

# 22.69 AC COMMERCIAL/INDUSTRIAL WITH POST OFFICE THERMAL, CA



## NWC HIGHWAY 111 & AIRPORT BLVD, THERMAL, CA

### FEATURES

- Utilities to the site
- Commercial and Industrial zoning
- Approx. 13,800 cars/day on Hwy 111
- New overpass at Airport Blvd & Highway 111
- Prime Intersection at Hwy 111 and Airport Blvd.
- New interchange at Airport Blvd & Expressway 86
- Three miles to The Thermal Club, a private high end race track
- Close to the acclaimed Desert International Horse Park
- Includes post office lease. Lease expires 06/30/27
- Close to entrance of Jacqueline Cochran Regional Airport

**PRICE: \$4,200,600 (\$4.25/SF)**

### COACHELLA VALLEY



VICINITY MAP

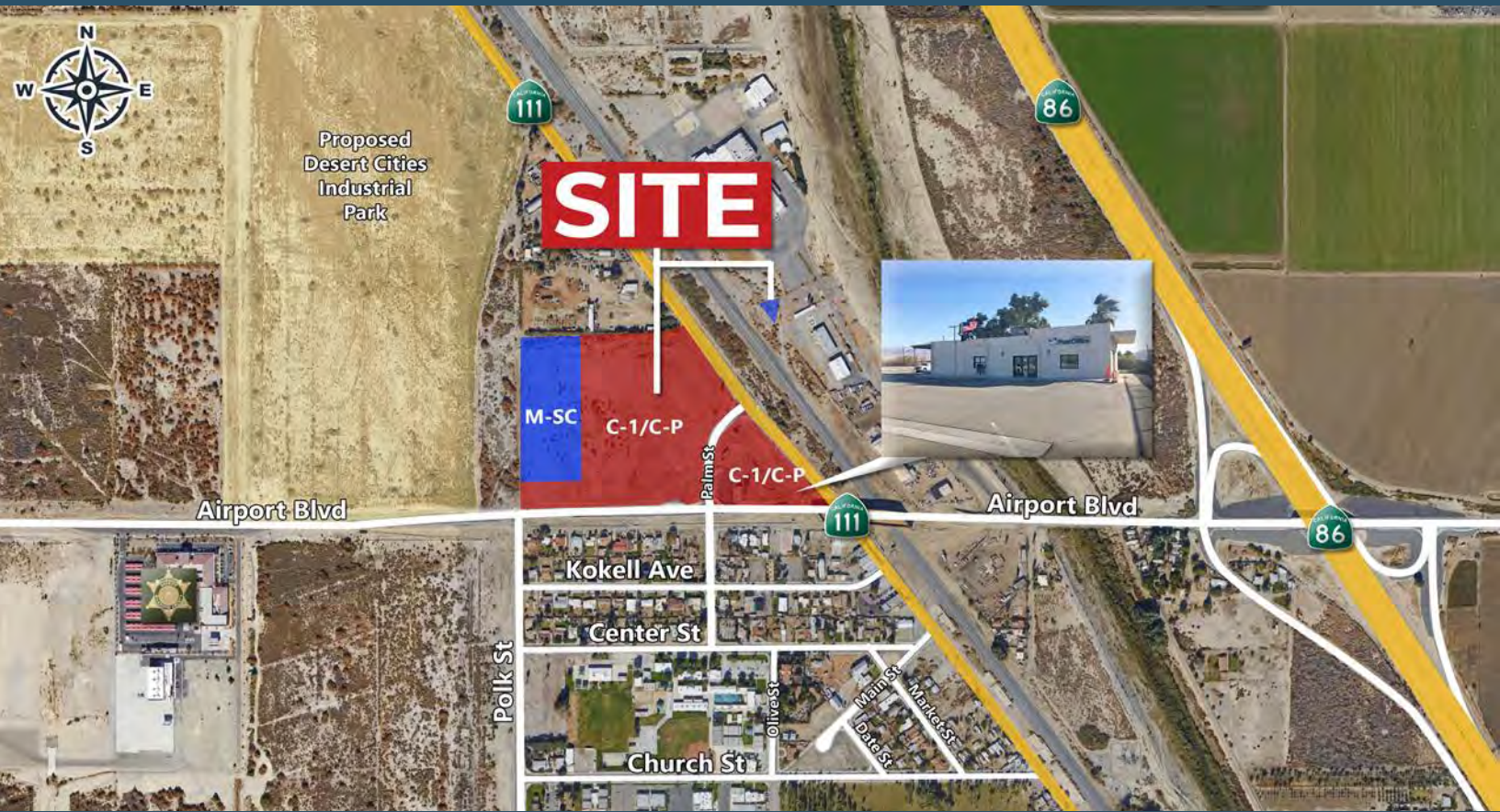


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# 22.69 AC COMMERCIAL/INDUSTRIAL WITH POST OFFICE AERIAL & SITE AMENITIES



## SITE AMENITIES

**Location:** Northwest corner of Hwy 111 & Airport Blvd in Thermal located in the Eastern Coachella Valley, Riverside County

**Parcel Size (According to County Assessor's Information):** 22.69 Acres

**APNs:** 763-350-023, 024, 763-350-005

**Zoning:** See above aerial for zoning breakdown

[Click here to view C1-CP \(General Commercial\)](#)

[Click here to view M-SC \(Manufacturing Service Commercial\)](#)

**Airport Land Use Compatibility:** [Click to View](#)

**Current Use:** 2,060 sq. ft. building leased by the United States Post Office at \$80,968 annually with 3% annual increases. Balance of the land is unimproved.

**Utilities:** Natural Gas, Electric, & Telephone on Site

Water - 8" line on Airport Blvd; 18" line in Airport Blvd at Polk St. (Will-serve letter available)

Sewer - 18" force main line on Polk/Airport Blvd

**Street Improvements:** Full street improvements completed on Airport Blvd. Improvements are required along Hwy 111.

**Comments:** This property has 932 ft. of Hwy 111 frontage with excellent marketing visibility. There is tremendous retail opportunity being the only corner available at a major intersection. This is the primary access from Expwy 86 and Hwy 111 to Jacqueline Cochran Regional Airport and world renowned resorts in La Quinta.

## PARCEL MAP



## WHAT IS AN OPPORTUNITY ZONE?

**Why is investing in an Opportunity Zone better than a 1031 Exchange?**

**Temporary Deferral:** Similar to a 1031 Exchange.

**Step-up in Basis:** After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

**Permanent Exclusion:** After 10 years the capital gains are permanently excluded from taxable income.

**For More Information Please Visit:**

[www.DesertPacificProperties.com/OpportunityZone](http://www.DesertPacificProperties.com/OpportunityZone)

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