

FREESTANDING BANK / RETAIL / OFFICE / MEDICAL

72885 RAMON RD, THOUSAND PALMS, CALIFORNIA

RETAIL PROPERTY



99 AC
Future
Development

Subject
Property

EXCLUSIVELY LISTED BY

Matt Hardke

First Vice President

949.942.1303

matt.hardke@graystoneca.com

Jim Root

Senior Associate

949.942.6219

jim@graystoneca.com



TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Graystone Capital Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Graystone Capital Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Graystone Capital Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Graystone Capital Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Graystone Capital Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Graystone Capital Advisors in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY HIGHLIGHTS	3
LOCATION INFORMATION	4
PROPERTY DESCRIPTION	5
RETAILER MAP	6
CITY INFORMATION	7
DEMOGRAPHICS MAP & REPORT	8
FINANCIAL ANALYSIS	9
ADDITIONAL PHOTOS	10
FINANCIAL ANALYSIS	11
ADDITIONAL PHOTOS	12
FLOOR PLAN	13

PROPERTY HIGHLIGHTS



BUILDING INFORMATION

Tenancy	Single
Number of Floors	1
Year Built	1991
Condition	Good
Number of Buildings	1

PROPERTY HIGHLIGHTS

- High Visibility Corner Retail Opportunity with Pylon Signage
- Adjacent to the Busy Intersection of Ramon Rd and Monterey Ave
- Direct Access to the I-10 Freeway with and Impressive 106,000 VPD
- Large Fenced Lot with Ample Room for Additional Secure Storage & Parking
- Strong Demographic Fundamentals – 3-Mile: 17,387 People with Average Household Income of \$101,414
- Rapidly Growing Retail Corridor Attracting Consumers from All Across the Coachella Vally
- Popular Destinations/Retailers in the Immediate Area include Agua Caliente Resort Casino, Tri-Palm Estates and Country Club, Costco, Sam's Club, Walmart, Home Depot, In-n-Out, Chick-fil-A, Del Taco, Starbucks, Shell, Arco, Chevron, and many more

LOCATION INFORMATION

99 AC
Future
Development

Subject
Property





PROPERTY DESCRIPTION

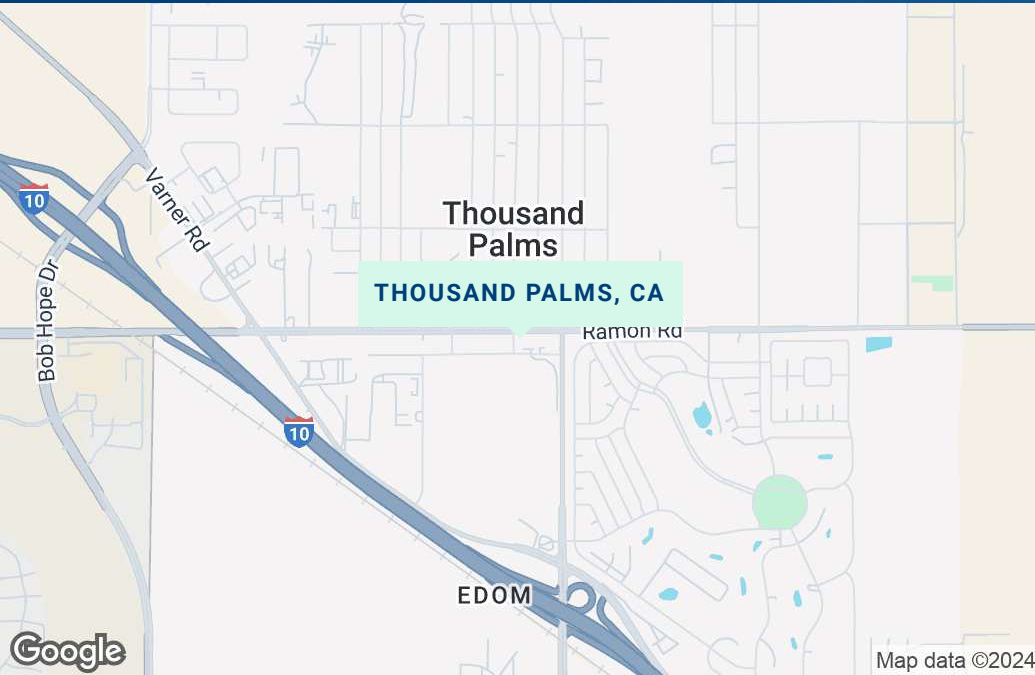
Graystone Capital Advisors is pleased to exclusively present the opportunity to purchase 72885 Ramon Rd in Thousand Palm, CA. This property consists of a 3,240 SF retail building situated on an approximately 0.69 AC lot. The former Rabo Bank building is zoned MU (Mixed-use) allowing for a variety of retail uses and potential for future multifamily development. The property enjoys excellent visibility at the corner of Ramon Rd and Arbol Real Ave, just off from the busy intersection of Ramon and Monterey – both of which feed directly into the I-10 Freeway (106,000 VPD). The property further benefits from direct access to a strong and growing population with 17,387 people with an average household income of \$101,414 within a 3-mile radius – growing by an impressive 24.33% growth since 2010. Additionally, the property sits within a rapidly growing retail corridor and is surrounded by a variety of popular retailers including Agua Caliente Resort Casino, Costco, Sam’s Club, Walmart, Home Depot, In-n-Out, Chick-fil-A, Del Taco, Starbucks, Shell, Arco, Chevron, and many more.

RETAILER MAP



Google

Gera Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies



LOCATION DESCRIPTION

Thousand Palms, a charming census-designated place nestled within California's Riverside County, offers a unique blend of desert tranquility and access to the vibrant Coachella Valley region. Its strategic location places it within a short drive of major urban centers like Palm Springs, Palm Desert, and Indio. This proximity has allowed Thousand Palms to benefit from the economic vibrancy of the surrounding region while maintaining its own distinct character.

The local economy of Thousand Palms draws influence from several key sectors. The tourism industry, driven by the allure of the Coachella Valley's renowned golf courses, luxurious resorts, and world-class events, casts a positive shadow over the community. While Thousand Palms itself may not be a central tourist destination, it benefits from the influx of visitors to neighboring areas, contributing to local businesses and services. Additionally, agriculture retains a historical significance in the region, with date farming and citrus cultivation playing a role in the local economy. This connection to the land's agricultural heritage can be seen in the landscape and local culture.

Real estate in Thousand Palms caters to a diverse demographic. The region's appeal to retirees seeking a warm and inviting climate has spurred the development of retirement communities and vacation homes. The housing market, often influenced by retirees and seasonal residents, has led to a unique mix of residential options. The service sector has naturally flourished, with a range of amenities catering to both residents and tourists. Local businesses, ranging from cozy eateries to essential stores, form the backbone of the community, fostering a sense of belonging for residents and offering a warm welcome to visitors.

Thousand Palms thrives as a hidden gem within the Coachella Valley. Its economy dances to the rhythm of tourism, agriculture, and real estate, all while maintaining a strong sense of community through its local businesses and services. As the desert sunsets illuminate the landscape, Thousand Palms stands as a testament to the harmony between economic vitality and the tranquil beauty of the California desert.

LOCATION DETAILS

Market	Inland Empire
Sub Market	Coachella Valley
Nearest Highway	Interstate 10
Nearest Airport	Palm Springs Airport

DEMOGRAPHICS MAP & REPORT

POPULATION

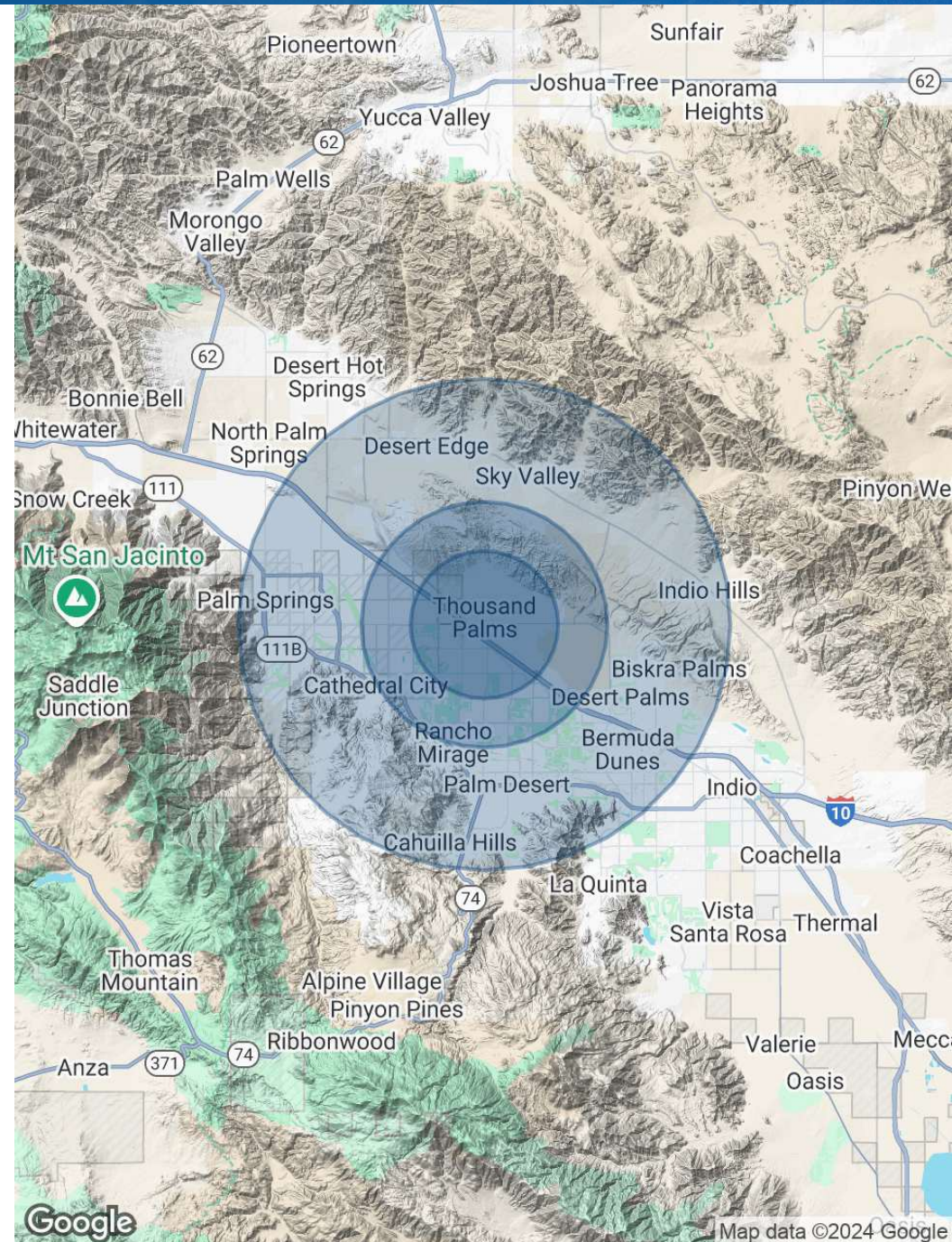
	10 MILES	5 MILES	3 MILES
Total Population	239,116	78,325	17,130
Average Age	50.4	47.7	47.5
Average Age (Male)	50.3	47.8	47.1
Average Age (Female)	50.0	46.7	47.5

HOUSEHOLDS & INCOME

	10 MILES	5 MILES	3 MILES
Total Households	154,861	47,562	10,676
# of Persons per HH	1.5	1.6	1.6
Average HH Income	\$64,162	\$63,402	\$79,007
Average House Value	\$399,212	\$371,231	\$458,739

RACE

	10 MILES	5 MILES	3 MILES
Total Population - White	181,668	57,477	12,032
Total Population - Black	6,161	1,903	172
Total Population - Asian	12,034	4,439	766
Total Population - Hawaiian	415	128	13
Total Population - American Indian	1,739	819	127
Total Population - Other	20,193	8,196	1,407



FINANCIAL ANALYSIS



99 AC
Future
Development

Subject
Property

ADDITIONAL PHOTOS



PROPERTY SUMMARY

Address:	72885 Ramon Rd Thousand Palms, CA 92276
APN:	69-303-2006
Year Built/Renov.:	1991 / 2022
Gross Leasable Area:	3,240
Lot Size:	0.69 Acres
Zoning:	Mixed-Use

SALE & LEASE PRICING

Sale Price:	\$950,000
Price/SF (Building):	\$293.21
Price/SF (Lot):	\$31.61
Lease Rate/SF (Monthly):	\$2.70/SF
Monthly Rent:	\$8,750
Annual Rent:	\$105,000
Lease Type:	Gross
Lease Term:	Negotiable



INTERIOR PHOTOS



