

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 ±1,119,601 SF

INDUSTRIAL BUILDINGS

BUILD-TO-SUIT

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**SNIDER
INTERESTS**

±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

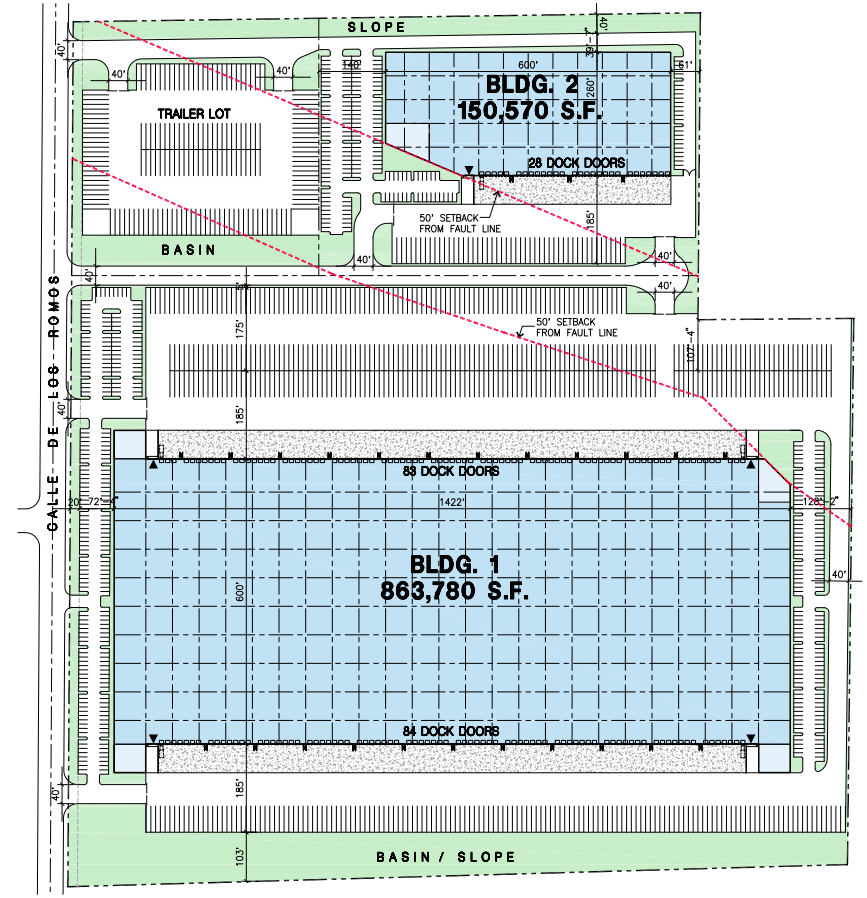
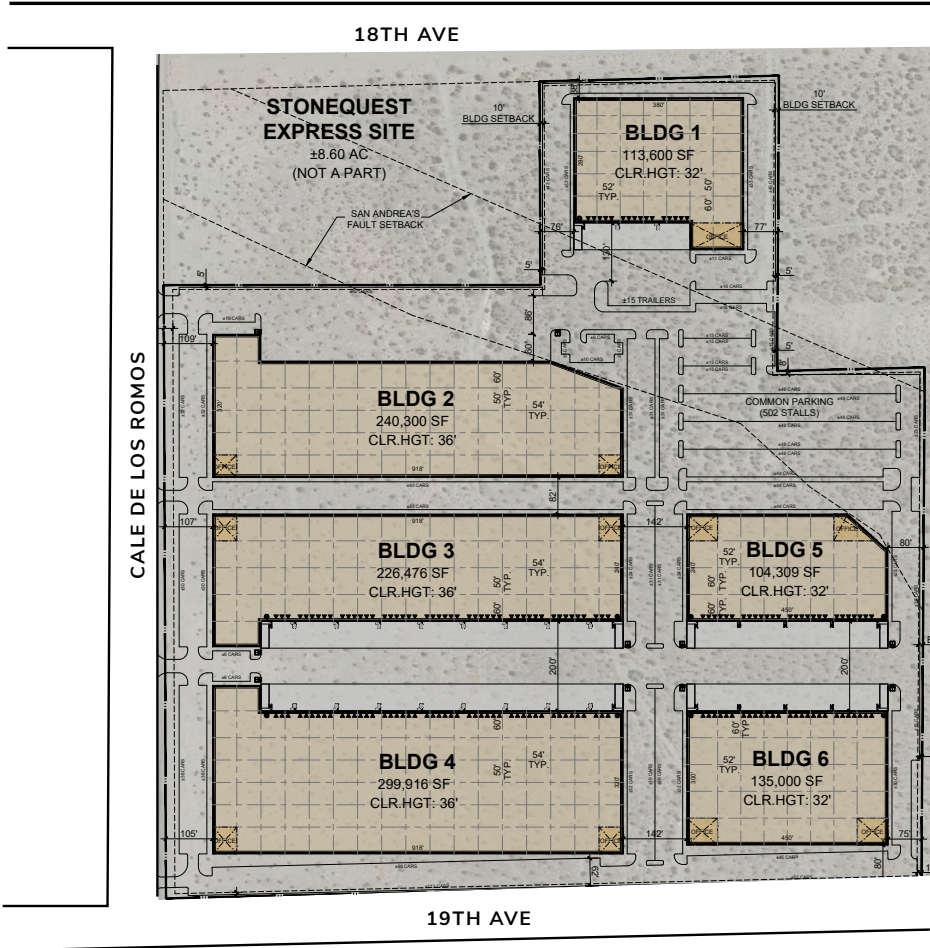


POTENTIAL SITE PLAN



OPTION A

± 104,309 SF UP TO ±1,119,601 SF



OPTION B

± 863,780 SF & ±150,570 SF

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.

I-10 DISTRIBUTION CENTER, DESERT HOT SPRINGS

POTENTIAL USES

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

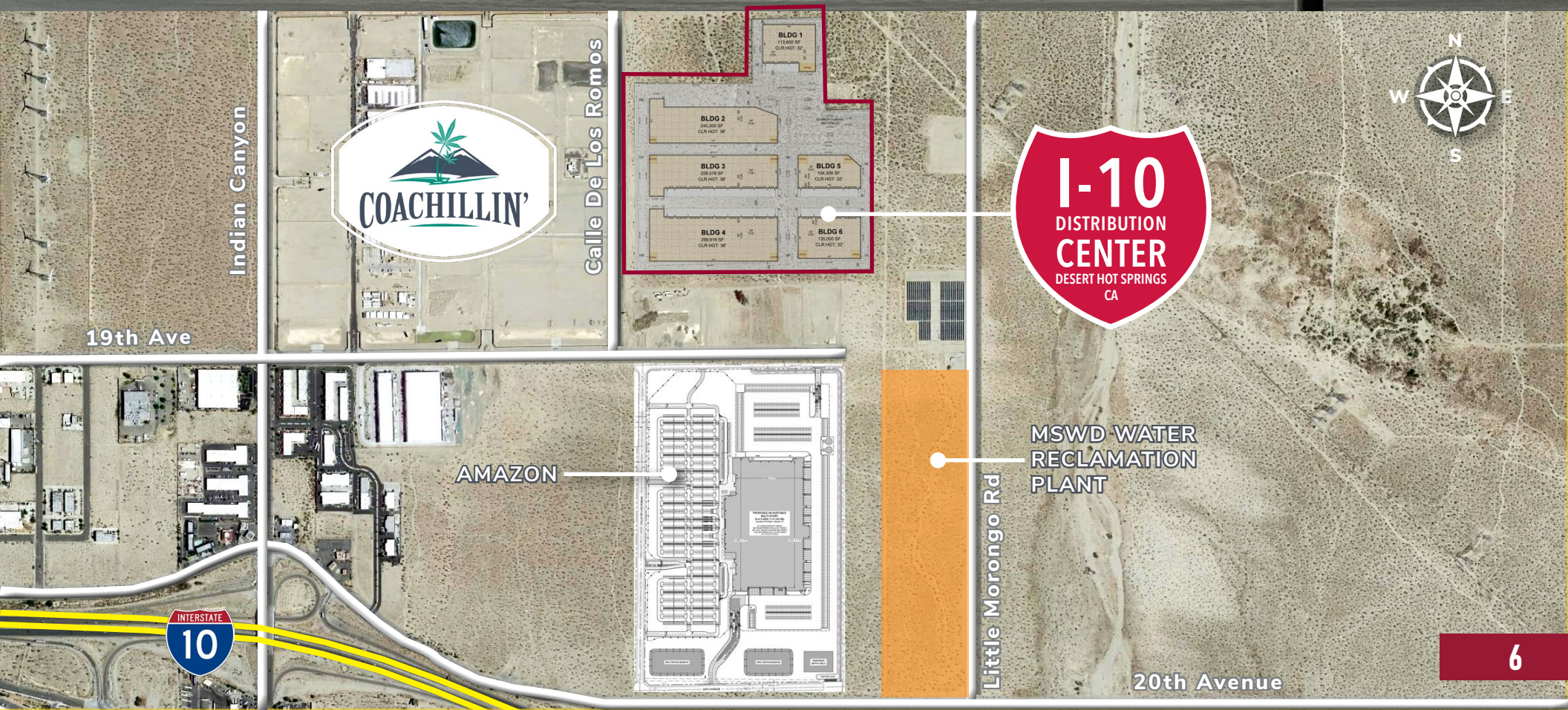
UTILITIES TO SITE

- 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 \(link\)](#)



AMAZON

MSWD WATER RECLAMATION PLANT





MSWD WATER RECLAMATION PLANT

AMAZON

DESERT HOT SPRINGS

BEAUMONT

BANNING

PALM SPRINGS

N Indian Canyon Rd

Camino de Los Ramos

I-10
DISTRIBUTION CENTER
DESERT HOT SPRINGS
CA

CALIFORNIA
111

INTERSTATE
10

Pilot
TRAVEL CENTERS

Jack
in the box

FedEx

Denny's

76

ARCO

Shell

Chevron

DEL TACO



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





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

BOYER'S! 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 Body 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



PALM SPRINGS

I-10
DISTRIBUTION CENTER
DESERT HOT SPRINGS
CA

MSWD WATER RECLAMATION PLANT

AMAZON

BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5

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

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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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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.