

# 19.31 AC APPROVED RV STORAGE THOUSAND PALMS

**Desert Pacific**  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE



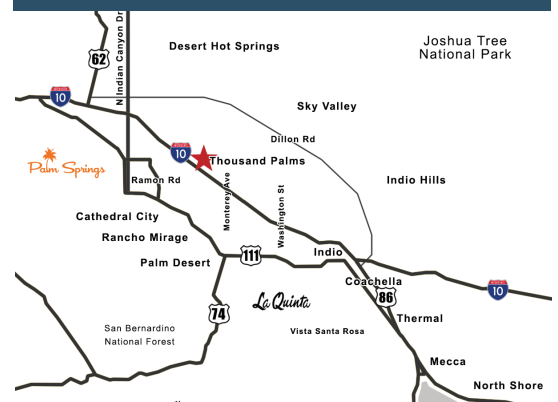
**30280 RIO DEL SOL, THOUSAND PALMS**

## FEATURES

- Pending Plot Plan approval for 254,976 sf of RV storage yard with covered and uncovered parking stalls, enclosed RV parking structures, enclosed mini-storage building and leasing office
- Easy access to I-10 from Bob Hope Drive, 3/4 mile from I-10, and 1 mile from Rancho Mirage - continuous to Cathedral City
- 1.2M Square-Foot Warehouse Proposed To The North
- Complete Due Diligence Package Available Upon Request

**Asking Price: \$2,733,000 (\$3.25/SF)**

## SOUTHERN CALIFORNIA



**VICINITY MAP**

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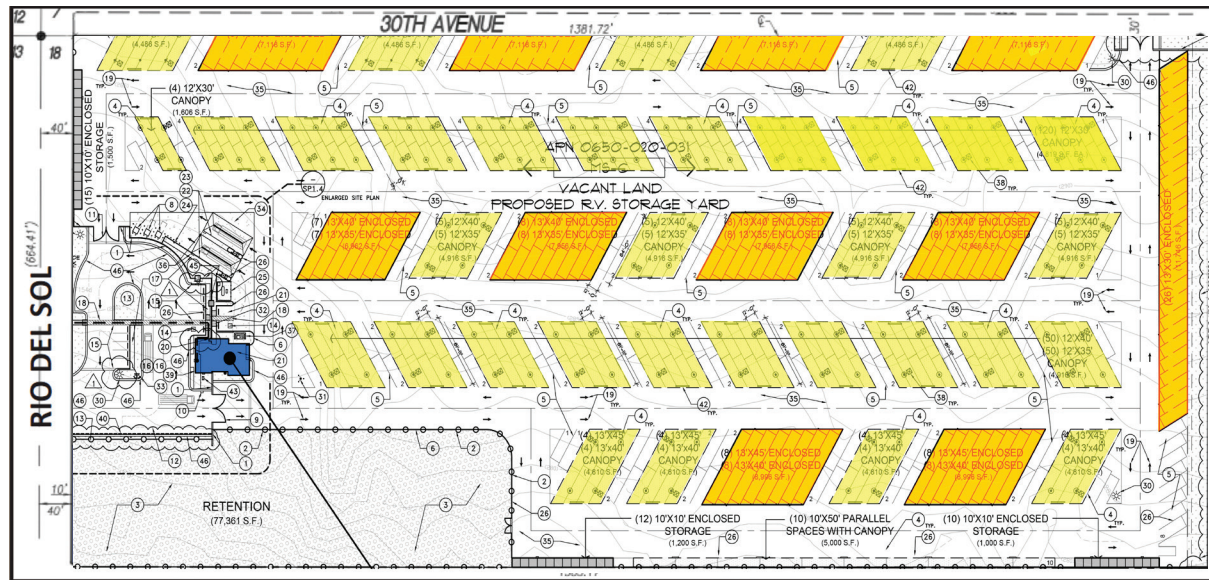


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## PROJECT

- Lease Office:  
1,522 SF / 1 Bldg.
- Enclosed RV Storage:  
89,040 SF / 11 Bldgs.
- Self Storage:  
3,700 SF / 4 Bldgs.
- Canopy Area:  
160,714 SF /  
33 Canopies

## SITE AMENITIES

- **Location:** The property is located at the SE corner of 30th Ave. & Rio Del Sol In Thousand Palms, CA. Just 3/4 mile from I-10.
- **Zoning:** M-SC (Manufacturing Service Commercial)
- **General Plan:** LI (Light Industrial)
- **Current Use:** Vacant Land
- **Utilities:**
  - Electric:** In street
  - Water:** 36" main line in the east side of Rio Del Sol at the SW corner of parcel
  - Sewer:** 15" main line in the west side of Rio Del Sol, ending just before the SW corner of parcel
  - Gas:** 4" PU line on Rio Del Sol, end at North Shore St. & 2" PU line on Pet Land Pl, east of Rio Del Sol.

- **Parcel Size:** 19.31 AC (664'x1,381')
- **APN#:** 650-020-031
- **Conservation Area:** No
- **Record of Survey:** Yes
- **Terms:** Cash
- **Comments:** Pending Plot Plan approval for 254,976 sf project which includes 1,522 sf leasing office, enclosed RV storage, self storage and canopy area.

## STUDIES (DUE DILIGENCE PACKAGE AVAILABLE)

- Engineering Documents: Parcel Map No. 36108, Environmental Constraint Sheet, Erosion Control Plan, Site Grading Plan, Sewer Improvements Plan, Street Light Plan, Street Improvement Plan, Striping & Signage Plan, Water Improvement Plan, Landscape Plans
- North Cathedral City & Thousand Palms Stormwater Management Plan - rev. 4/14
- CVWD Domestic Water & Sanitation agreement
- Environmental Phase 1 documents including soils
- Stormwater Pollution Prevention Plan, 7/7/14
- Development Costs & Assumptions Report
- Orr Builders Construction Bid
- Geotechnical Report
- Improvement Cost Estimates
- Drainage Report, 9/15/10
- County approved CC & R's
- Flood Control & Offsites
- Water Quality management Plan, 7/7/14



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.