



FOR SALE



INDUSTRIAL



18,354 SF



45900-45920 Commerce St.

Indio, California 92201

Property Description

This is a rare purchase opportunity in the Coachella Valley. Ideal investment opportunity which includes two tenants on month to month tenancy, who are eager to sign long-term leases (or owner-user is another possibility), and one long-term tenant. This property is of top quality tilt-up construction and well maintained. Conveniently located to I-10 and Golf Center Parkway. 40-Onsite parking stalls.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	1.38 AC
Building Size:	18,354 SF
NOI:	\$114,325.00
Cap Rate:	4.57%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,622	21,791	39,904
Total Population	9,897	79,159	139,841
Average HH Income	\$48,391	\$55,417	\$63,593

Lynn F. Coker

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OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	Bldg. A 7,954 SF
	Bldg. B 10,400 SF
Available SF:	
Lot Size:	32,412 SF
Price / SF:	\$136.21
Cap Rate:	4.57%
NOI:	\$114,325
Year Built:	2007
Zoning:	IP

PROPERTY HIGHLIGHTS

- 2- free standing buildings.
- Suitable for manufacturing and industrial uses.
- Can serve nicely as an Office and Showroom.
- Fully Leased
- Easy ingress and egress with Interstate 10.
- 30-minute drive to Palm Springs International Airport.
- Total parking - 40 stalls.



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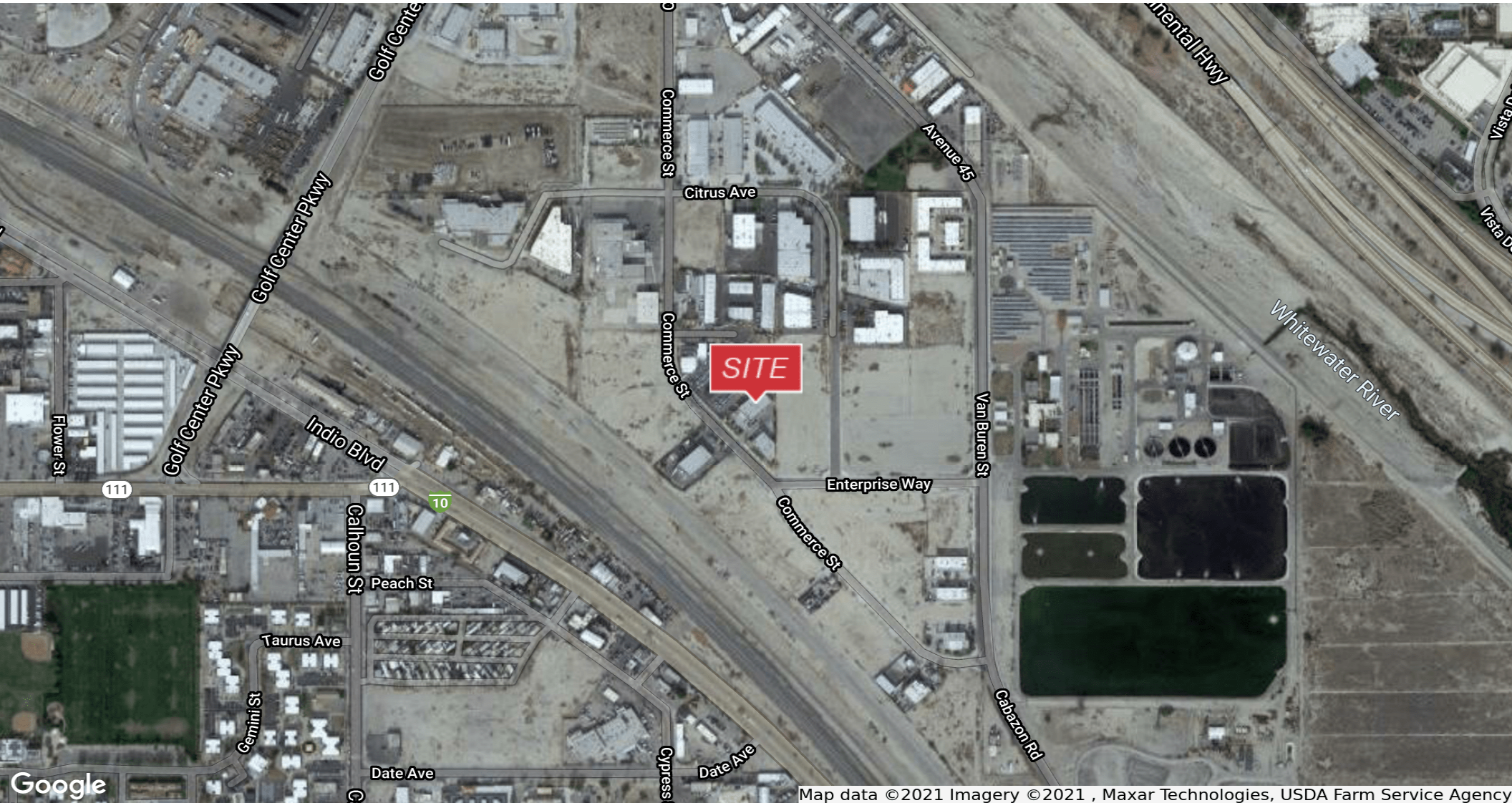
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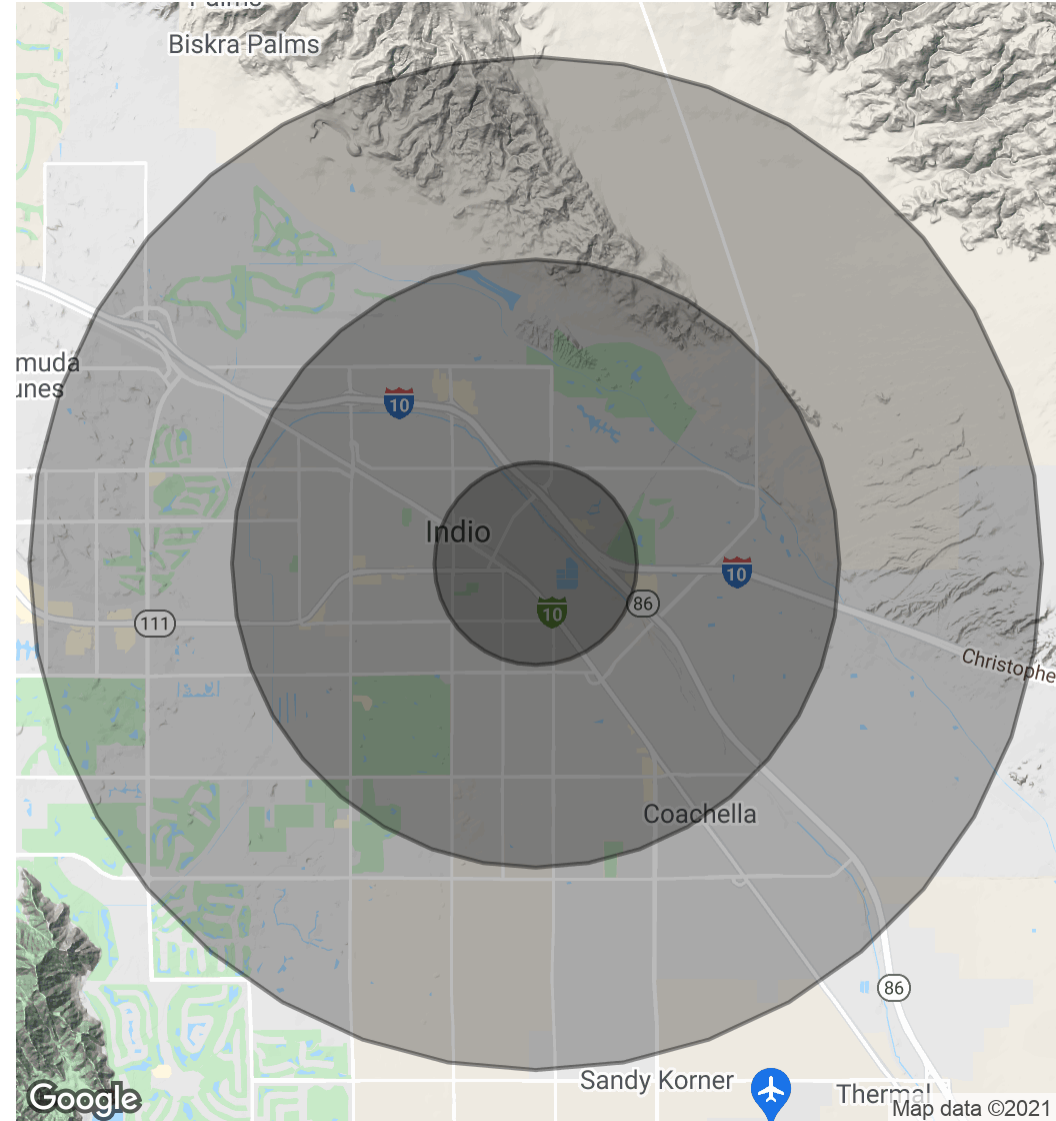


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,897	79,159	139,841
Average age	25.5	28.4	29.8
Average age (Male)	25.7	27.9	29.0
Average age (Female)	25.9	28.5	30.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,622	21,791	39,904
# of persons per HH	3.8	3.6	3.5
Average HH income	\$48,391	\$55,417	\$63,593
Average house value	\$246,032	\$267,415	\$310,224

* Demographic data derived from 2010 US Census



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