

FOR SALE 7,300 SF CONVENIENCE/AUTOMOTIVE PROPERTY

6.36%
CAP RATE



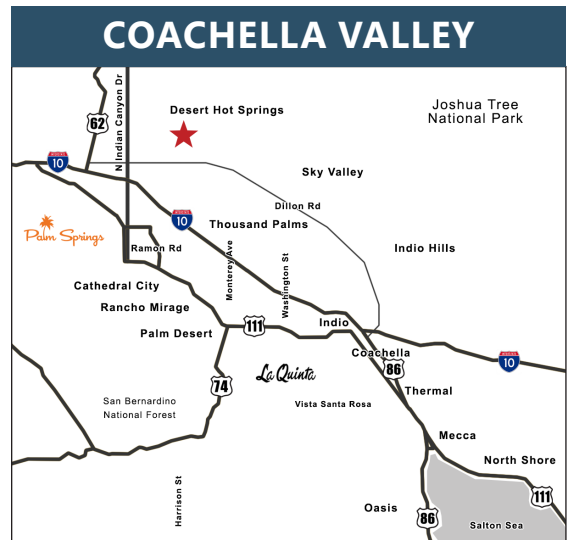
13163 & 13175 PALM DR., DESERT HOT SPRINGS, CA

FEATURES

- High-Traffic Location: Centrally Located On Palm Dr with 115 ft Of frontage
- Three Freestanding Buildings On .47 Acres:
 - +/- 4,600 SF Convenience Store
 - +/- 2,700 SF Automotive Repair Shop
- Automotive Shop With 5 Service Bays, 2 Hydraulic Lifts and A Below Grade Concrete Pit
- Long Term Tenants Are Currently Month-To-Month And Interested In Extending
- Seller Financing Available

PRICE: \$899,500 (\$123/SF)

Reduced from \$949,500



VICINITY MAP



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7,300 SF CONVENIENCE/AUTOMOTIVE PROPERTY

SITE AMENITIES & FINANCIALS

13163 & 13175 PALM DR., DESERT HOT SPRINGS



SITE PLAN



SITE AMENITIES

- **Location:** Property is located at 13163 & 13175 Palm Drive, Desert Hot Springs
- **Zoning:** [MU-C \(Mixed Use Districts\)](#) - [Click for details](#)
- **General Plan:** Mixed Use Corridor
- **APN:** 641-204-023
- **Parcel Size** (According to County Assessor's Info): 0.47 AC (20,473 SF)
- **Total Building Size:** Approx. 7,300 SF
 - Building A** - 13163 Palm Dr. - 1,900 SF. **Year Built:** 1985
 - Building B** - 13163 Palm Dr. - 800 SF. **Year Built:** 1964
 - Building C** - 13175 Palm Dr. - 4,600 SF. **Year Built:** 1964

**(Buyer to verify buildings square footage and age)*
- **Construction:**
 - Building A** - Masonry block, stucco & metal siding
 - Building B** - Masonry block
 - Building C** - Masonry block & wood siding
- **Roll-Up Doors:** **Building A** - 5 (five) **Building C** - 1 (one)
- **Parking Spaces:** 24
- **Terms:** Seller Financing may be available to qualified Buyer. Seller may carry with a 25% down, interest at 7% all due in 5 years..
- **Comments:** This outstanding investment opportunity features three freestanding buildings totaling 7,300 square feet. The property has two well-established, long-standing tenants both on a month-to-month leases. Oasis Market & Liquor – A 4,600-square-foot grocery store known for making the best carne asada tacos in Desert Hot Springs. Singh's Automotive Repair – A trusted auto repair shop with a strong local reputation. With prime visibility and a history of stable tenancy, this property offers excellent potential for investors or owner-users.

RENT ROLL

Building	Tenant	Rent/Mo	Rent/SF
A & B	Singh's Automotive Repair	\$2,750	\$1.02/SF
C	Oasis Market-Liquor	\$3,500	\$0.76/SF

EXPENSES

Insurance	\$3,359.25
Trash	\$1,200.00
Property Taxes at \$899,500 Purchase Price	\$13,244.60
Total	\$17,803.85

CAP RATE

Purchase Price	\$899,500
Annual Income (Current)	\$75,000
Annual Expenses	\$17,804
Net Income	\$57,196
CAP Rate	6.36%

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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.