

**14010 Palm Dr**  
Desert Hot Springs, CA 92240

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**DHS AUTO SERVICE**

Exclusively Marketed by:

**Rima Joseph Sirrieh**

323. 875. 5844

[rira.sirrieh@compass.com](mailto:rira.sirrieh@compass.com)

CalRE# 01942944

**Bo Kim**

213. 588. 3629

[bokim@compass.com](mailto:bokim@compass.com)

CalRE# 01968218

**COMPASS  
COMMERCIAL**

# THE OPPORTUNITY



Compass is pleased to present a rare opportunity to acquire a freestanding automotive service facility with an established tenant located along the high traffic Palm Drive commercial corridor in Desert Hot Springs.

The tenant operates under a **triple net (NNN)** lease structure, offering investors a stable income investment with reduced management responsibilities.

Strategically situated along Palm Drive, the city's primary retail corridor, the property benefits from strong visibility and accessibility and is surrounded by national retailers, grocery stores, restaurants, and neighborhood service businesses near major intersections.

This opportunity may appeal to investors seeking stable tenancy, automotive operators looking to expand their footprint, or buyers planning for potential future owner-user occupancy while benefiting from an income-producing property. Located along one of Desert Hot Springs' most active commercial corridors serving surrounding residential communities and regional traffic.

# 14010 Palm Dr SUMMARY / HIGHLIGHTS

**Offering Price : \$1,449,000**

**Net Operating Income (NOI): \$57,156**

**Cap Rate: 3.94%**

**Price Per Square Foot: \$362.25/SF**

**Building Size: ±4,000 SF**

**Lot Size: 36,154 SF**

**Year Built: 1992**

**Zoning / APN: C-G | 656-040-043**



**Tenant: DHS Auto Service (100% occupied)**

**Lease Term: 9/1/2021 – 8/31/2029**

**Lease Term Remaining: 3+ years Remaining**

**Lease Type: NNN**

**Monthly Base Rent: \$4,763**

**Lease Options: None**

## **Investment Highlights**

- 6-bay automotive service facility
- High visibility corner location along Palm Drive
- Dedicated office / reception area
- Opportunity for future rent repositioning
- Ideal for investors, 1031 exchange buyers, or future owner-users

# 14010 Palm Dr PHOTOS











# 14010 Palm Dr

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