



RETAIL PROPERTY FOR SALE

Village Complex Portfolio

73446-73468 HIGHWAY 111, 44855 SAN PABLO, 44850 LAS PALMAS, PALM DESERT, CA 92260

WM

SALE PRICE: \$6,250,000

FOR MORE INFORMATION CONTACT:

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SALE PRICE

\$6,250,000

OFFERING SUMMARY

Building Size:	28,815 SF
Available SF:	
Lot Size:	1.57 Acres
Number Of Units:	18
Price / SF:	\$216.90
Cap Rate:	6.24%
NOI:	\$389,789
Zoning:	Downtown Core (D-O&D)

PROPERTY OVERVIEW

This prime Highway 111 property is located right on the new Vision Palm Desert revitalization project. Village Complex offers many opportunities for a developer or investor to come in take advantage. This portfolio consists of (4) separate parcels and (16) suites for retail income.

PROPERTY HIGHLIGHTS

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	MONTHLY RENT	PRICE PER SF/M	CAM	LEASE TYPE
Thrift Store	44855 San Pablo - Suites 1/2	2,000	M/M	\$2,740	\$1.37	\$900.00	NNN
Nail Salon	44855 San Pablo - Suite 3	1,000	1/31/22	\$1,560	\$1.56	\$450.00	NNN
Tattoo & Piercing	44855 San Pablo - Suite 4	1,000	2/28/22	\$1,550	\$1.55	\$450.00	NNN
Massage	44855 San Pablo - Suite 5	1,000	10/31/21	\$1,550	\$1.55	\$250.00	NNN
Thrift Store	44855 San Pablo - Suite 6	1,000	8/21/21	\$1,000	\$1.00	\$450.00	NNN
Available	44855 San Pablo - Suites 7/8	1,500	-	\$1,650	\$1.10	\$450.00	NNN
Pest Control	44850 Las Palmas - Suite A	1,065	M/M	\$1,363	\$1.28	\$450.00	NNN
Law Office	44850 Las Palmas - Suite B	745	M/M	\$900	\$1.21	\$0.00	MG
Financial Services	44850 Las Palmas - Suite C	745	M/M	\$800	\$1.07	\$100.00	MG
Financial Services	44850 Las Palmas - Suite D	745	4/30/20	\$750	\$1.01	\$0.00	MG
Caterer	44850 Las Palmas - Suite E	745	M/M	\$1,200	\$1.61	\$0.00	MG
Art Gallery	44850 Las Palmas - Suite F	745	7/31/20	\$745	\$1.00	\$335.25	NNN
Financial Services	44850 Las Palmas - Suite G	425	1/31/20	\$400	\$0.94	\$0.00	MG
Religious Goods Store	73458 Highway 111	700	M/M	\$1,000	\$1.43	\$0.00	MG
Thrift Store	73468 Highway 111	10,000	3/31/22	\$20,293	\$2.03	\$0.00	MG
Patio Furniture Store	73446 Highway 111	5,400	3/31/22	\$5,400	\$1.00	\$0.00	MG
Totals/Averages		28,815		\$42,901	\$1.49	\$3,835.25	

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INVESTMENT OVERVIEW

Price	\$6,250,000
Price per SF	\$216.90
CAP Rate	6.24%

OPERATING DATA

Scheduled Gross Income	\$514,812
CAM Recapture	\$46,023
Total Scheduled Income	\$560,835
Vacancy Cost (3%)	\$15,444
Gross Operating Income	\$545,390
Operating Expenses	
Taxes (NEW)	\$69,000
Insurance	\$10,896
Property Management	\$24,000
Maintenance & Repairs	\$31,369
Landscaping	\$6,890
Utilities	\$10,946
Legal & Administrative	\$2,500
Total Expenses	<\$155,601>
Net Operating Income	\$389,789

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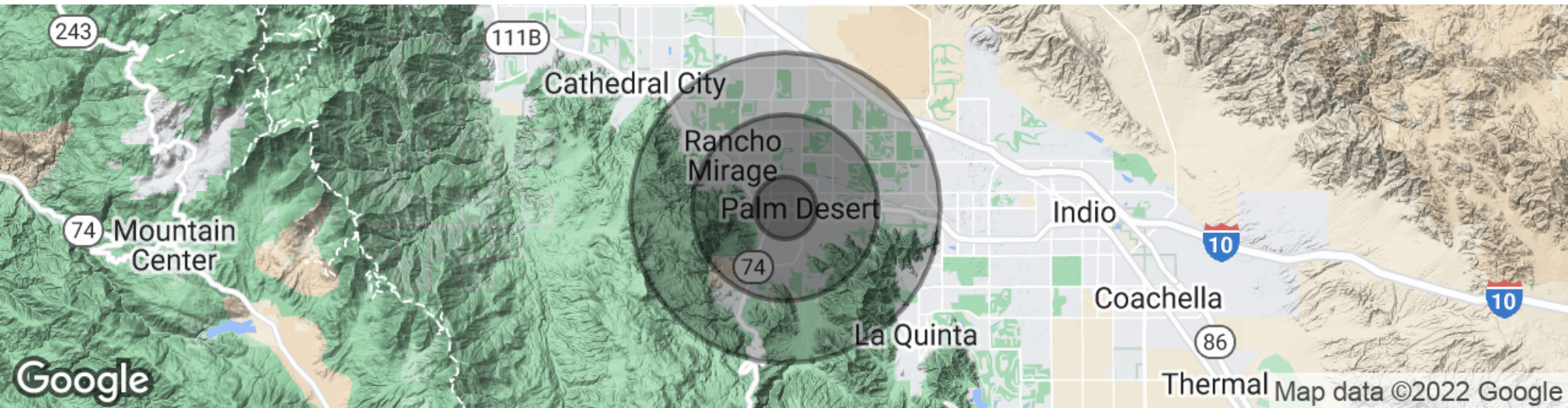
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VILLAGE COMPLEX PORTFOLIO, PALM DESERT, CA 92260



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,692	41,590	69,862
Median age	43.4	51.5	54.9
Median age (Male)	40.4	49.7	53.9
Median age (Female)	44.9	52.5	55.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,823	19,680	33,859
# of persons per HH	2.2	2.1	2.1
Average HH income	\$78,546	\$95,567	\$104,494
Average house value	\$419,678	\$450,368	\$479,880

* Demographic data derived from 2020 ACS - US Census

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