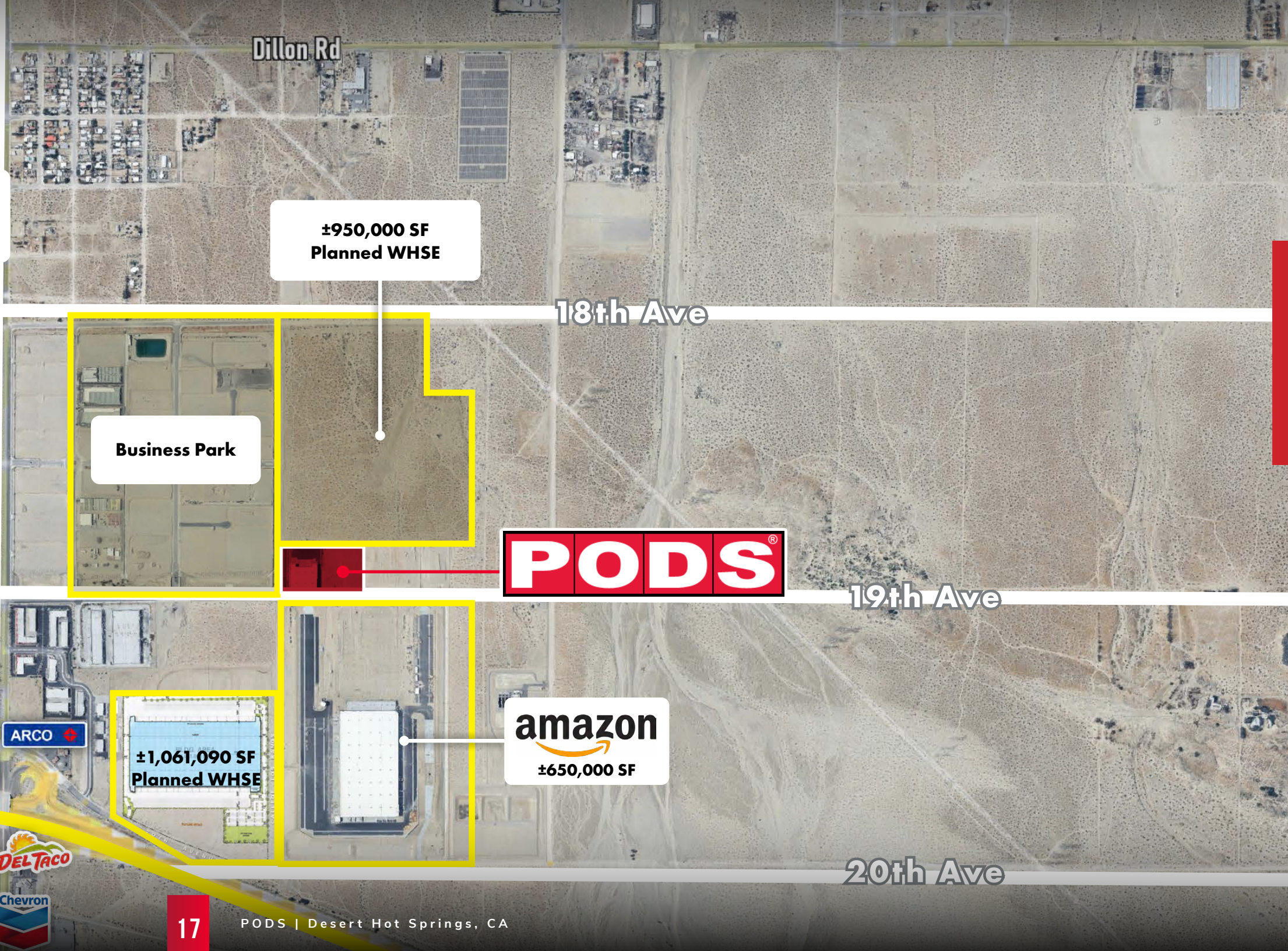
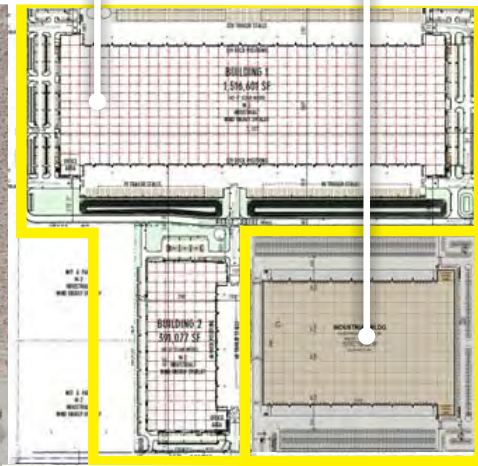




MARKET AERIAL

±1,900,000 SF
Planned WHSE

±740,000 SF
Planned WHSE



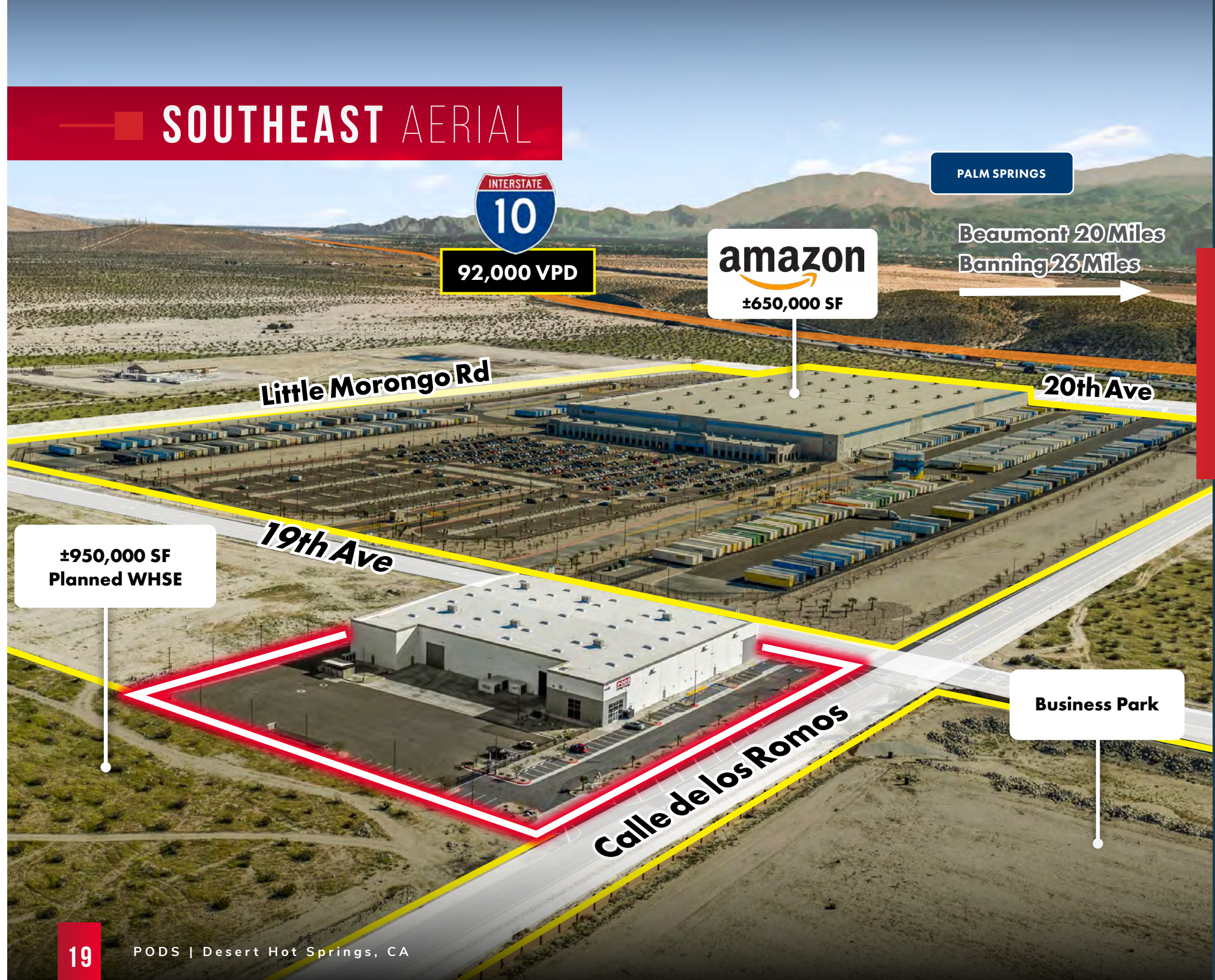
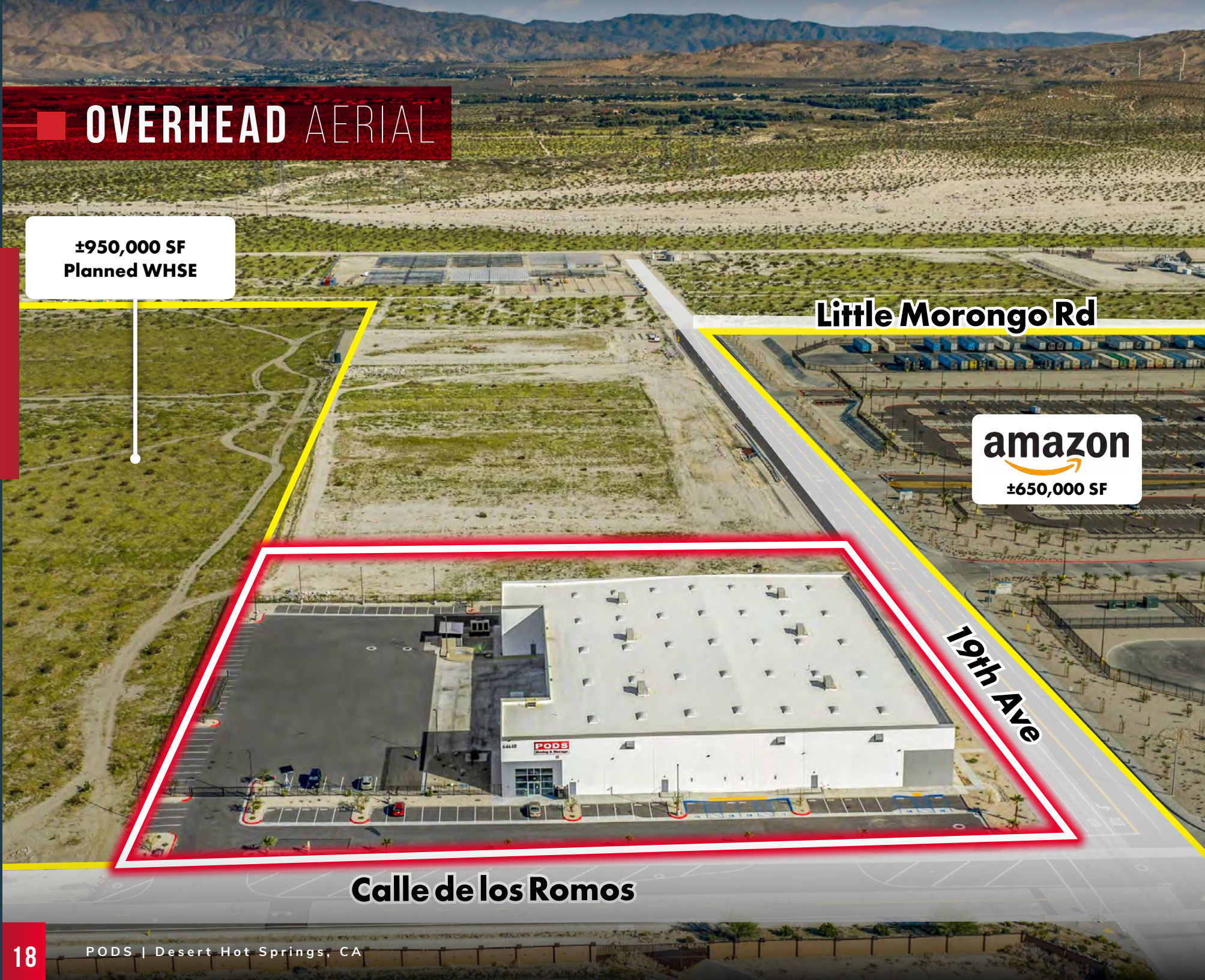
±950,000 SF
Planned WHSE

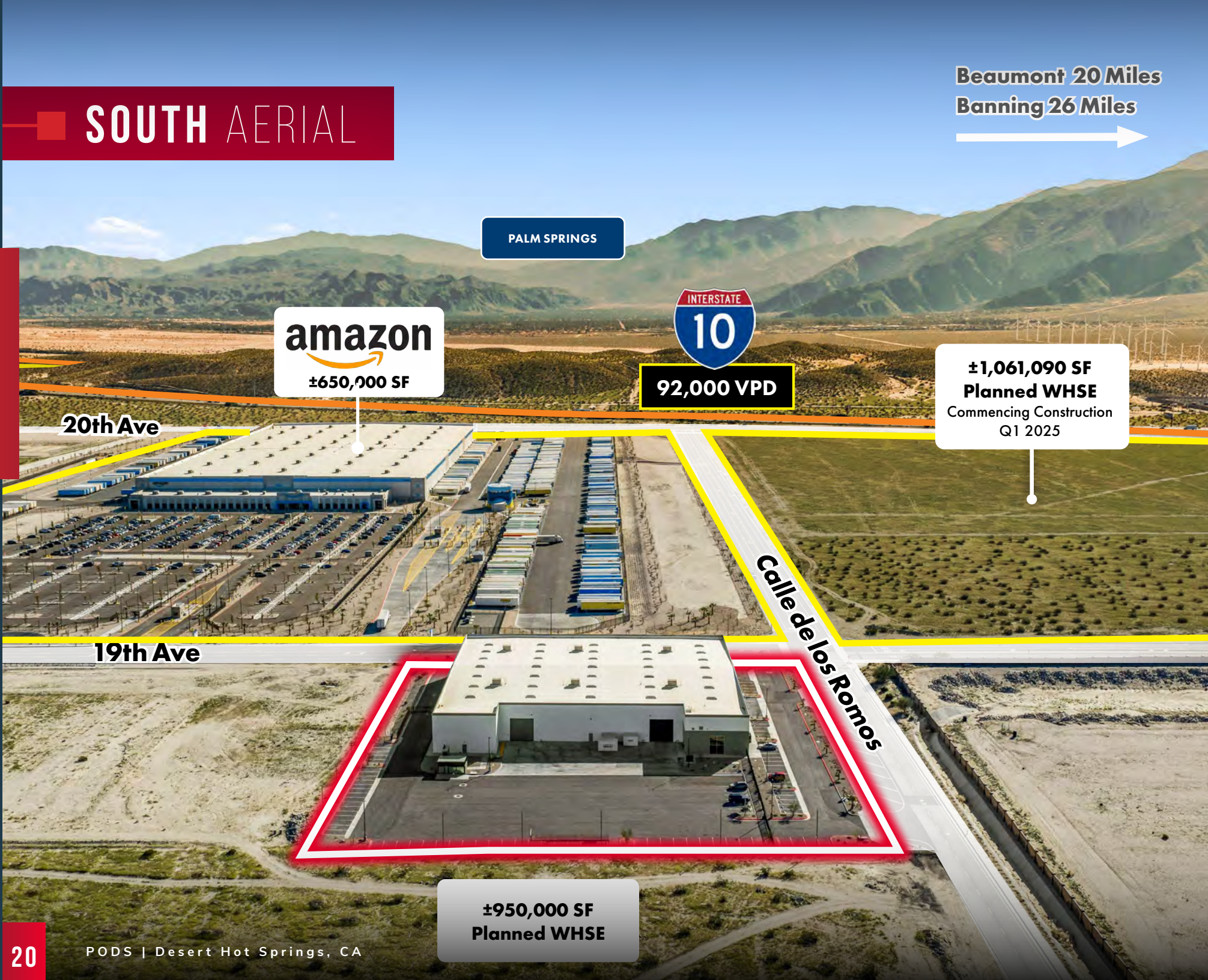


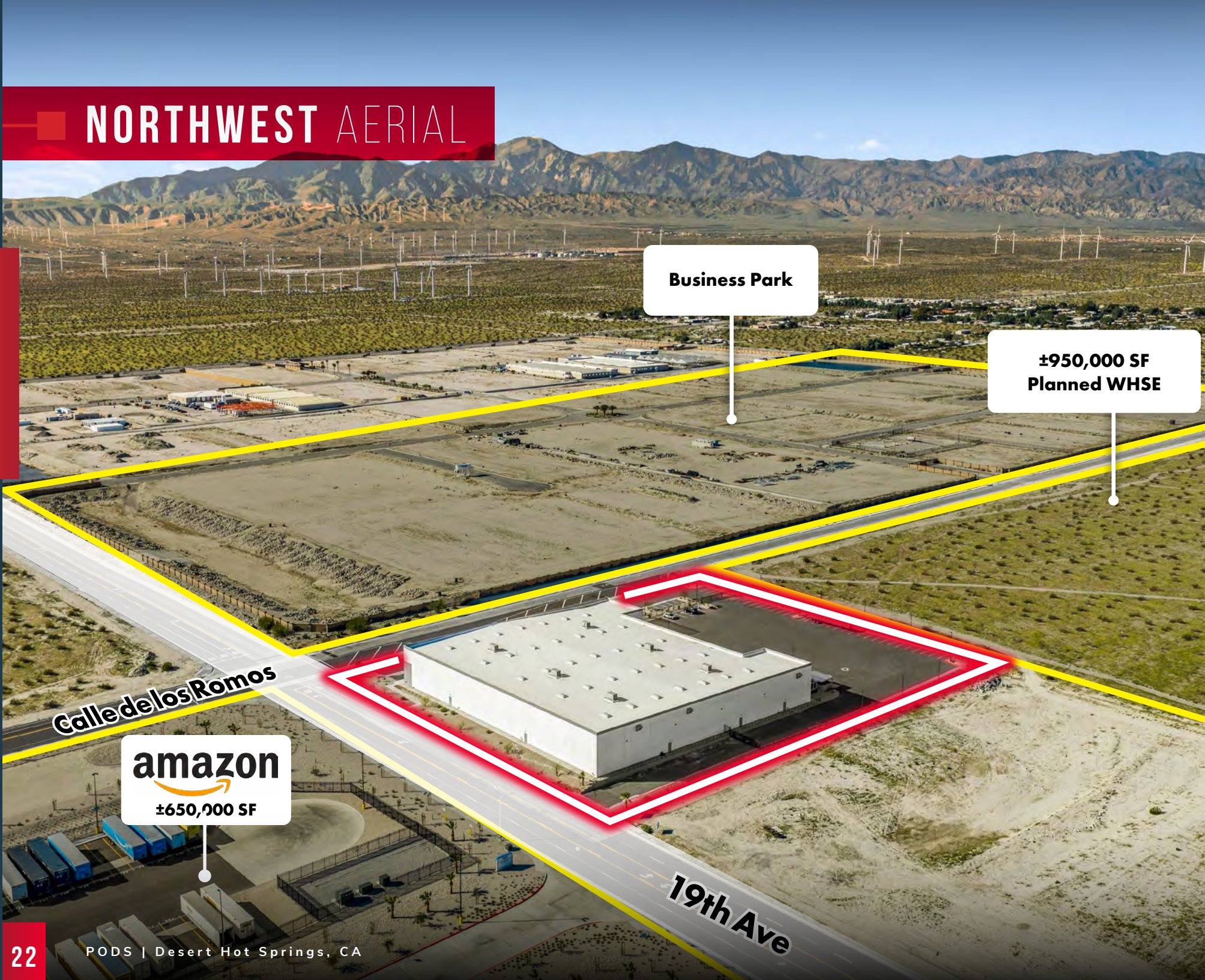
±1,061,090 SF
Planned WHSE



amazon
±650,000 SF







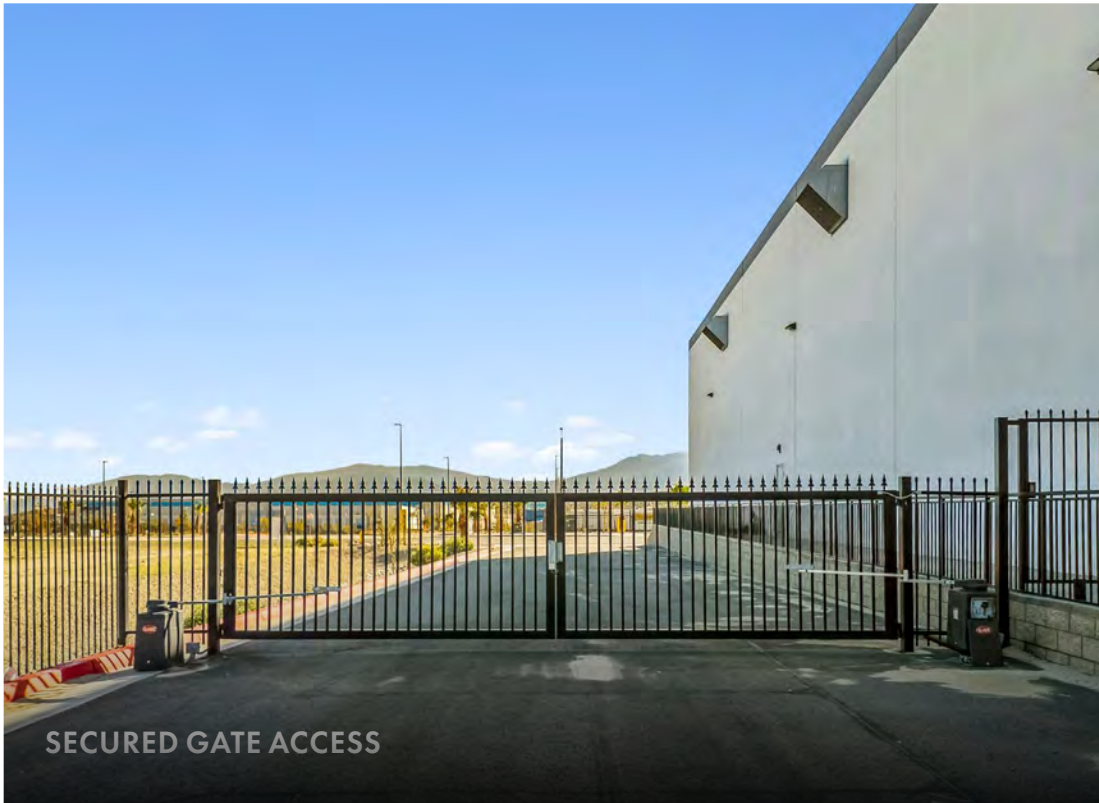
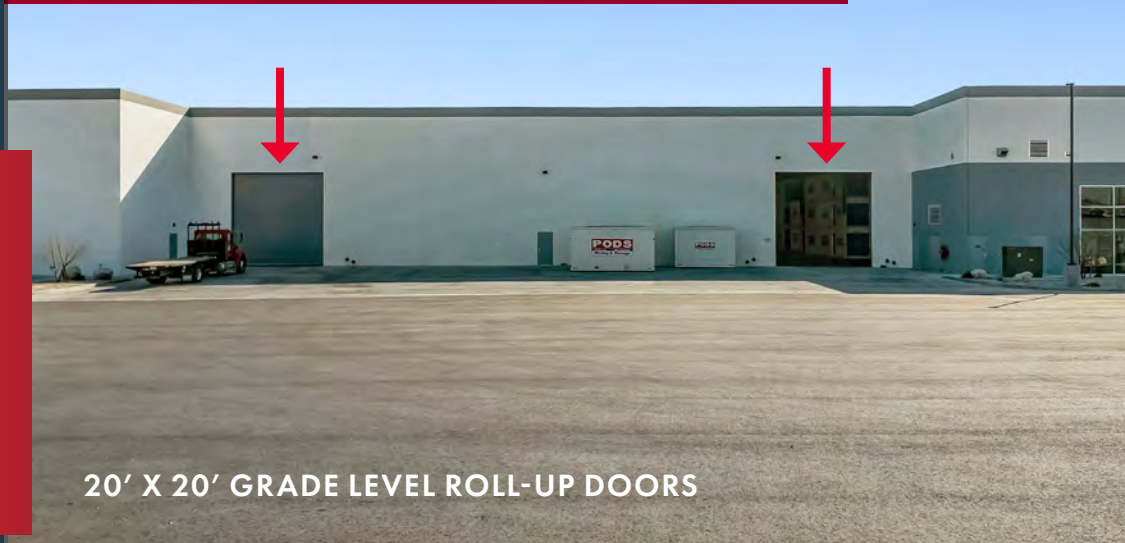
ADJACENT AMAZON FACILITY



±650,000 SF



PROPERTY EXTERIOR





ROLL UP DOORS



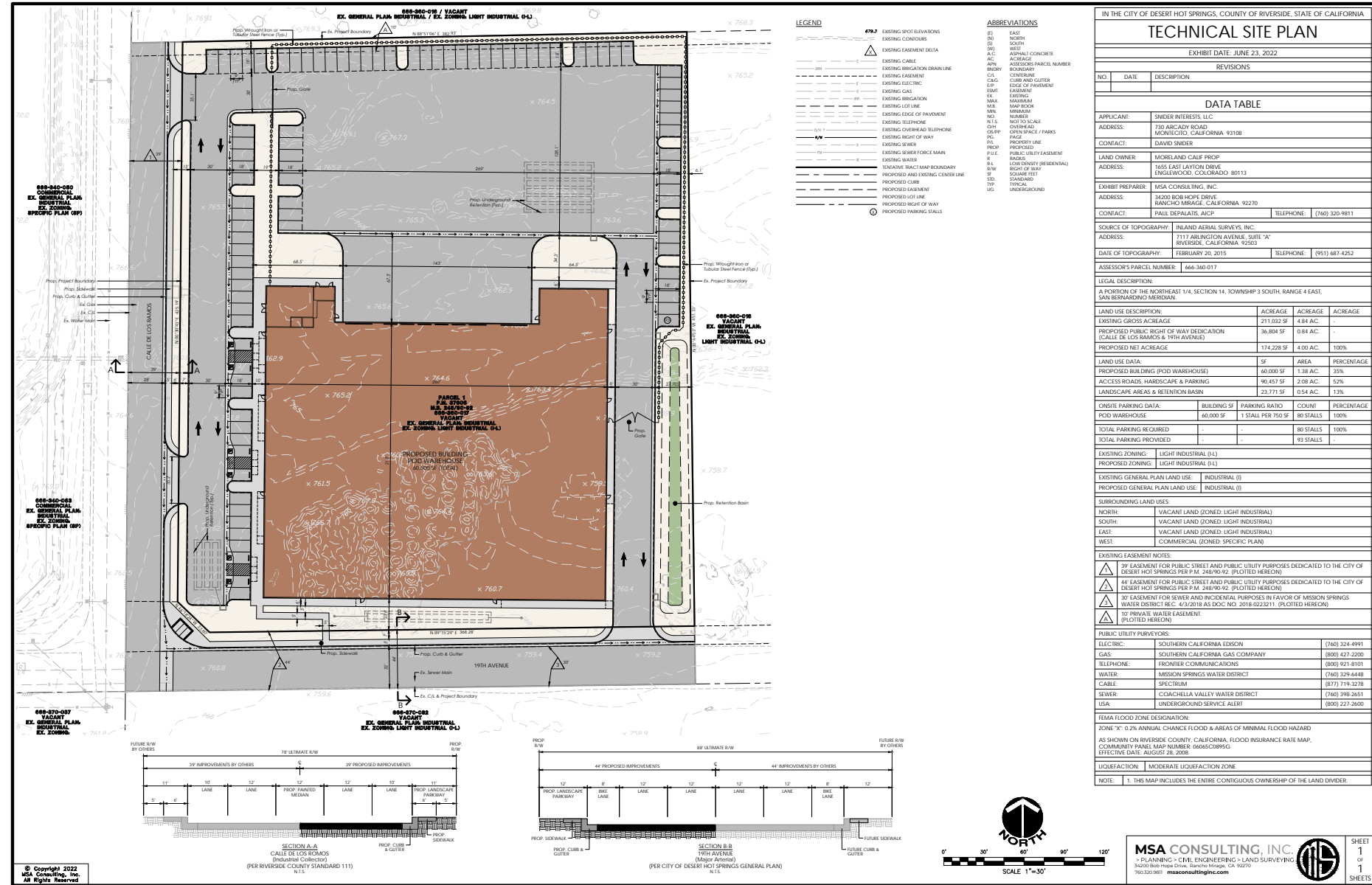
CONFERENCE ROOM



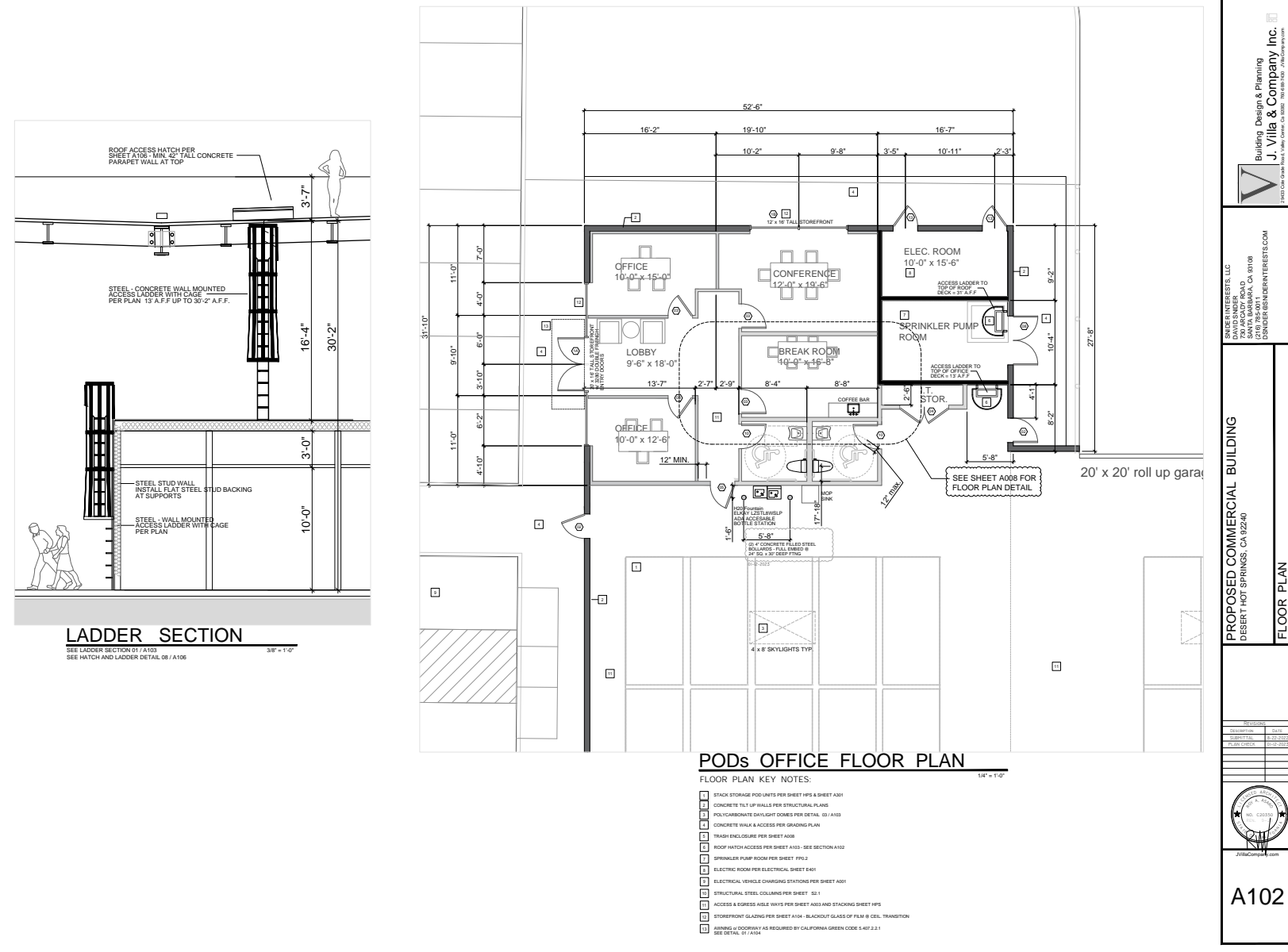
WAREHOUSE EQUIPPED WITH
ENERGY EFFICIENT SKYLIGHTS



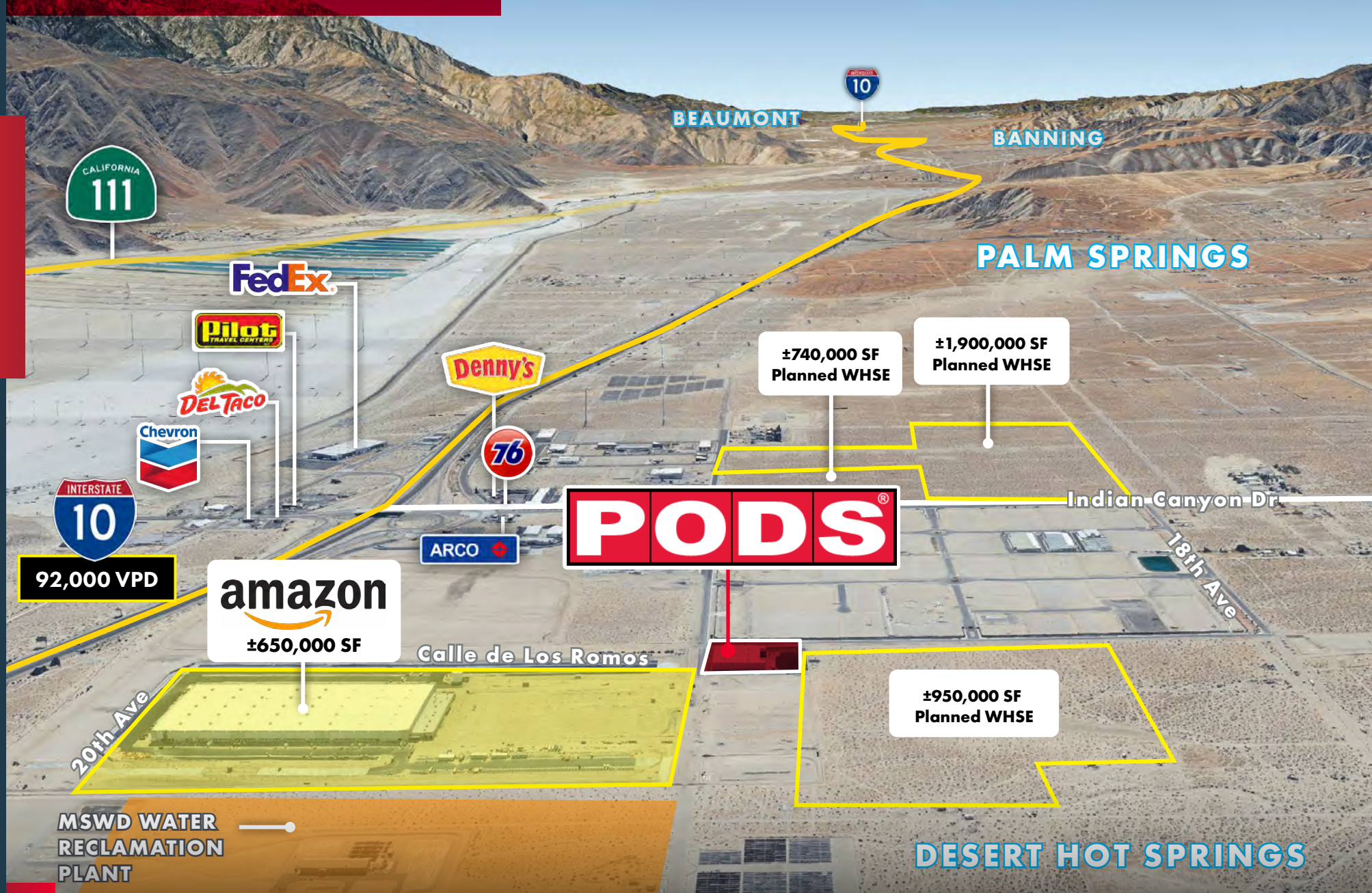
SITE PLAN



OFFICE FLOOR PLAN



NEARBY TENANTS






TENANT OVERVIEW

■ 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



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.

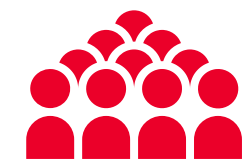
LEARN MORE





AREA OVERVIEW

DEMOGRAPHICS



POPULATION

RADIUS	+		
	5 MILE	10 MILE	15 MILE
POPULATION	61,584	169,990	235,832
HOUSEHOLDS	23,279	71,796	103,159
EMPLOYEES	10,065	41,737	63,146



HOUSEHOLD INCOME

RADIUS	5 MILE	10 MILE	15 MILE
AVERAGE	\$87,453	\$108,357	\$114,915
MEDIAN	\$65,156	\$74,402	\$79,992

DISTANCES	INTERSTATE 10	PALM SPRINGS, CA	BANNING, CA	BEAUMONT, CA	INLAND EMPIRE, CA
	1 MILE	5 MILES	20 MILES	26 MILES	50 MILES

ABOUT INLAND EMPIRE

The Inland Empire is a premier industrial hub, strategically positioned to serve as the gateway to the Western U.S. supply chain. With 119 industrial buildings exceeding 900,000 square feet and a total base of 129,547,156 square feet, the market has doubled its large-building capacity since 2017. Despite this rapid growth, historical vacancy rates remain exceptionally low, consistently ranging between 1.5% and 2%, underscoring the region’s sustained demand and absorption.

The eastern Inland Empire has become a thriving logistics corridor, leveraging its prime location along Interstate 10 to provide seamless connectivity to Southern California, Phoenix, and beyond. This strategic access, coupled with proximity to the Ports of Los Angeles and Long Beach, supports its role as a key link in global and domestic supply chains.

Key growth drivers include a business-friendly climate, an abundant skilled labor pool, and active efforts to diversify the industrial base. Notably, the Coachella Valley has emerged as a critical extension of the market, fostering industries such as pharmaceuticals, advanced manufacturing, and e-commerce logistics, while creating significant employment and economic benefits.

The Inland Empire continues to lead the nation in industrial innovation, offering investors a rare combination of stability, growth potential, and strategic connectivity, making it a cornerstone of the Western U.S. economy.



PODS | Desert Hot Springs, CA

STRATEGIC LOCATION

Proximity to Ports: The Inland Empire is a key logistics hub, located near the Ports of Los Angeles and Long Beach, which handle approximately 40% of the nation’s imports. This provides PODS with seamless access to inbound goods for storage and distribution.

Access to Major Highways: The region is well-connected via Interstates 10, 15, and 215, as well as State Routes 60 and 210, facilitating efficient transportation across Southern California and beyond.

EXPANDING INDUSTRIAL BASE

The Inland Empire has over 129 million square feet of industrial space, with strong demand for storage and last-mile distribution. PODS can capitalize on this infrastructure to support businesses and consumers needing flexible storage solutions.

GROWING POPULATION AND HOUSING DEMAND

The Inland Empire is one of the fastest-growing regions in California, with a steady influx of residents seeking affordable housing compared to coastal cities. This growth drives demand for residential storage solutions during moves, renovations, or transitions.

E-COMMERCE BOOM

The rise of e-commerce has transformed the Inland Empire into a fulfillment and distribution powerhouse. PODS can cater to businesses needing temporary or long-term storage for seasonal inventory or overflow stock.

AFFORDABILITY

The Inland Empire offers lower operational costs compared to nearby markets like Los Angeles and Orange County, allowing PODS to maintain competitive pricing while serving a broad customer base.

FLEXIBLE CONSUMER AND BUSINESS NEEDS

For Consumers: Growing families, military personnel, college students, and retirees in the area often require flexible storage solutions for relocations or life changes.

For Businesses: Companies in logistics, construction, and retail can utilize PODS for on-site or off-site storage, supporting project-based needs or temporary expansions.

RELIABLE LABOR FORCE

The region boasts a strong and growing labor market, ensuring that PODS can maintain efficient operations, including delivery, maintenance, and customer service.

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.

Source: <https://www.cityofdhs.org/5-reasons-why-desert-hot-springs-is-one-of-the-best-places-in-southern-california/>

■ ABOUT PALM SPRINGS

PALM SPRINGS, is a vibrant desert city renowned for its mid-century modern architecture, luxurious resorts, and stunning natural surroundings. Located in the Coachella Valley, it enjoys year-round sunshine, making it a sought-after destination for leisure and outdoor activities. The city is famous for its palm-lined streets, upscale shopping, and diverse dining options, as well as its thriving arts and culture scene, highlighted by the Palm Springs International Film Festival and other events. Encircled by the majestic San Jacinto Mountains and expansive desert landscapes, Palm Springs offers outdoor adventures like hiking, golfing, and exploring the Palm Springs Aerial Tramway. Its rich history and timeless allure make it a beloved retreat for visitors seeking relaxation and adventure alike.

370K

PALMS SPRINGS
MSA POPULATION

3.27 M

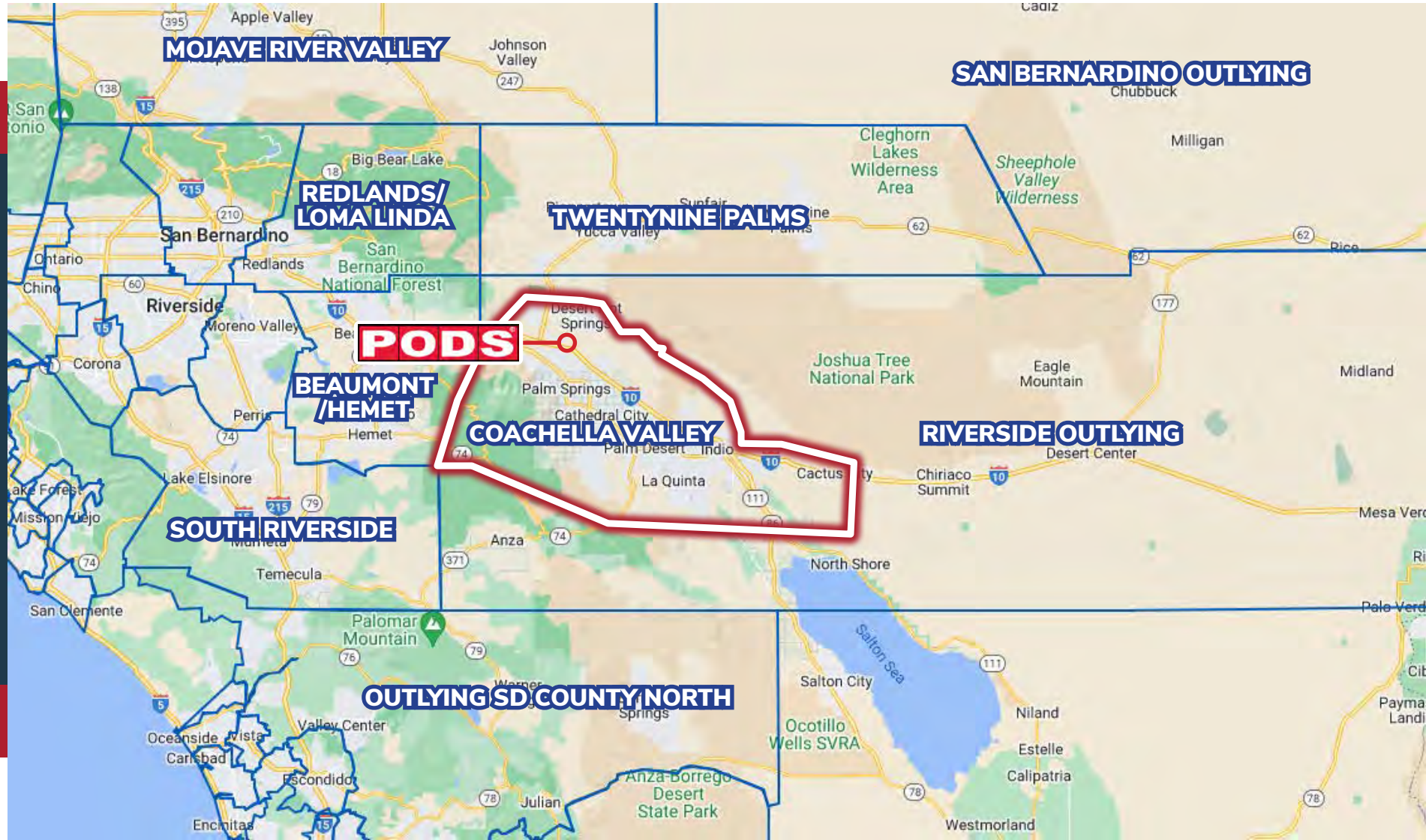
POPULATION OF
SAN DIEGO COUNTY

26

RESORTS WITH UNIQUE
AMENITIES & EXPERIENCES



COACHELLA VALLEY SUBMARKET OVERVIEW



*Source: CoStar

CAPITAL MARKETS OVERVIEW

COACHELLA VALLEY INDUSTRIAL (AS OF Q3 2024)

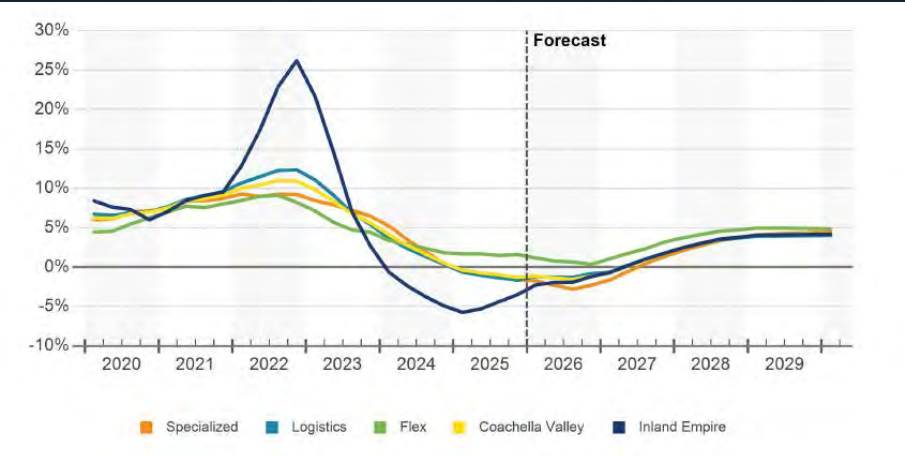
ASSET VALUE	12 MO SALES VOLUME	MARKET CAP RATE	MKT SALE PRICE/ SF CHG (YOY)
\$4.7B	\$81.5M	6.1%	-0.5%

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								

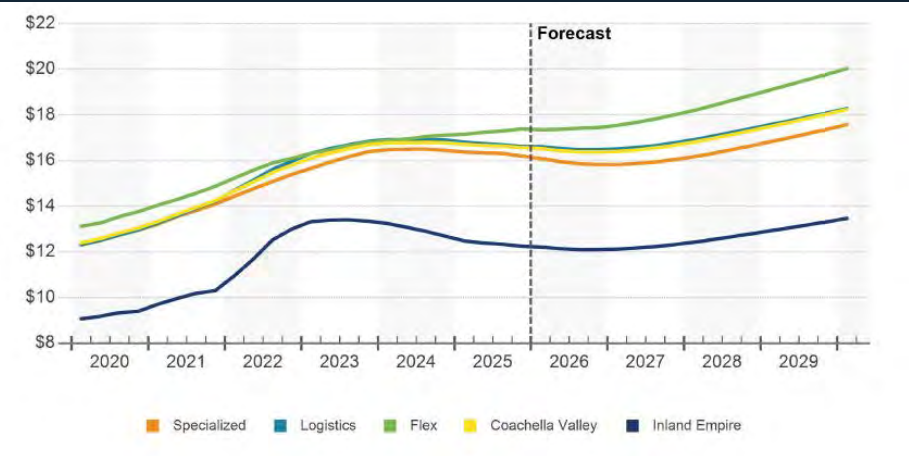
RENT

COACHELLA VALLEY INDUSTRIAL (AS OF Q1 2026)

MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET



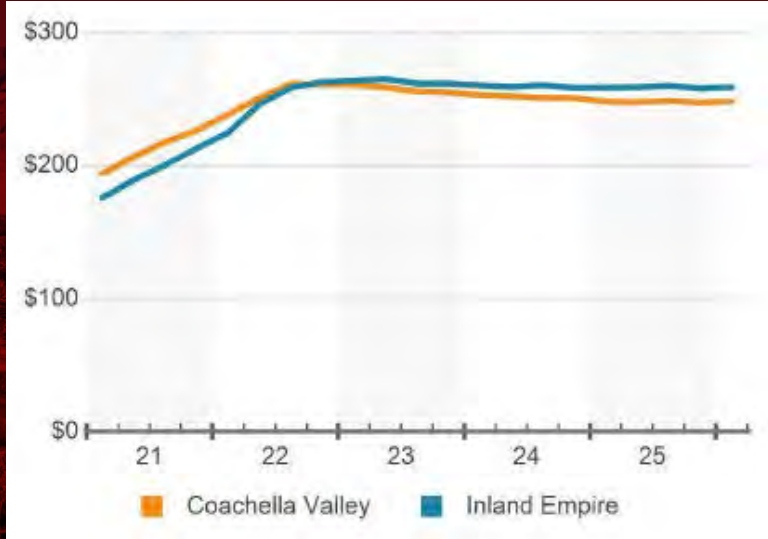
*Source: CoStar



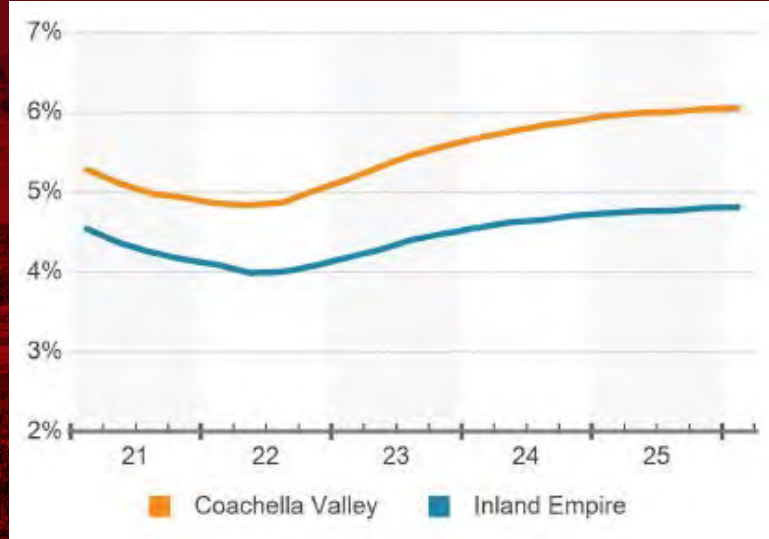
MARKET PRICING

COACHELLA VALLEY INDUSTRIAL (AS OF Q1 2026)

MARKET SALE PRICE PER SF



MARKET CAP RATE



*Source: CoStar





DESERT HOT SPRINGS, CA (SOUTHERN CALIFORNIA)

7.60% Cap Rate in Year 10

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