NORTH VILLAGE CENTER, PALM SPRINGS



Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

THREE BUILDINGS TOTALING 93,815 SF | FOR SALE OR LEASE

19345 - 19465 N INDIAN CANYON DR, PALM SPRINGS


19465
Bldg. 3
MOTOR
HARLEY-DAVIDSON
CYCLES
Harley-Davidson







PROPERTY DESCRIPTION

- 93,815 SF multi-tenant industrial/commercial complex consisting of three buildings for sale or lease
- Tenants include Harley Davidson Motorcycles, EagleRider Motorcycle Rentals & Tours, Desert View Mirror & Glass, Precision Patios, and more
- North Village Center represents an increasingly rare opportunity to secure flexible industrial product in a supply-constrained desert market where demand for functional small- and mid-bay space continues to grow
- Prime location just off I-10 at Indian Canyon Drive
- Abundant parking onsite
- Approx. 513 feet of frontage on Indian Canyon Drive
- Less than one mile from Amazon's new 650,000 SF distribution facility and FedEx Ground
- Close proximity to Palm Springs International Airport
- 726 SF up to 6,508 SF of contiguous space and a total of 33,150 SF available for lease








N INDIAN CANYON DR




North Village Center
PALM SPRINGS
19345 - 19465




Harley-Davidson
MOTOR
HARLEY-DAVIDSON
CYCLES


North Village Center





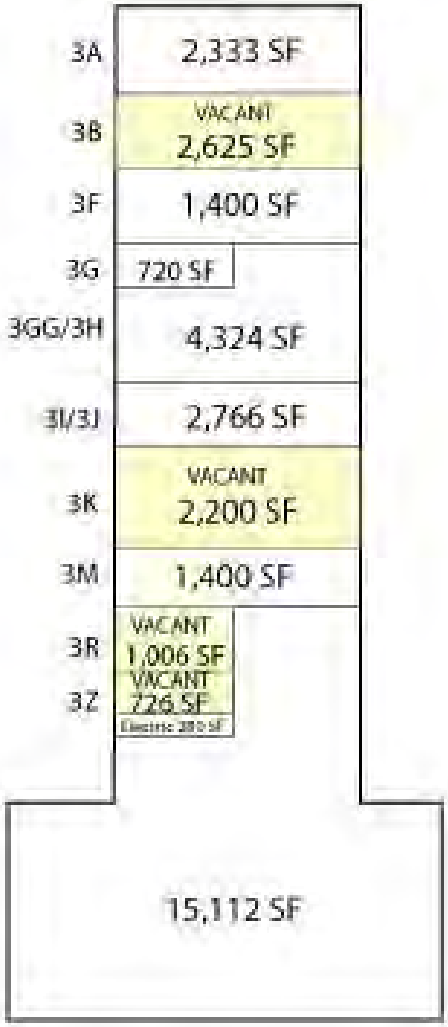
SITE DETAILS



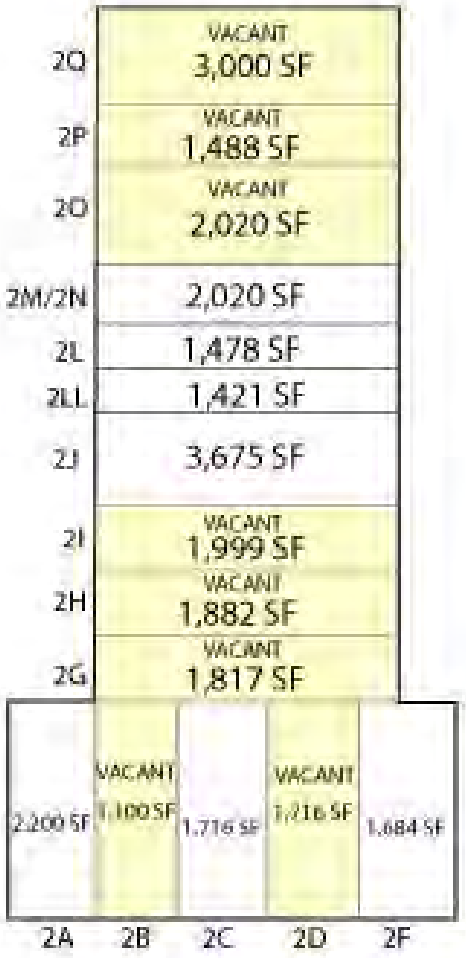
- Location: 19345 - 19465 N Indian Canyon Dr, Palm Springs
- Zoning: H-C (Highway Commercial) - Click to view
- General Plan: Industrial
- APNs: 666-330-051 (5.61 AC), 053 (2.32 AC)
- Total Parcel Size (According to County Assessor): 7.93 Acres
- Building Size*: 93,815 SF Total
  19345 Building 1: 29,707 SF
  19345 Building 2: 29,216 SF
  19465, Building 3: 34,892 SF
- Parking Spaces: Approx. 223 spaces plus 8 motorcycle spaces
- Utilities: Electric: Each unit is separately metered
  Water: Each building has a separate water meter (Individual units are not separately metered)
  Sewer: Septic
- Year Built: 19345 N Indian Canyon, Building 1: 1982
  19345 N Indian Canyon, Building 2: 1984
  19465 N Indian Canyon, Building 3: 1990
- Tenancy: Multi
- Flood Zone: 500 Year
- Building Updates: Building 1 roof replaced 8/2018. Buildings 2 & 3 roof replaced 4/2022. Major asphalt upgraded 12/2023 and ADA upgraded 3/2020.
- Fire Sprinklers: Each unit in Building 3 is sprinklered.
- Comments: Prime location on Indian Canyon Drive just north of Interstate 10 in a rapidly-growing industrial area. There are numerous new distribution centers and warehouses planned for the area, as well as several major existing facilities including Amazon and FedEx.

*Disclaimer: We cannot guarantee the accuracy or square footage, lot size or other information concerning the condition or features of property provided by the Seller or obtained from public records or other sources. The Buyer is advised to independently verify the accuracy of all information through personal and professional inspections.

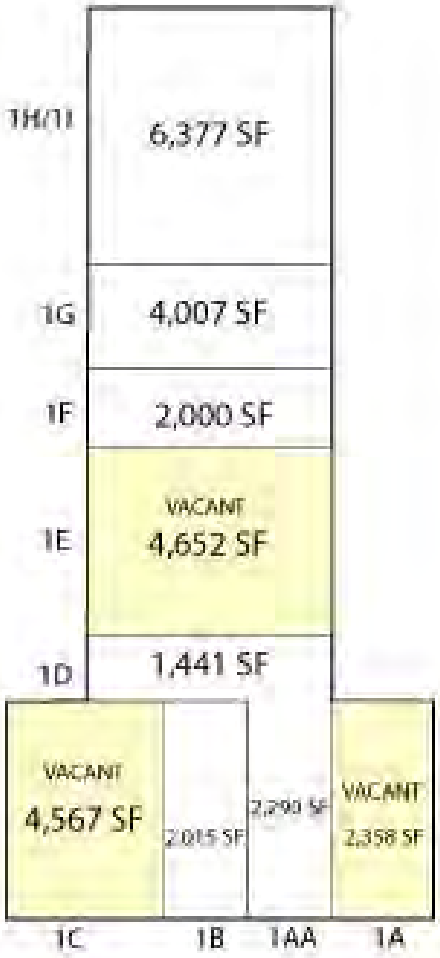
SITE PLAN



19465 N INDIAN CANYON
BUILDING 3



19345 N INDIAN CANYON
BUILDING 2



19345 N INDIAN CANYON
BUILDING 1

RENT ROLL/FINANCIALS

19345 INDIAN CANYON - BLDG 1

Unit	Tenant	Size	Monthly Rent	Rent PSF	Expiration
1A	VACANT	2,358	NA	NA	NA
1AA	ENTERPRISES INC	2,290	$1844.40	$.81	MTM
1B	PRECISION PATIOS	2,015	$623	$.30	MTM
1C	VACANT	4,567	NA	NA	NA
1D	ENTERPRISES INC	1,441	$1160.60	$.81	MTM
1E	VACANT	4,652	NA	NA	NA
1F	1-800-JUNK	2,000	$0.00	$0.00	MTM
1G*	PEAK ROOF MANAGEMENT	4,007	$1785	$.45	MTM
1H*	RANCHO MIRAGE ROOFING	3,188	$3735.91	$1.17	5/31/27
1I*	RANCHO MIRAGE ROOFING	3,189	$3737.09	$1.17	5/31/27

19345 INDIAN CANYON - BLDG 2

2A	JAMESON WALKER	2,200	$4331	$1.97	7/31/27
2B	VACANT	1,100	NA	NA	NA
2C	ALMA PRATHER	1,716	$2528	$1.47	2/28/29
2D	VACANT	1,716	NA	NA	NA
2F	TROUT ELECTRIC	1,684	$1347	$.80	9/30/29
2G	VACANT	1,817	NA	NA	NA
2H	VACANT	1,882	NA	NA	NA
2I	VACANT	1,999	NA	NA	NA
2J	STEVE RADOS	3,675	$4412.51	$1.20	5/31/27
2L	MONSON INDUSTRIES	1,478	$1514.71	$1.02	12/31/26
2LL	MONSON INDUSTRIES	1,421	$1456.29	$1.02	12/31/26
2M/2N	NFC MOTORSPORTS	2,020	$2222	$1.10	12/16/26
2O	VACANT	2,020	NA	NA	NA
2P	VACANT	1,488	NA	NA	NA
2Q	VACANT	3,000	NA	NA	NA

19465 INDIAN CANYON - BLDG 3

Unit	Tenant	Size	Monthly Rent	Rent PSF	Expiration
3A	CREMATION CENTER/VALLEY FUNERAL	2,333	$2172	$.93	8/31/27
3B	VACANT	2,625	NA	NA	NA
3F	MINISTERIO PALABRA DE FE VIVIENTE	1,400	$1348	$.96	4/30/27
3G	STEVE RADOS	720	$864.49	$1.20	5/31/27
3GG*	R&A AUTO REPAIR & TIRES	948	$682.72	$.72	6/30/26
3H*	R&A AUTO REPAIR & TIRES	3,376	$2431.28	$.72	6/30/26
3I*	TCB INDUSTRIES	666	$877.65	$1.32	1/31/28
3J*	TCB INDUSTRIES	2,100	$2767.35	$1.32	1/31/28
3K	VACANT	2,200	NA	NA	NA
3M	DESERT VIEW MIRROR & GLASS	1,400	$1166	$.83	1/31/28
3N	HARLEY DAVIDSON	15,112	$9636	$.64	12/31/26
3R	VACANT	1,006	NA	NA	NA
3Z	VACANT	726	NA	NA	NA
ER	ELECTRICAL ROOM	280	NA	NA	NA

*Lease rate includes rental of yard space as follows:

- 1G: $250/mo
- 1H/1I: $300/mo
- 3GG/3H: $200/mo
- 3I/3J: $150/mo

RENT ROLL/FINANCIALS

INCOME & EXPENSES

Annual Income	$631,716
Annual Expenses	$309,805.91
Operating Expense Reimb.	$106,315.08
Net Income	$428,225.17

CAP RATE %

Purchase Price	$9,500,000
Net Income	$428,225.17
Cap Rate	4.5%





EXPENSES

Description	Annually
CAM - Insurance	13,401.60
CAM - Landscape	7,250.00
Maint / Repair - General	614.00
Major Repairs	16,619.78
CAM - Maint / Repair General	24,663.20
CAM - Major Repairs	11,950.00
CAM - Lighting Exterior	3,716.41
Management Fees	56,986.49
CAM - Security Sys / Fire Alarm / Fire Safety	1,329.52
CAM - Security Sys/Fire Alarm - Tele-phone Line	3,514.77
CAM - Security Patrols	18,482.55
Tax & License Business Tax & License	94.00
CAM - Tax & License Property Tax	75,279.14
CAM - Trash & Hauling	33,382.75
CAM - Utilities Electric & Gas	12,689.16
CAM - Utilities Water & Sewer	16,532.54
CAM - HVAC	13,300.00







VICINITY MAP

NORTH VILLAGE CENTER
PALM SPRINGS



LOCATION OVERVIEW

COACHELLA VALLEY / GREATER PALM SPRINGS

The ultimate Southern California destination, the Coachella Valley – also known as Greater Palm Springs – is famous for its year-round sunshine and idyllic quality of life. Powered by tourism and agriculture, this bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment. The region offers unparalleled quality of life, a ready workforce, and affordability. It is home to world-famous events such as Coachella and Stagecoach Music Festivals, BNP Paribas Open tennis tournament, and the new Acrisure Arena entertainment venue.

THE VALLEY OF FESTIVITIES

COACHELLA



2 WEEKEND FESTIVAL

For the past 20 years, thousands of music lovers and trend-setters have flocked to Greater Palm Springs for the Coachella Valley Music & Arts Festival, one of the most renowned music festivals in the world. Held at the Empire Polo Club in Indio, the event unfolds over two consecutive weekends and has hosted a wide range of artists, from rock standouts and indie bands to mainstream pop performers like Ariana Grande, Lady Gaga, and Beyonce.

STAGECOACH



COUNTRY MUSIC FESTIVAL

Thousands of country music fans dust off their cowboy boots and hats for the Stagecoach Country Music Festival. Held the weekend after Coachella Festival, the event features three days of western fun, from dance halls and vintage shopping markets to the concerts themselves (Luke Bryan, Carrie Underwood, Kenny Chesney and Shania Twain are just a few of the stars who have headlined the festival). And what sets Stagecoach apart is how family-friendly it is; in past years, a children's zone featuring games, face painting, dancing and more has welcomed kids of all ages.

ACRISURE ARENA



ENTERTAINMENT VENUE

The Coachella Valley welcomes Acrisure Arena, a brand-new 300,000 sf, state-of-the-art, multi-purpose live entertainment venue built for AHL hockey, live music, and events, and home to the Coachella Valley Firebirds. The venue houses over 10,000 seats for hockey games and over 11,000 for concerts, and anticipates up to 150 events annually.

INDIAN WELLS TENNIS GARDEN



BNP PARIBAS OPEN

A full-service tennis club featuring 29 hard championship tennis courts and a state-of-the-art 16,100 seats in Stadium 1 and 8,000 seats in Stadium 2. The BNP Paribas Open is known for being the best-attended tennis tournament outside the four Grand Slam tournaments and has the second-largest permanent tennis stadium in the world behind only Arthur Ashe Stadium in New York.

LOCATION OVERVIEW

NORTH PALM SPRINGS







The City of Palm Springs is a popular Southern California that offers a laid-back city vibe, full of sunshine with a modern twist. It lies on the western edge of the Coachella Valley in central Riverside County approximately 107 miles east of Los Angeles. Because it is only a two-hour drive from Los Angeles, Orange and San Diego counties, there are a large number of second homes in Palm Springs. Approximately 1 million tourists stay in hotels in Palm Springs annually while another 600,000 visitors stay in non-hotel accommodations. They are no doubt attracted by the weather, which includes some 350 days of sunshine. The City of Palm Springs has a bustling downtown area known as the "Palm Springs Strip." Home to over 400 retail shops, boutiques, restaurants and bars, art galleries, and more, it is a vibrant place to explore.

Palm Springs is home to the Palm Springs International Airport (PSP), the Coachella Valley's only international airport. The airport saw a record-breaking 3.3 million passengers in 2025, and is currently undergoing a multimillion dollar, multi-year expansion.

DEMOGRAPHICS	
2025 Population	45,453
Median HH Income	$73,119
No. of Households	24,567

LOCATION OVERVIEW

SITE AERIAL



TRAFFIC COUNTS	
N Indian Canyon Dr @ 20th Ave	17,092
I-10 @ N Indian Canyon Dr	89,322

CONTACTS & DISCLOSURE

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