

FOR SALE, LEASE OR LEASE OPTION PURCHASE

±65 ACRE MASTER PLANNED PROJECT

CALLE DE LOS ROMOS @ 19TH AVE | DESERT HOT SPRINGS, CA



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±104,309 SF UP TO ±1,119,604 SF

INDUSTRIAL BUILDINGS

DELIVERED ± Q3 2024

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

SNIDER
INTERESTS

Q3 2024
Delivery

±1 mile
to I-10 Freeway
On/Off Ramps

±1 mile
to Truck Fueling Centers

±9 miles
to Palm Springs
International Airport

Built-to-Suit
Owner will do Build-To-Suit
For Sale, Lease,
Or Lease Option To Purchase

PROJECT HIGHLIGHTS



6 Buildings
WHSE / MFG



Build-to-Suit
Offices



65 Acre
Project



Truck Courts
Ample



Dock High Loading
Ample



Grade Level Loading
Ample



Clear Height
32' - 36'



Sprinklers
ESFR



Power
To Suit



Zoning
IL



Truck Trailer Storage
Ample

DESERT HOT SPRINGS DISTRIBUTION CENTER



Option A
±104,309SF
to a total of
±1,482,767SF

or

Option B
±863,780SF
and
±150,570SF

I-10 DISTRIBUTION CENTER, DESERT HOT SPRINGS

POTENTIAL USES

- Distribution / fulfillment
- Advanced manufacturing
- Freezer/cooler
- Corporate headquarters

UTILITIES TO SITE

- Southern California Edison Electric Service
- Mission Springs Water District Water Service
- Mission Springs Water District Sewage Service ([Information](#))

SOUTHERN CALIFORNIA EDISON INCENTIVES

[Manufacturing Incentives \(link\)](#)

[Warehousing Incentives \(link\)](#)





MSWD WATER RECLAMATION PLANT

DESERT HOT SPRINGS

I-10
DISTRIBUTION CENTER
DESERT HOT SPRINGS
CA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

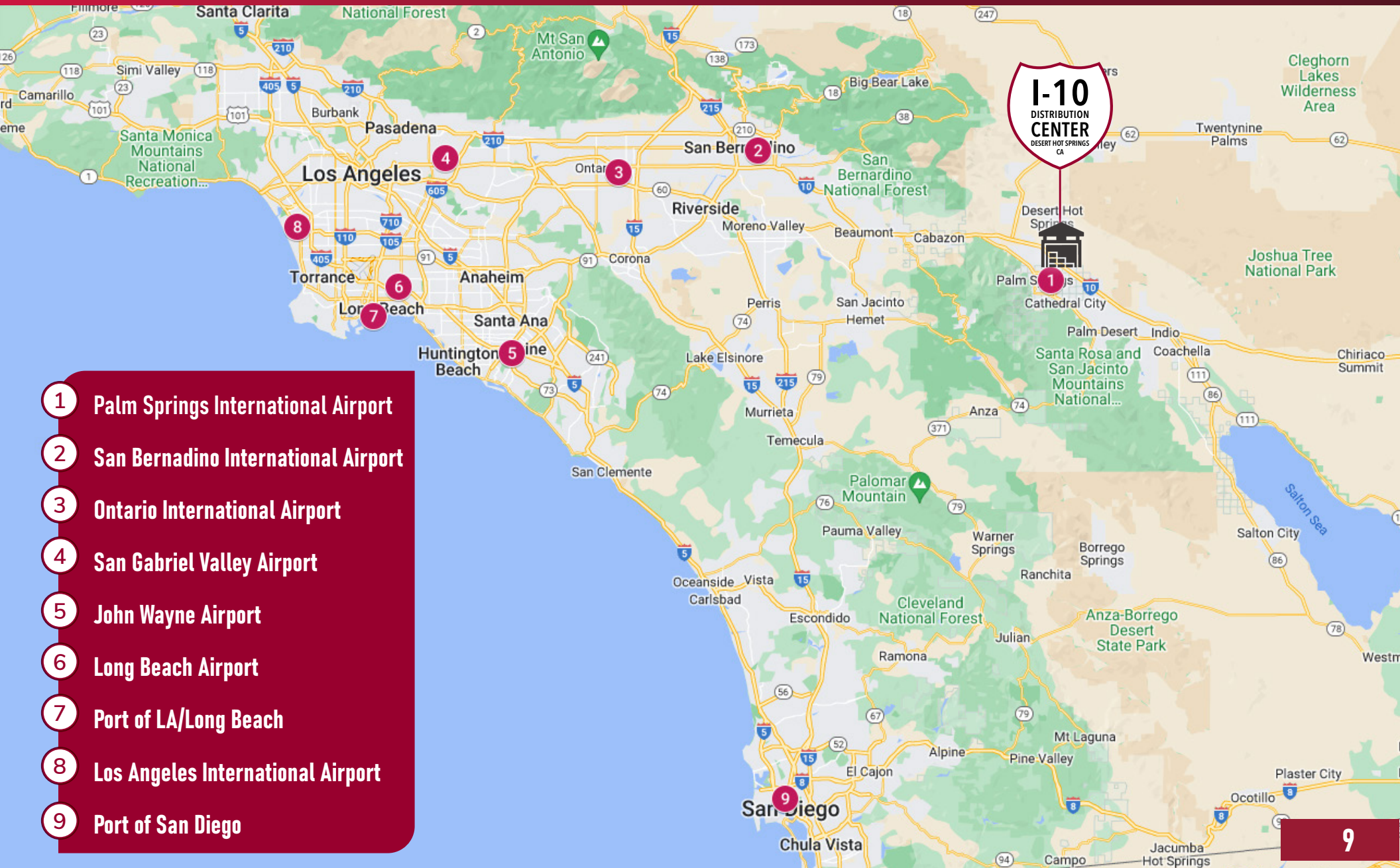
REGIONAL LOCATION MAP

CITY	MILES
Port of Long Beach / Port of Los Angeles	± 106
Downtown Los Angeles	± 110
Port of San Diego	± 139
Las Vegas	± 226
Phoenix	± 272
Fresno	± 326
San Jose	± 444
Port of Oakland	± 478
Sacramento	± 792
Reno	± 508
Salt Lake City	± 644
Boise	± 848
Denver	± 1,067
Portland	± 1,070
Seattle	± 1,208



CENTRALLY LOCATED TO MAJOR AIRPORTS

PRIME LOCATION FOR DISTRIBUTION



- 1 Palm Springs International Airport
- 2 San Bernadino International Airport
- 3 Ontario International Airport
- 4 San Gabriel Valley Airport
- 5 John Wayne Airport
- 6 Long Beach Airport
- 7 Port of LA/Long Beach
- 8 Los Angeles International Airport
- 9 Port of San Diego



GOLF RESORTS

- 1. Double Tree by Hilton Golf Resort
- 2. Escena Golf Club
- 3. Cimarron Golf Resort
- 4. Mission Hills Country Club
- 5. Tahquitz Creek Golf Resort
- 6. Indian Cacnyons Golf Resort
- 7. Tamarisk Country Club
- 8. The Club at Morningside
- 9. Thunderbird Country Club
- 10. The Springs
- ...and many more.

3 Walmart Supercenter THE HOME DEPOT

ALDI BED BATH & BEYOND Marshalls ROSS DRESS FOR LESS

Jack in the box Panera FedEx ULTA

Cane's Lowe's STAPLES

Smart & Final Shell

4 VONS TARGET

BOMERS! Tostitos STARBUCKS COFFEE

McDonald's TRADER JOE'S ANYTIME FITNESS

CVS The UPS Store UPS

1 Denny's ARCO

Pilot TRAVEL CENTERS BROWN'S BBQ & SOUL FOOD

AMTRAK Chevron

2 VONS Walgreens

Pizza Hut McDonald's STARBUCKS COFFEE

WELLS FARGO KFC metro

The UPS Store UPS

5 THE RIVER AT RANCHO MIRAGE

Yard House Bath Works

P.F. CHANG'S CHINA BISTRO BERGERIE'S

FIVE GUYS FAMOUS the old spaghetti factory

STARBUCKS COFFEE IN-N-OUT BURGER CVS

HOBBY LOBBY POLI

UB&T 76 WELLS FARGO

PALM SPRINGS

PALM SPRINGS AIRPORT

I-10 DISTRIBUTION CENTER DESERT HOT SPRINGS CA



PALM DRIVE



CALIFORNIA
111

Walmart*

Palm Springs
Airport

PALM SPRINGS

CALIFORNIA
111



CIMARRON
GOLF
RESORT

HILTON
RESORT
& GOLF

ESCENA
GOLF
CLUB

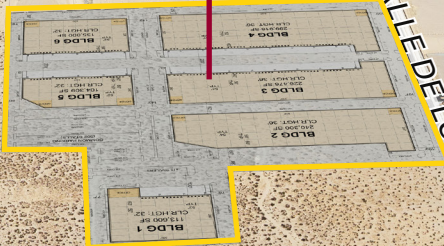
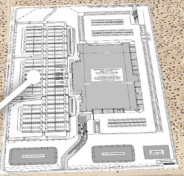
INTERSTATE
10

I-10
DISTRIBUTION
CENTER
DESERT HOT SPRINGS
CA



MSWD WATER
RECLAMATION
PLANT

AMAZON



CALLE DE LOS ROMOS

19TH AVE

18TH AVE

INDIAN CANYON DRIVE

SBA FINANCING LOAN SCENARIO

Assumes 100,000 SF Shell @ \$230 PSF

Proposed SBA 504 Loan Structure



SBA 504 Advantages:

- Up to 90% financing - 10% down payment preserves precious working capital
- Attractive Long Term Fixed Rates - lock in occupancy cost savings
- No additional collateral - no lien on residence required
- Large scale projects possible, e.g. \$20+ million
- Unlimited loans for manufacturers and qualifying "green" projects
- Wide range of participating lender partners with competitive rates

Carlo Samson 714-345-1359
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FAST, FREE PREQUALIFICATION - CONTACT US TODAY!

Use of Proceeds:

Building Purchase	\$23,000,000
Improvements	\$0
Equipment	\$0
	\$23,000,000



Want to see an Own vs. Rent Analysis (before and after tax) for this property? Call Us!

SBA 504 FINANCING STRUCTURE for Purchase:

%	Source of Funds	Project Amount	Interest Rate	Amort (years)	Term (years)	Monthly Payment	Annual Payment
65%	Lender/Bank 1st Trust Deed (a)	\$14,950,000	5.25%	25	25	\$89,588	\$1,075,050
21%	CDC/SBA 504 2nd Trust Deed - (b)	\$4,868,000	4.98%	25	25	<u>\$29,171</u>	<u>\$350,055</u>
14%	Borrower cash down	<u>\$3,182,000</u>					
100%		\$23,000,000	5.18% blended rate			\$118,759	\$1,425,106

\$1.18 PSF

- (a) Interest rate and terms are set by the bank, can be fixed or variable and typically range from 15- to 30-year amortizations.
 (b) Points + fees on the SBA 504 loan (**2.65% + \$2,500**) are "pay as you go" over the term of the SBA 504 loan - rolled into principal and are not out-of-pocket costs.
 \$5,000,000 .
 SBA 504 rate is set at time of loan funding and is set based on 10 year treasury rate plus spread and fees.

For more information, visit us at: www.calstatewide.com

SBA financing scenario was based on the rates as of 8/30/2022, **Interest rates & financing terms are subject to change.** All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker or tenant herein.

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