

FOR SALE | \$660,000

98800 Surfside Avenue, North Shore, CA 92254

WM WILSON MEADE
COMMERCIAL REAL ESTATE



KATE RUST

Executive Vice President
DRE# 01267678
kate@wilson-meade.com
760-409-1532

FRANCIS CORDOVA

Associate
DRE# 02200483
fcordova@wilson-meade.com
760-534-1382

STEVE SANCHEZ

Director, Commercial Investments
DRE# 01955425
steve.sanchez@equityunion.com
760-485-1033

72100 Magnesia Falls Drive, Suite 2
Rancho Mirage, CA 92270
wilson-meade.com | DRE# 02051182

PROPERTY OVERVIEW

4-PLEX FOR SALE
98800 Surfside Ave, North Shore, CA 92254

PROPERTY HIGHLIGHTS

Street Address:	98800 Surfside Ave.
City, State, Zip:	North Shore, CA 92254
County:	Riverside
Year Built:	2009
Class:	C
Use:	Four Plex
Property Area:	6,137 sq. ft.*
Stories:	2
Unit Mix:	4 - 3 bed/1.75 bath (no bath tub)
Land area:	2 Lots: 0.19 acres / 8,276 sq. ft. 0.18 acres / 7,841 sq. ft. Total: 0.37 acres /16,117 sq. ft.
Parking:	Driveway / Parking Area
APN's:	721-271-025; 721-271-026
Balcony:	2
Fenced:	Property is fenced and secured
Sewer:	No (Septic)
Water:	CVWD
Power:	IID
Trash:	Burrtec

*Square Feet: Buyer to verify exact square footage.

PROPERTY OVERVIEW

98800 Surfside Ave in North Shore, CA, is a multifamily property with 12 bedrooms, 4 bathrooms (1-3/4 bath, no tub), and 6,137 sq. ft. of livable space on an 8,276 sqft lot. Built in 2009, it features Mediterranean/ Spanish architecture, central cooling, and tile flooring, with a driveway and parking area for additional vehicles. The connecting lot can be used for additional parking or a new development. The property offers water and mountain views of the Salton Sea.

Investment Potential

Zoning:

R-3, legally permitted as a fourplex with 400-amp electrical capacity for up to 4 units.

Rental Income:

Units historically rented for ~\$1,650/month 3-bedroom units.



PHOTOS

4-PLEX FOR SALE
98800 Surfside Ave, North Shore, CA 92254



PHOTOS

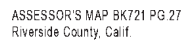
4-PLEX FOR SALE
98800 Surfside Ave, North Shore, CA 92254



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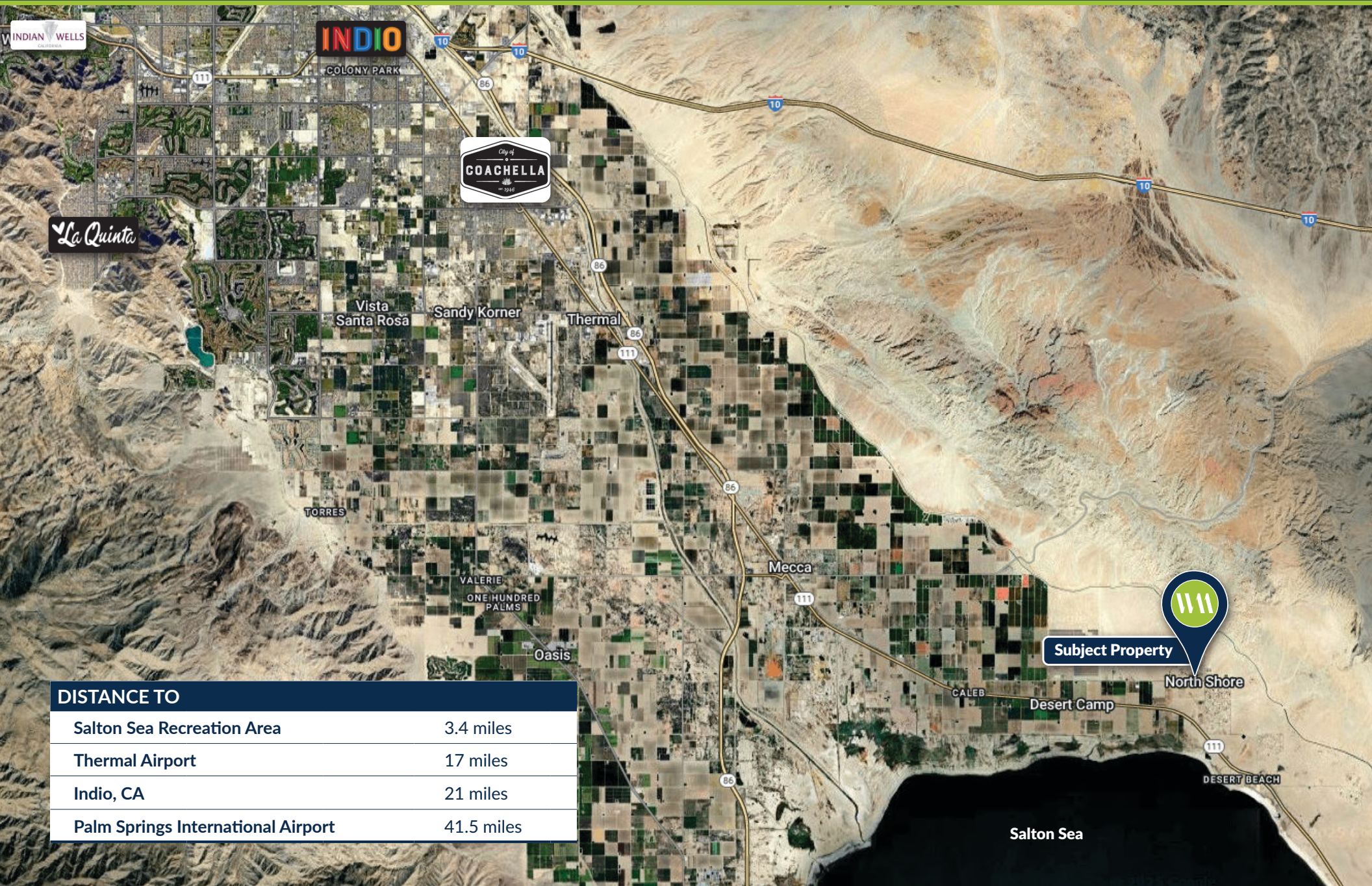
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AERIAL MAP

4-PLEX FOR SALE
98800 Surfside Ave, North Shore, CA 92254



DISTANCE TO	
Salton Sea Recreation Area	3.4 miles
Thermal Airport	17 miles
Indio, CA	21 miles
Palm Springs International Airport	41.5 miles

FINANCIAL SUMMARY

4-PLEX FOR SALE
98800 Surfside Ave, North Shore, CA 92254

PROFORMA

Unit #	Bed	Bath	Sq. Ft.	Monthly Rent
1	3	1	1,350*	\$1,700
2	3	1	1,350*	\$1,750
3	3	1	1,350*	\$1,650
4 - Vacant	3	1	1,350*	\$1,750
Total Monthly Income				\$6,850

Owner-Occupancy Opportunity:

Unit 4 vacancy offers an ideal setup for owner-users seeking to live in one unit while generating rental income from the remaining three units. This arrangement provides both residential comfort and investment potential in a single property.

Square Feet:

Buyer to verify square footage.

EXPENSES

Taxes (new)	\$8,374
Manager (6%)	\$4,932
Maint/Repairs (3%)	\$1,200
Insurance	\$2,800
Trash	\$1,700
Electric	\$7,200
Water	\$700
Landscape	\$1,200
Tree Trim	\$1,200
Fire Extinguisher	\$100
Pest Control	\$420
Unit Turnover	\$250
Capital Reserve (2.5%)	\$2,055
Total	\$32,131

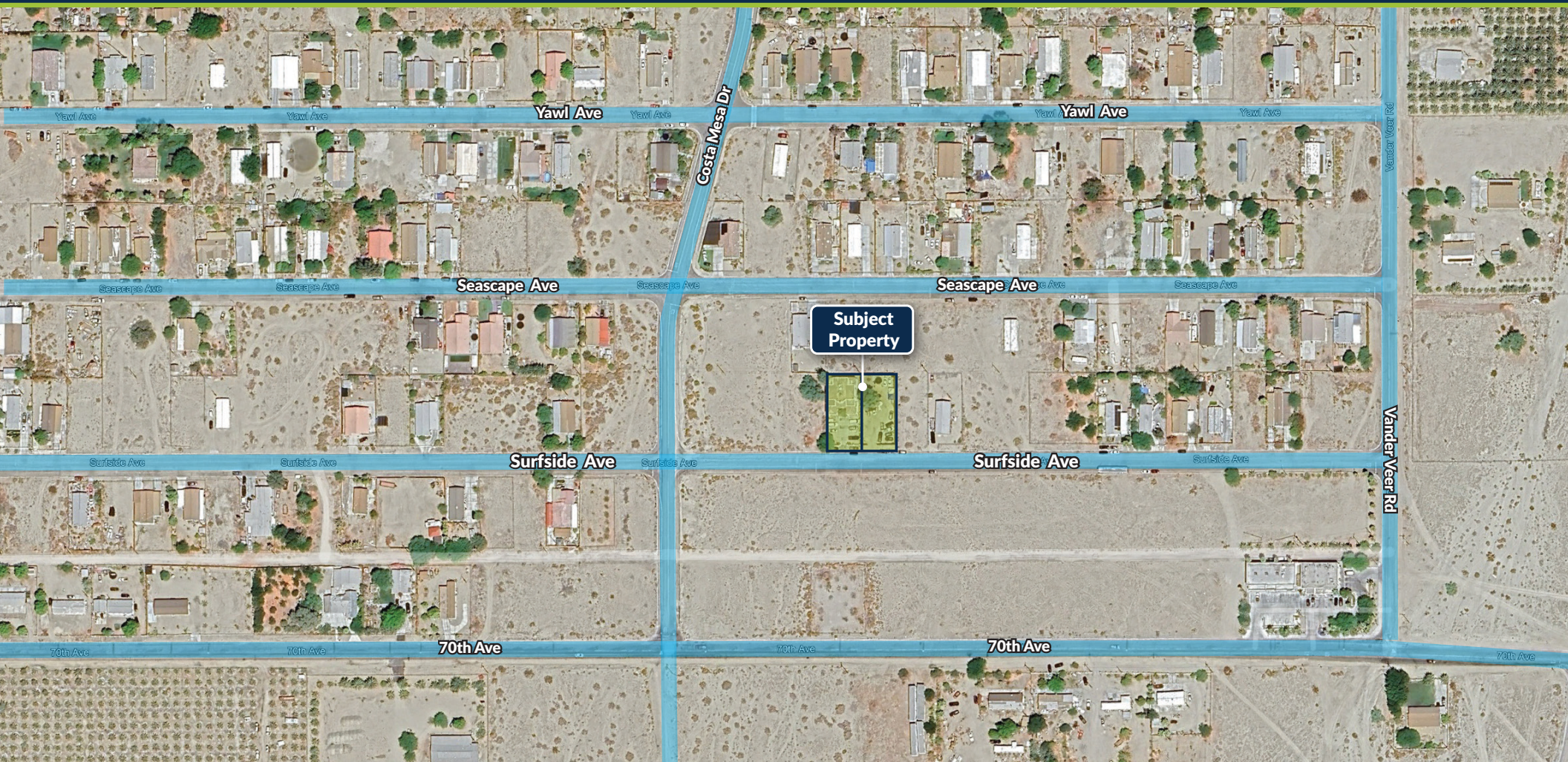
Schedule Gross Income	\$82,200
Less 5% Vacancy	\$4,110
Gross Operating Income	\$78,090
Less Expenses	\$31,131
Net Operating Income	\$45,959

LIST

Sale Price	\$660,000
Cap Rate	6.96%
GRM	8.03
Cost Per Unit	165,000

DEMOGRAPHICS

4-PLEX FOR SALE
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2024 DEMOGRAPHICS	1-mile	5-mile	10-mile
Population	2,342	3,988	10,863
Households	512	918	2,451
Median Household Income	\$29,312	\$28,704	\$28,891
Average Household Income	\$40,543	\$37,923	\$36,221

Mecca and the surrounding Coachella Valley have seen increasing development interest due to affordability, proximity to the Salton Sea, and growth in the Eastern Coachella Valley. Below is an overview of current and planned projects that could impact the value and demand for properties like 98800 Surfside Ave.

1. Under Construction & Approved Projects

A. Salton Sea Restoration & Infrastructure Projects

California State Salton Sea Management Program (SSMP):

Status: Ongoing (phased construction through 2028).

Impact: Dust suppression, wetland restoration, and improved air quality near Mecca.

Relevance: Could stabilize property values by addressing environmental concerns.

B. Mecca Revitalization & Affordable Housing

Coachella Valley Housing Coalition (CVHC) Projects:

Las Palmas III (Affordable Housing, Mecca):

Status: Approved (2024).

Details: 80+ units for low-income families.

Other CVHC developments: Additional workforce housing in planning stages near Mecca.

C. Coachella Valley Rail & Transit Expansion

SunLine Transit Agency Improvements:

Status: Approved (2025-2026).

Impact: Enhanced bus routes connecting Mecca to Indio, Palm Springs, and Coachella.

2. Pending & Proposed Developments

A. Mecca Business Park & Commercial Growth

Proposed Industrial/Retail Hub:

Location: Near Hwy 111 & 66th Ave.

Status: Early planning (private developer interest).

Potential Impact: Increased local job opportunities could boost rental demand.

B. Short-Term Rental & Vacation Home Market

Salton Sea Tourism Push:

Status: Emerging trend (private investors buying fixer-uppers).

Relevance: 98800 Surfside Ave could appeal to boutique rental investors.

3. Long-Term Regional Growth Drivers

Renewable Energy Projects: Geothermal and solar expansions near the Salton Sea could bring jobs.

Coachella Valley Tourism Spillover: Mecca's affordability makes it a potential overflow market for short-term rentals.

YOUR ADVISORS

KATE RUST

Executive Vice President
DRE# 01267678
kate@wilson-meade.com
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FRANCIS CORDOVA

Associate
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Co-Listed with:

STEVE SANCHEZ

DRE# 01955425
steve.sanchez@equityunion.com
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72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

Phone Number: 760.837.1880 | wilson-meade.com