

# CHAMPION BUSINESS PARK

## PRIME COMMERCIAL FOR SALE/LEASE IN PALM SPRINGS

5000 - 5055 E. Calle San Raphael Palm Springs, CA 92262



**SALE PRICE**

**\$4,500,000**

**LEASE RATE**

**\$1.35 SF/month**

**Marta Ward Blodgett**

(310) 493-0580

CalDRE #01309501

**Rob Wenthold**

(760) 641-7602

CalDRE #01153834

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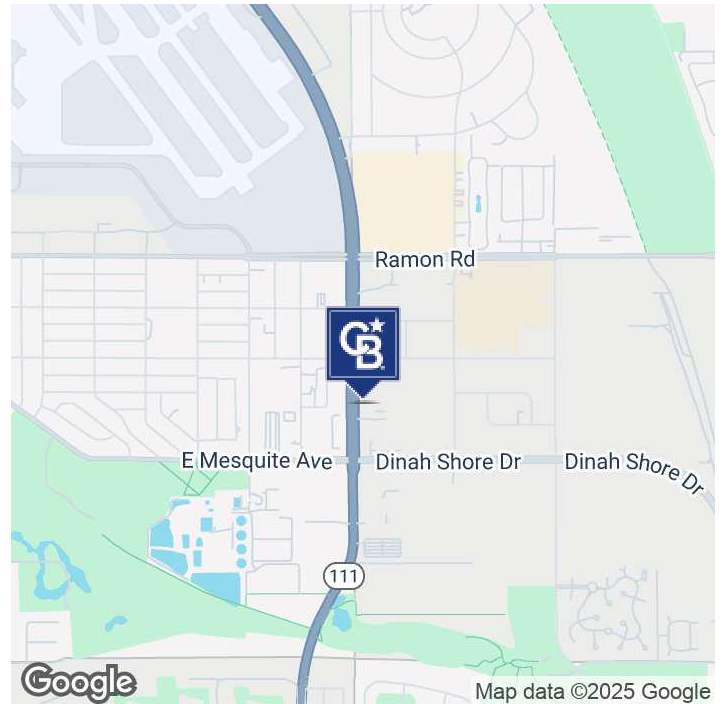


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# SALE/LEASE

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### OFFERING SUMMARY

Sale Price:	\$4,500,000
Lease Rate:	\$1.35 SF/month (MG)
Building Size:	38,263 SF
Available SF:	4,250 - 10,181 SF
Lot Size:	2.12 Acres
Number of Units:	3 Bldgs - 9 Units
Price / SF:	\$117.61
Cap Rate:	7.2%
NOI:	\$324,974
Year Built:	1976
Zoning:	C1

### PROPERTY DESCRIPTION

Unleash Your Business Potential and Discover Champion Business Park: Prime Commercial Space in Palm Springs!

Located at the northeast corner of E Calle San Rafael and Gene Autry Trail, Champion Business Park offers a rare opportunity to establish your business on Indian lease land. This premier industrial and flex space, just five minutes from downtown Palm Springs, provides cost-effective leasing in a prime location under a secure, long-term ground lease.

Perfect for your business, whether you're a Retailer, Automotive Supplier, or Startup, Champion Business Park offers the infrastructure and location to thrive. The Indian lease land structure provides a unique opportunity to establish your business in a high-demand area with long-term security, subject to tribal and BIA regulations. Secure your place in one of Palm Springs' most strategic commercial locations.

For leasing inquiries, lease terms, or to schedule a tour, please get in touch with Listing Agents or visit [www.cbcycle.net](http://www.cbcycle.net) under Listings for more details. Champion Business Park – Where Opportunity Meets Stability!

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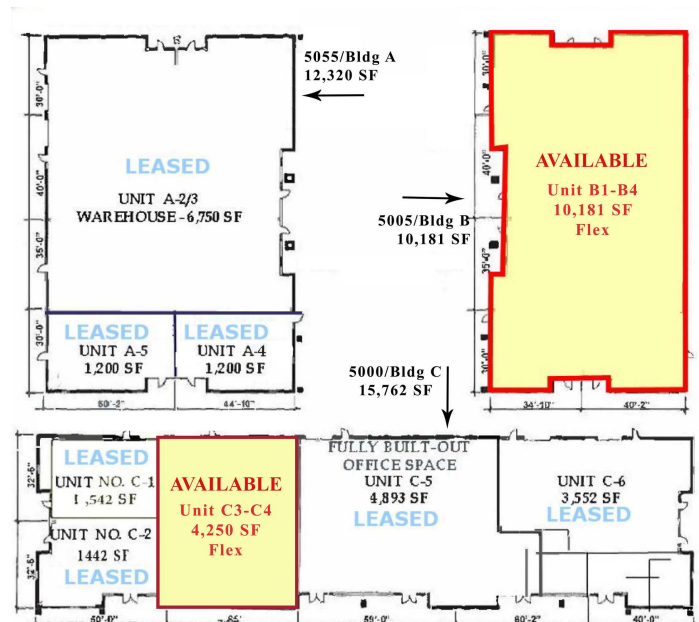
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### PROPERTY HIGHLIGHTS AND LOCATION OVERVIEW

- BLDG A/5055 - 12,320 SF - Fully Leased
- BLDG B/5005 - 10,181 SF Vacant Available (Units B1-B4) - Nicely built out with ample reception area and large entryway, large atrium room, large center stage room, kitchen, kids' playroom and nursery area. Could be converted to a warehouse with roll-up doors.
- BLDG C/5000 - 15,762 SF Available for Sale/4,250 for Lease (Units C3-C4) Large open warehouse with 2 rollup doors, 1 office and 1 restroom
- Indian Lease Land Advantage: Situated on leased tribal land, Champion Business Park offers access to a coveted Palm Springs location at a lower upfront cost compared to fee-simple properties, with long-term lease terms ensuring stability for your business operations.
- Strategic Location: Zoned M1, the property is minutes from Freeway 111, providing seamless connectivity for clients and suppliers in a vibrant commercial hub.
- Versatile Building Features: The 3-Building 38,263 SF industrial warehouse on a 2.12-acre lot offers ample space for operations, parking, and potential expansion.
- Thriving Business Environment: Palm Springs' dynamic economy supports diverse industries, from retail to automotive. Nearby attractions like Indian Canyons, VillageFest, and the Santa Rosa Mountains enhance the area's appeal.
- Cost-Effective Leasing: Benefit from the affordability of Indian lease land, with competitive rates and flexible terms (utilities and certain services excluded).
- Prime Accessibility: Just minutes from downtown Palm Springs and major highways, ensuring convenience for staff and clients.
- Cultural & Economic Synergy: Operate in a location rich with cultural significance, supported by the Palm Springs Chamber of Commerce for networking and growth opportunities.



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### PRO FORMA INCOME AND EXPENSES

Building Mix and Rent Schedule				Total Potential Rent @ \$1.25	Annual Potential Rent
Bldg.	Square Footage	Current Rent	Current Annual Rent		
5000	15,762	\$ 13,205.00	\$ 158,460	\$ 18,518.00	\$ 222,216.00
5005	10,181	vacant		\$ 12,726.00	\$ 152,715.00
5055	12,320	\$ 16,697.00	\$ 200,364	\$ 16,697.00	\$ 200,364.00
<b>TOTAL</b>	<b>38,263</b>	<b>\$ 29,902.00</b>	<b>\$ 358,824.00</b>	<b>\$ 47,941.00</b>	<b>\$ 575,295.00</b>

### INCOME

	Annual Potential Rent Pro Forma
Gross Scheduled Rent	\$ 575,295
Plus: Misc. Income	\$ -
Plus: NNN	\$ -
Total Income:	\$ 575,295
Less: Vacancy 7%	\$ 40,170
Gross Operating Income	\$ 535,125

### EXPENSES

	Proforma
Property Taxes	\$ 45,000
Insurance	\$ 11,771
Utilities, Ele, Water, Sewer	\$ 23,321
Landscaping/pest control	\$ 14,400
Garbage	\$ 15,007
Maintenance/Repair	\$ 27,765
License and Fees	\$ -
Accounting	\$ 1,450
Sweeping Contract	\$ 4,680
Pest Control Contract	\$ 675
Security Contract	\$ 5,850
Outside Services	\$ 1,650
Management fee	\$ 8,000
Ground Lease	\$ 50,582
Total Expenses	\$ 210,151
Net Operating Income	\$ 324,974

*all expenses are estimated*

### EXECUTIVE SUMMARY

Number of Bldgs	3
Building	5000, 5005, 5055
Acres	2.12
Year Constructed	1976
Parking	Ample
Gross Rentable Sq. Ft.	38,263
Zoning	M1
No. of Stories	1
Construction Type	Wood/Stucco

### INVESTMENT INFORMATION

Purchase Price	\$ 4,500,000
Price /Sq. Ft.	\$117.60
Market Cap Rate	7.20%
Indian Leased Land, current lease expires in 20 years; 3/15/2046	

### CONTACT INFORMATION

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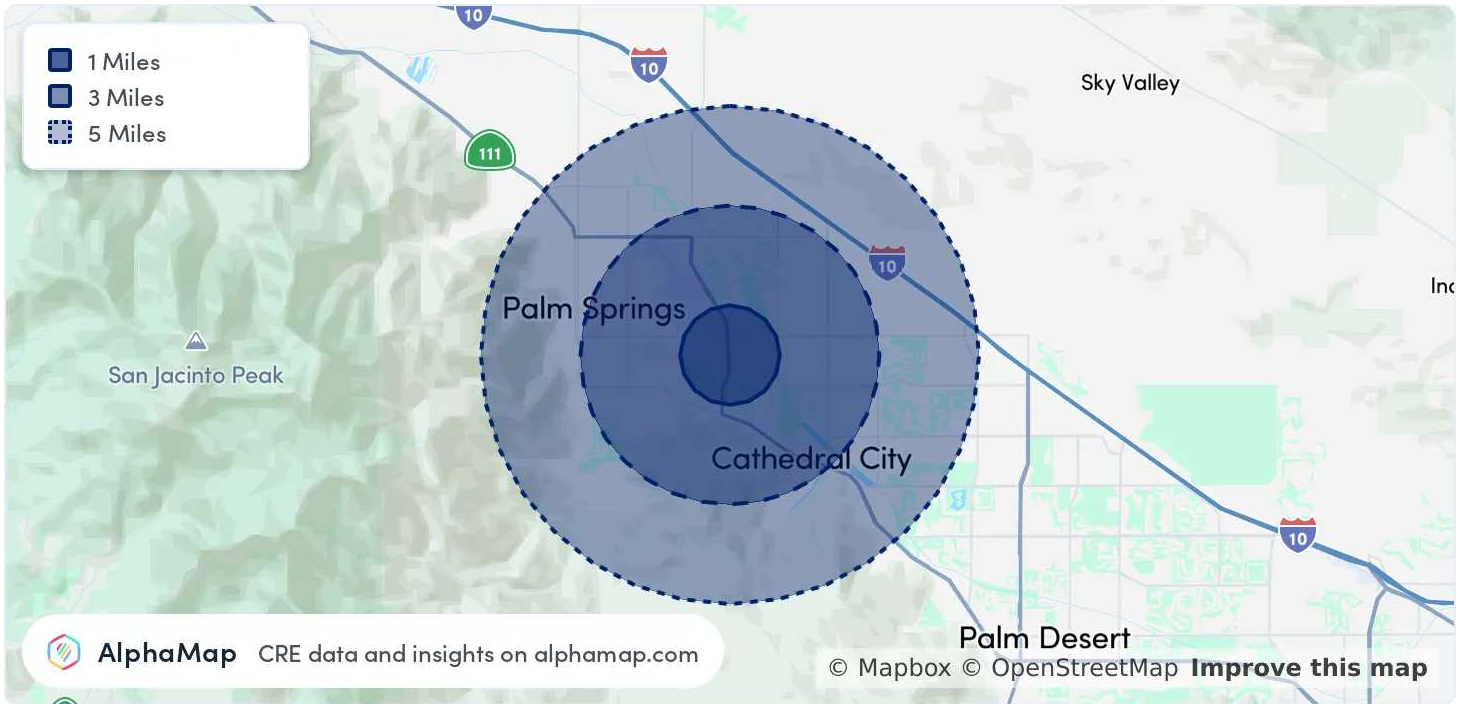
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,555	75,640	107,315
Average Age	46	46	49
Average Age (Male)	46	46	49
Average Age (Female)	46	47	49

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,833	31,845	48,620
Persons per HH	2.5	2.4	2.2
Average HH Income	\$92,531	\$94,114	\$102,653
Average House Value	\$662,887	\$624,706	\$691,018
Per Capita Income	\$37,012	\$39,214	\$46,660

Map and demographics data derived from AlphaMap

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