

6,582 SF BUILDING

FOR SALE OR LEASE

1227 S GENE AUTRY TRL, PALM SPRINGS



FEATURES

- Ideal for an investment opportunity or owner-user
- 6,582 SF building with reception, private restrooms, seven insulated climate controlled rooms, and two roll-up doors
- Secured, fenced yard
- Zoning allows for a wide variety of retail, commercial, and industrial uses
- Just 3/4 mile from Palm Springs International Airport
- Gene Autry has direct access to I-10, just 5 miles north
- Excellent visibility and signage on Gene Autry Trail
- Impressive traffic counts of over 32,000 cars per day

PRICE: \$2,000,000

LEASE RATE: \$1.50/SF NNN



VICINITY MAP



SUSAN HARVEY

DRE #00957590
susan@dppllc.com
Cell: 760.250.8992



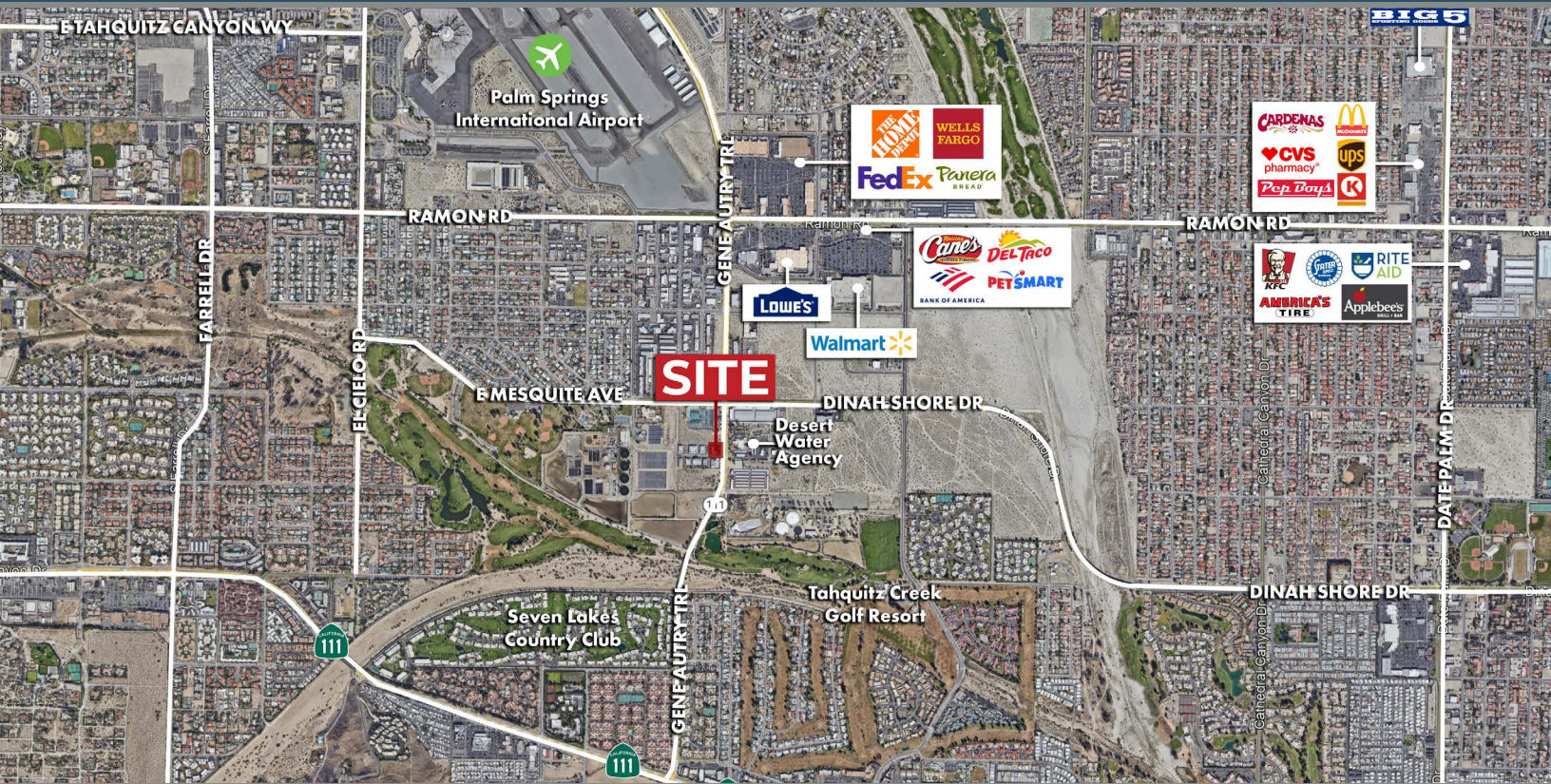
PAULA TURNER

DRE #00702492
paula@dppllc.com
Direct: 760.766.0511
Cell: 760.578.6564

6,582 SF BUILDING

AERIAL & SITE AMENITIES

1227 S GENE AUTRY TRL, PALM SPRINGS



SITE AMENITIES

- **Location:** Property is located at 1227 S Gene Autry Trl, Palm Springs, CA
- **Zoning:** [M-1 \(Service/Manufacturing\) - Click for details](#)
- **General Plan:** [Industrial](#)
- **APN:** 680-570-001
- **Parcel Size** (According to County Assessor's Information): 0.67 AC (29,185 SF)
- **Building Size:** Approx. 6,582 SF
- **Year Built:** 1991
- **Tenancy:** Single
- **Construction:** Tilt-up Concrete
- **Clear Height:** Current Use - 14 ft; Previous Use - 17 ft
- **Roll-Up Doors:** (2) Two - 10 ft x 14 ft
- **Parking Spaces:** 20 spaces
- **Airport Zones:** [Partially B1 / Partially C - Click for details](#)
- **Utilities:** Electric: SoCal Edison
Domestic Water: Desert Water Agency
Sewer: City sewer
- **Comments:** Great opportunity with incredible signage exposure on a heavily trafficked main corridor in the city of Palm Springs. This premium location on Gene Autry Trail is located between Highway 111 and Dinah Shore which provides easy access to all cities in the Coachella Valley. Just minutes to Palm Springs Airport and Downtown Palm Springs. The building is located in a well maintained business park.

TRAFFIC COUNTS

S Gene Autry Trl /Mesquite Ave	32,800 CPD
Dinah Shore Dr	20,321

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	5,783	73,112	106,093
No. of Households	2,784	29,306	44,935
Avg. Household Income	\$85,443	\$83,672	\$90,826

ROLL-UP DOORS



760.360.8200 | [DesertPacificProperties.com](#) | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

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.

6,582 SF BUILDING

LOCATION OVERVIEW

1227 S GENE AUTRY TRL, PALM SPRINGS



PROPERTY LOCATION

Palm Springs is situated in a regional marketplace of more than 21 million customers, with rail service, airports, and access to commercial shipping and cargo. The property enjoys easy access to the transcontinental east-west Interstate 10 freeway, serving as the primary transportation corridor between Los Angeles and Phoenix, as well as Expressway 86, also known as the NAFTA Highway, which provides access to Mexico through the Imperial Valley and Mexicali, now being recognized as the main hub for manufacturing and distribution of aerospace, electronics, and medical devices. Palm Springs has convenient access to three airports: Palm Springs International Airport, Bermuda Dunes Airport, and Jacqueline Cochran Airport. Located just two hours from Los Angeles and San Diego, three and a half hours from Phoenix, and four hours from Las Vegas, this central location makes the property ideal for a number of industrial, retail, and commercial uses.

COACHELLA VALLEY

The ultimate Southern California destination, the Coachella Valley – also known as Greater Palm Springs – is famous for its year-round sunshine and idyllic quality of life. Powered by tourism and agriculture, this bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment.

The region offers unparalleled quality of life, a ready workforce, and affordability. It is home to world-famous events such as Coachella and Stagecoach Music Festivals, BNP Paribas Open tennis tournament, and the new Acrisure Arena entertainment venue.



TOURISM 2022

- Economic Impact of Tourism - \$8.7 billion
- Total Visitors to Greater Palm Springs - 14.1 million
- Visitor Spending - \$7.1 billion
- Airport Travelers - 2.98 million
- Events include music & film festivals, golf/tennis tournaments, & concerts

EVENT ATTENDANCE

- Coachella Valley Music & Arts Festival - 750,000 over 6 days
- Stagecoach Music Festival - 255,000 over 3 days
- BNP Paribas Open - 330,794
- Palm Springs International Film Festival - 135,000
- Acrisure Arena - 120 events per year

760.360.8200 | [DesertPacificProperties.com](https://www.DesertPacificProperties.com) | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

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.