

# 5,560 SF BUILDING IN PALM SPRINGS

## 1231 S GENE AUTRY TRAIL

**FORECLOSURE  
PROPERTY**



### FEATURES

- 5,560 SF building comprised of a reception/lobby, four offices, two storage rooms, two restrooms, and warehouse; formerly operated as a cannabis facility
- Secured, fenced yard
- Zoning allows for a wide variety of retail, commercial, and industrial uses
- Just 3/4 mile from Palm Springs International Airport
- Two HVAC Units & one evaporative cooler
- 16 security cameras in 4K with IVA Solutions
- Gene Autry has direct access to I-10, just 5 miles north
- Impressive traffic counts of over 32,000 cars per day

**PRICE: \$1,200,000 (\$216/SF)**



**VICINITY MAP**



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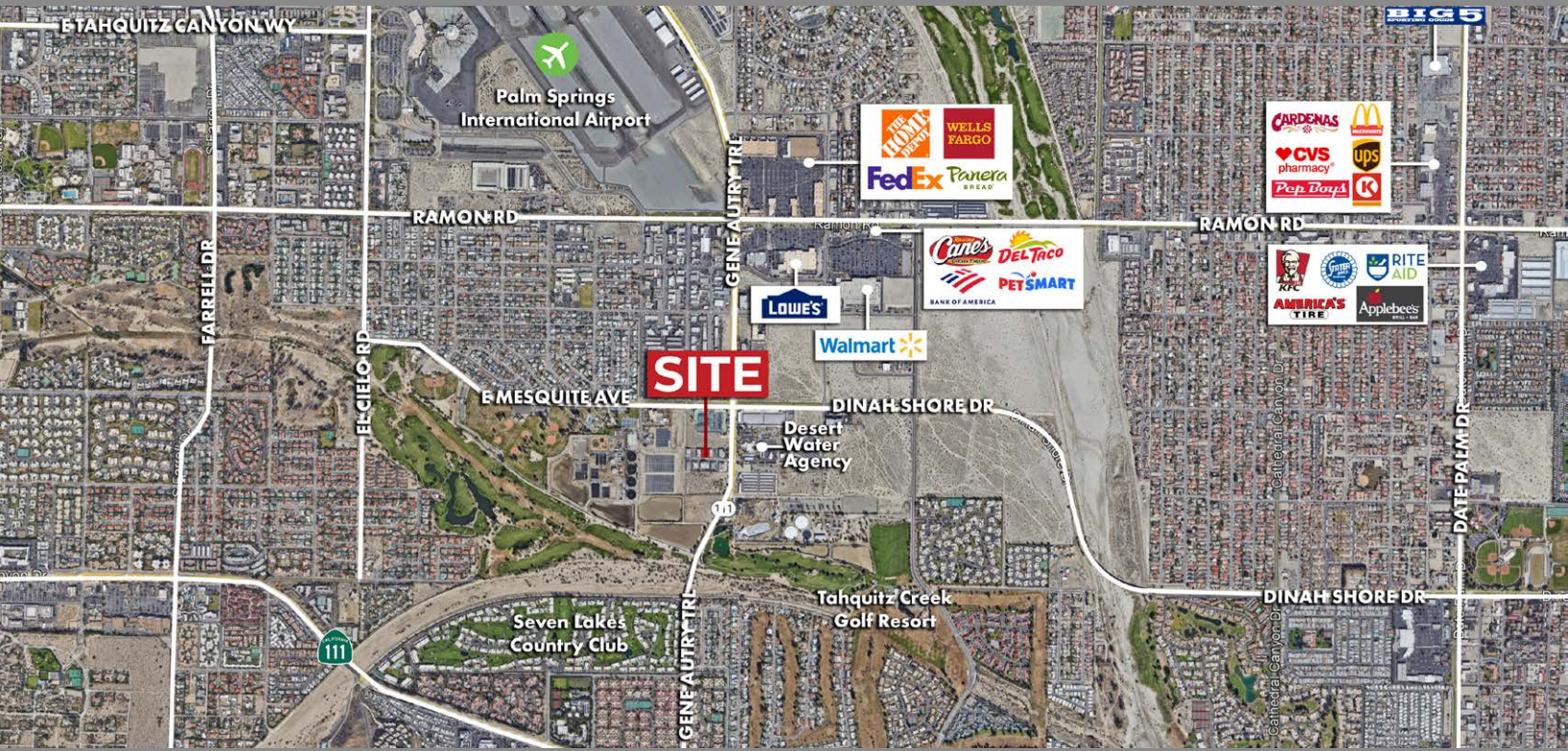
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# 5,560 SF BLDG PALM SPRINGS

## AERIAL & SITE AMENITIES

1231 S GENE AUTRY TRL, PALM SPRINGS



### SITE AMENITIES

- **Location:** Property is located at 1231 S Gene Autry Trl, Palm Springs
- **Zoning:** [M-1 \(Service/Manufacturing\) - Click for details](#)
- **General Plan:** [Industrial](#)
- **APN:** 680-570-003
- **Parcel Size** (According to County Assessor's Information): 0.36 AC (15,681 SF)
- **Building Size:** Approx. 5,560 SF
- **Year Built:** 1991
- **Tenancy:** Single
- **Construction:** Tilt-up Concrete
- **Clear Height:** 17 ft.
- **Power:** 1,200 amps/277-480v - Heavy
- **Roll-Up Doors:** (1) One
- **Parking Spaces:** 14
- **Airport Zones:** [Zone C - Click for details](#)
- **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.

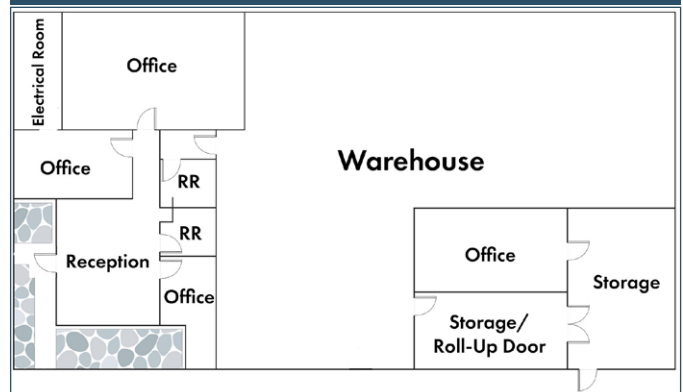
### TRAFFIC COUNTS

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

### FLOOR PLAN



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