6,582 SF VERSATILE COMMERCIAL BUILDING

RARE OWNER/USER OR INVESTMENT OPPORTUNITY

FOR SALE OR LEASE

POTENTIAL SELLER FINANCING



1227 S GENE AUTRY TRL, PALM SPRINGS

FEATURES

- 6,582± SF versatile, freestanding commercial building with exceptional business and investment potential
- Prime location on Gene Autry with maximum visibility, exposure, and signage opportunities along an established commercial corridor
- Vacant & ready for immediate use
- Approximately ¾ mile from Palm Springs International Airport with convenient access to Interstate 10
- Flexible, open-concept layout provides an adaptable and multifunctional environment that can accommodate a variety of business operations and tenant needs
- Recent asphalt improvements enhance curb appeal and functionality
- Secure, fenced yard and on-site parking
- Zoning allows for retail, showroom, medical, wellness, fitness, automotive, distribution, storage, light industrial, or service operations
- Potential for seller financing
- Ideal Owner-User opportunity to establish a business, customize the space, or invest

COACHELLA VALLEY



VICINITY MAP

PRICE: $1,750,000 | LEASE RATE: $1.49/SF/MO NNN*

DESERT PACIFIC PROPERTIES

9/4/25 JC



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6,582 SF BUILDING

AERIAL & SITE AMENITIES

1227 S GENE AUTRY TRL, PALM SPRINGS

DESERT PACIFIC PROPERTIES



SITE AMENITIES

- **Location:** Property is located at 1227 S Gene Autry Trl, Palm Springs, CA
- **Zoning:** Click here to view M-1 (Service/Manufacturing)
- **General Plan:** Click here to view Industrial
- **APN:** 680-570-001
- **Parcel Size** (According to County Assessor's Information): 0.67 AC (29,185 SF)
- **Building Size:** Approx. 6,582 SF
- **Year Built:** 1991
- **Tenancy:** Single
- **Construction:** Tilt-up Concrete
- **Clear Height:** Current Use - 14 ft; Previous Use - 17 ft
- **Roll-Up Doors:** (2) Two - 10 ft x 14 ft
- **Parking Spaces:** 20 spaces
- **Airport Zones:** Partially B1 / Partially C - Click for details
- **Utilities:** Electric: SoCal Edison
  Domestic Water: Desert Water Agency; Sewer: City sewer
- **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. The building is located in a well maintained business park.
- ***Lease Rate:** Lease rate and incentives are subject to negotiation based on lease terms, tenant creditworthiness, and other relevant factors.

TRAFFIC COUNTS

S Gene Autry Trl /Mesquite Ave	32,800 CPD
Dinah Shore Dr	20,321 CPD

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		$90,826

ROLL-UP DOORS



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

6,582 SF BUILDING

SITE PLAN & PHOTOS

1227 S GENE AUTRY TRL, PALM SPRINGS

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6,582 SF BUILDING

INCOME & EXPENSE

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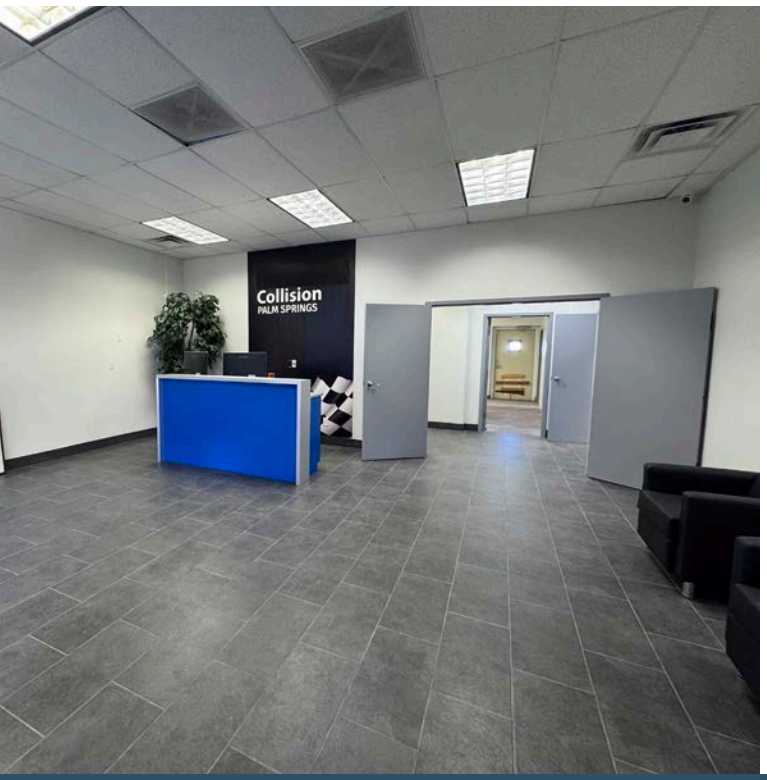

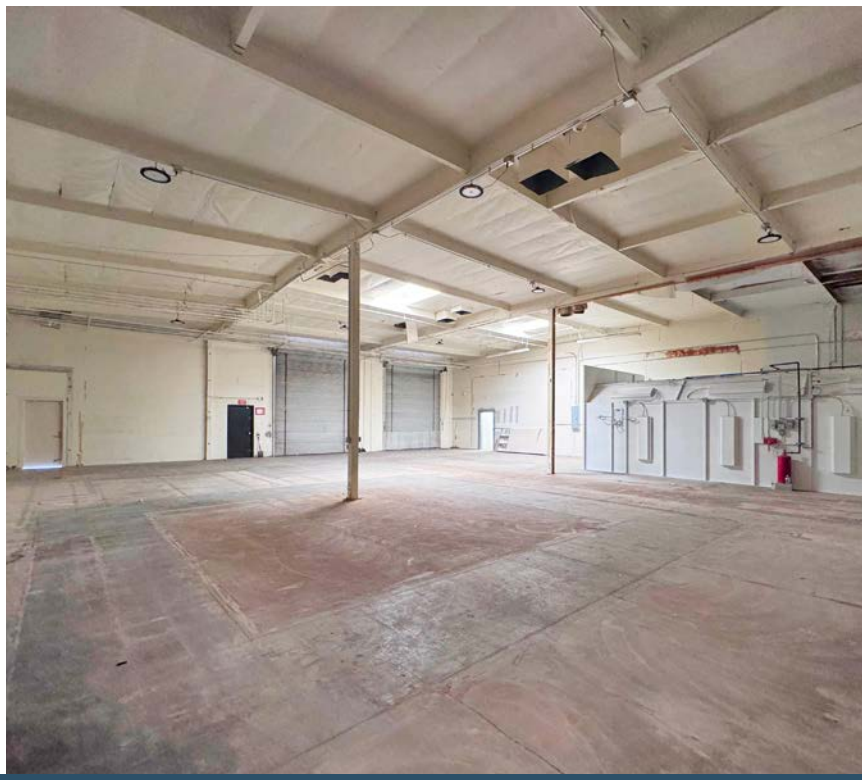

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