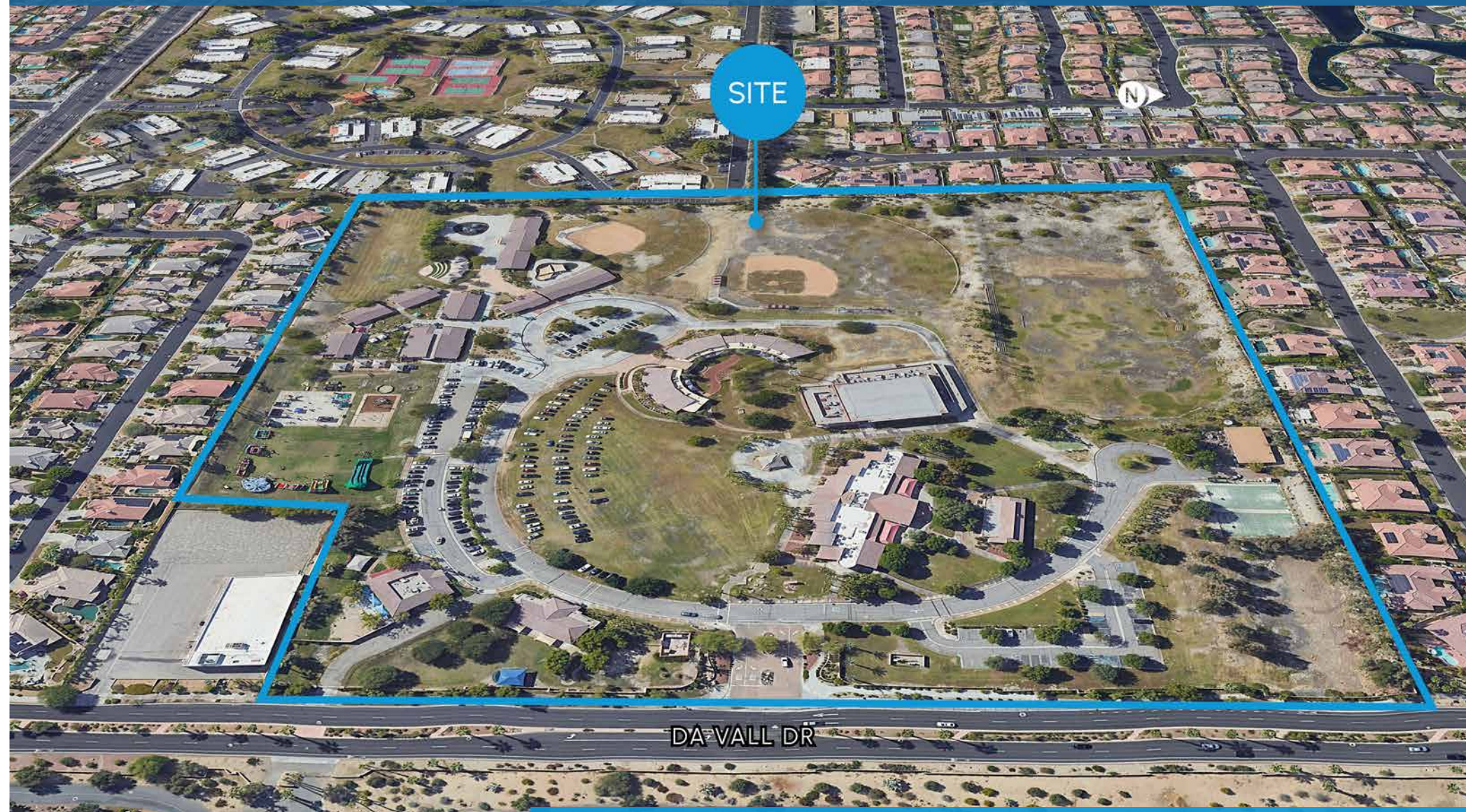


COURT-ORDERED BANKRUPTCY SALE

±90,000 SQFT PRE-K TO 12TH GRADE SCHOOL CAMPUS ON 36 ACRES

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



35525 DA VALL DR.
RANCHO MIRAGE, CA | 92270

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TABLE OF CONTENTS

OPPORTUNITY OVERVIEW	3
PROPERTY OVERVIEW	4
AERIAL MAP	6
PRE-SCHOOL	7
LOWER SCHOOL	10
MIDDLE SCHOOL/SCIENCE BUILDING	16
UPPER SCHOOL	20
GYMNASIUM	24
MAINTENANCE BUILDING	28
ATHLETIC FIELDS	29
PARCEL MAP	30
ZONING OVERVIEW	31
AREA OVERVIEW	32
TRADE AERIAL AND PROXIMITY MAPS	34
DEMOGRAPHICS	36



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OPPORTUNITY OVERVIEW

AN OUTSTANDING OPPORTUNITY to purchase a turnkey Pre-K to 12th grade educational campus in the heart of the Coachella Valley. The Pre-School and Lower School each have separate, secured campuses with extensive outdoor recreation areas. The Middle School and Upper School each also have separate facilities for identity and student flow. A freestanding gymnasium and performance stage serve the student population in addition to extensive athletic fields.

This is a court-supervised sale and will be subject to court approval.



36.63-Acre School Campus



**± 89,327 SqFt of buildings
± 53 Classrooms**



**Dedicated Pre-School, Lower School,
Middle School & Upper School Settings**



**Full-Size Gymnasium
& Performance Stage**



Multiple Athletic Fields



**Black-Box Performance Theater
& Science Building**



**Outstanding Central
Coachella Valley Location**



Excellent Demographics



Price: \$14,100,000

PROPERTY OVERVIEW

Address: 35525 Da Vall Drive,
Rancho Mirage, CA 92270

Former Occupant: Palm Valley School

Property Size: 36.63 Acres (Per County Assessor)

APNs: 673-250-021 & 673-250-022

Existing Use: Former Private School;
Pre-K Through 12th Grade

Site Improvements: 16 buildings comprising ±53 classrooms
Administrative offices
Dedicated preschool, lower school, middle school & upper school settings
Full size gymnasium/performance stage
Extensive athletic fields including baseball, softball & football/soccer/lacrosse
Outdoor & indoor performance areas plus a black-box theater
155 parking spaces (expandable)



Campus Breakdown: (Buyer to confirm all sizes/configurations)

Pre-School: 2 Buildings, Built 1992
8,482 SqFt 8 Classrooms
2 Outdoor Play Areas

Lower School: 8 Buildings, Built 2007/2008
25,496 SqFt 21 Classrooms
3 Outdoor Lunch Areas
Playground
Sports Courts
2 Outdoor Play Fields
Amphitheater

Middle School & Science Building: 2 Buildings, Built 1992
19,480 SqFt Administrative Offices
16 Classrooms
Black Box Theater
Outdoor Lunch Area

Upper School: 2 Buildings, Built 2014
11,668 SqFt 8 Classrooms
Serving Kitchen

Gymnasium: Built 2001
21,000 SqFt Regulation Basketball Court (2 Half Courts)
Performance Stage
Weight Room
Snack Bar
Props Room
Portable Bleachers

Extensive Athletic Facilities: Softball Field
19,480 SqFt Baseball Field
Soccer/Football/Lacrosse Field (Approx. 320'x700')
Two Outside Basketball Courts

Maintenance Building: Built 1992
11,668 SqFt

Extensive Parking Areas Expandable

Cell Tower Details to be provided

Neighborhood: Surrounded on three sides by low and medium density single-family residential with Mission Hills Country Club located across Da Vall Drive.



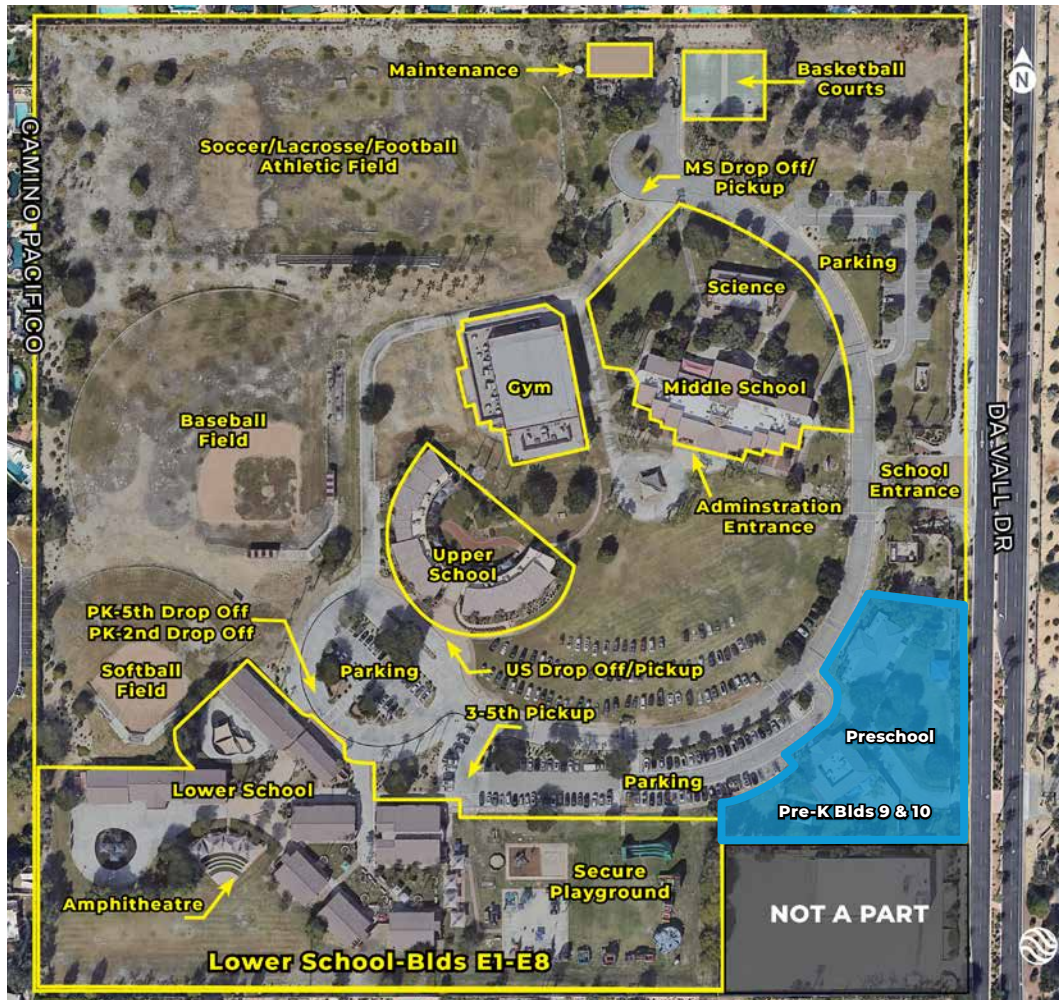
Pre-School Campus

8,482 SqFt

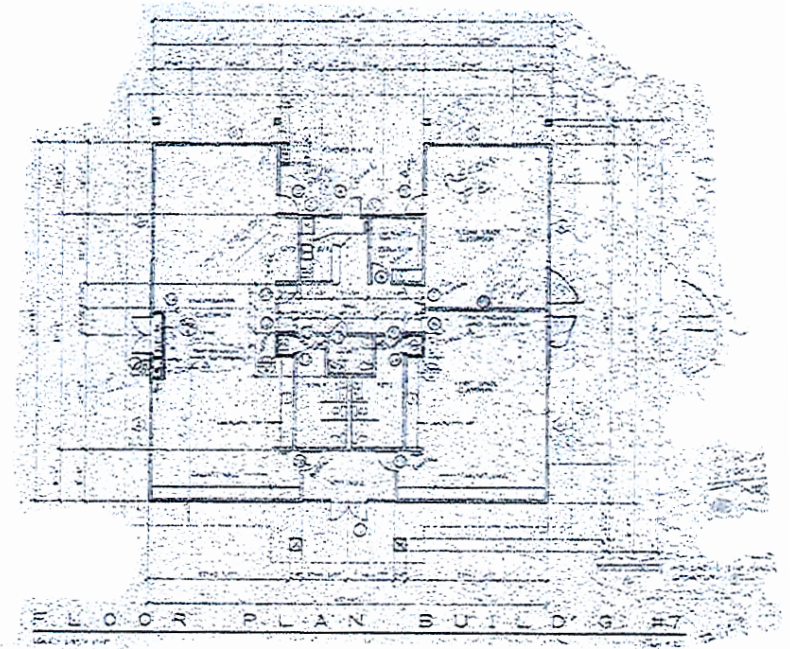
- ✓ 2 Buildings, Built 1992
- ✓ 8 Classrooms
- ✓ 2 Outdoor Play Areas



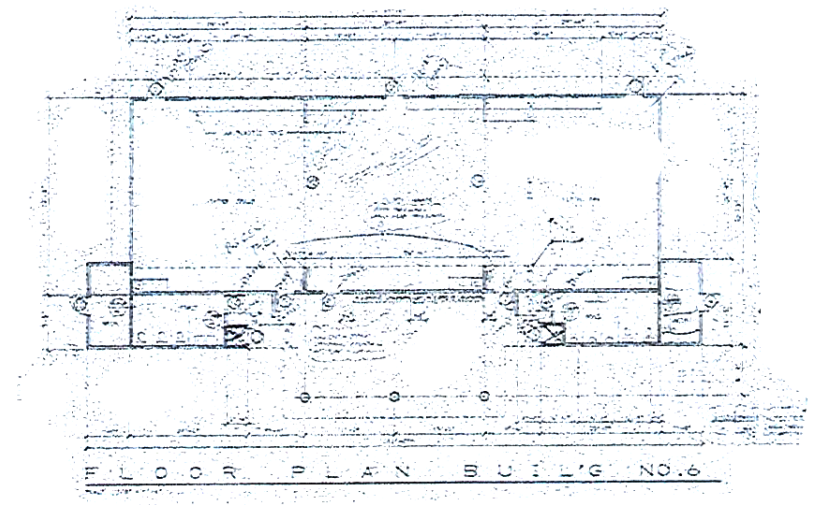
(Best plans available)



Building 1



Building 2



PRE-SCHOOL — PHOTOS



Lower School

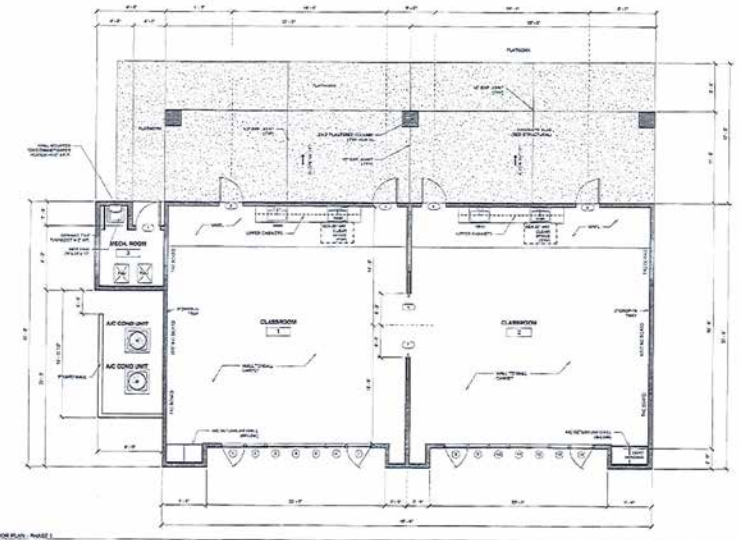
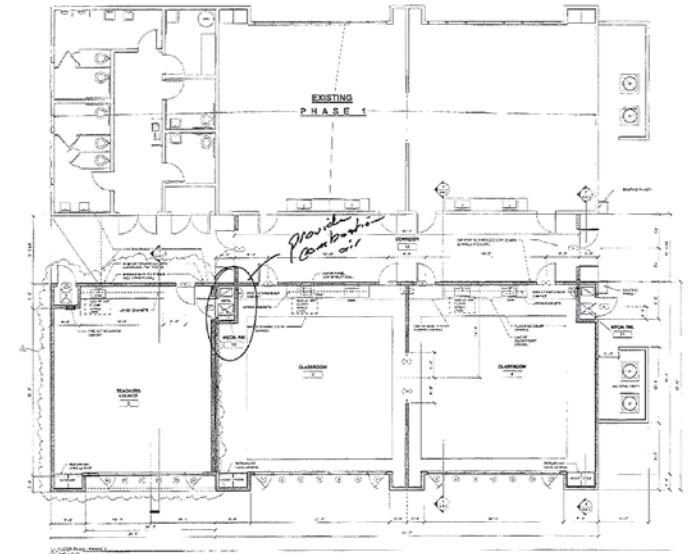
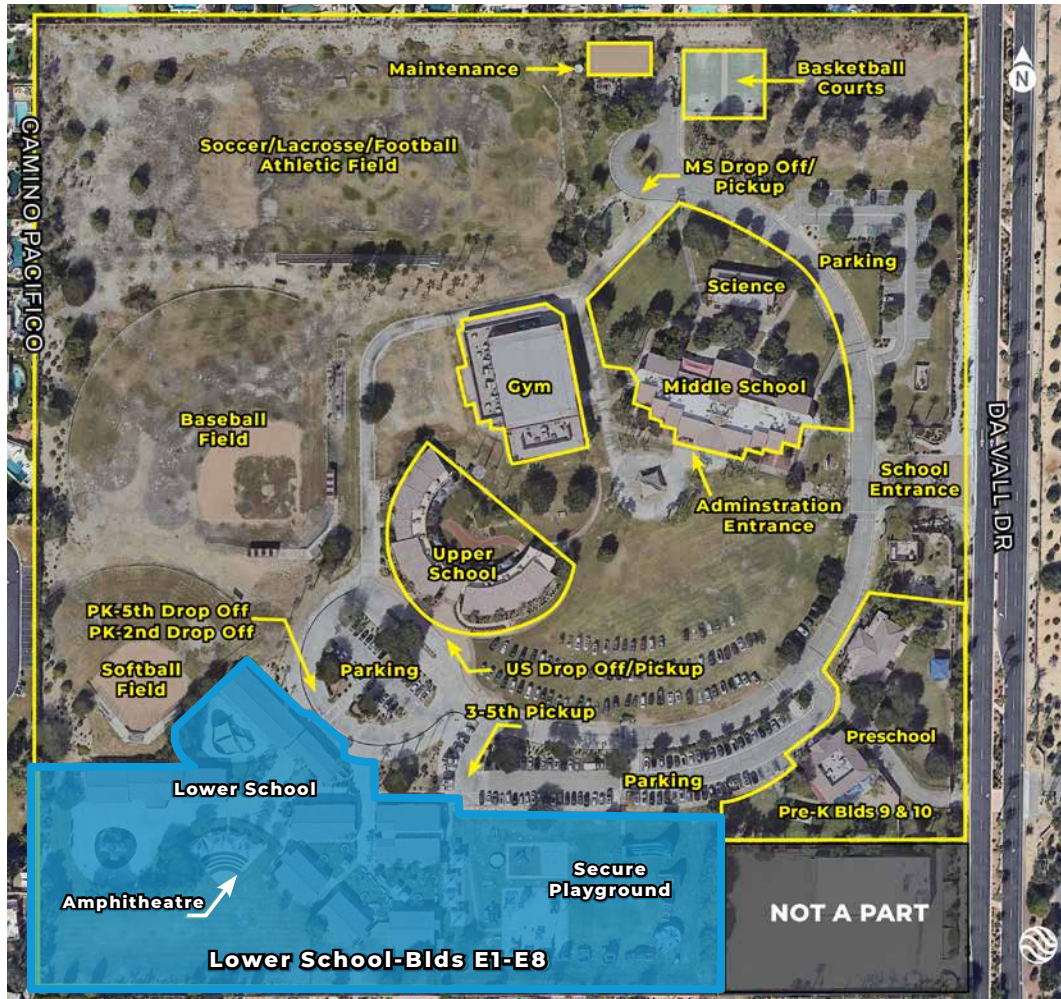
25,496 SqFt

- ✓ 8 Buildings, Built 2007/2008
- ✓ 21 Classrooms
- ✓ 3 Outdoor Lunch Areas
- ✓ Playground
- ✓ Sports Courts
- ✓ 2 Outdoor Play Fields
- ✓ Amphitheater

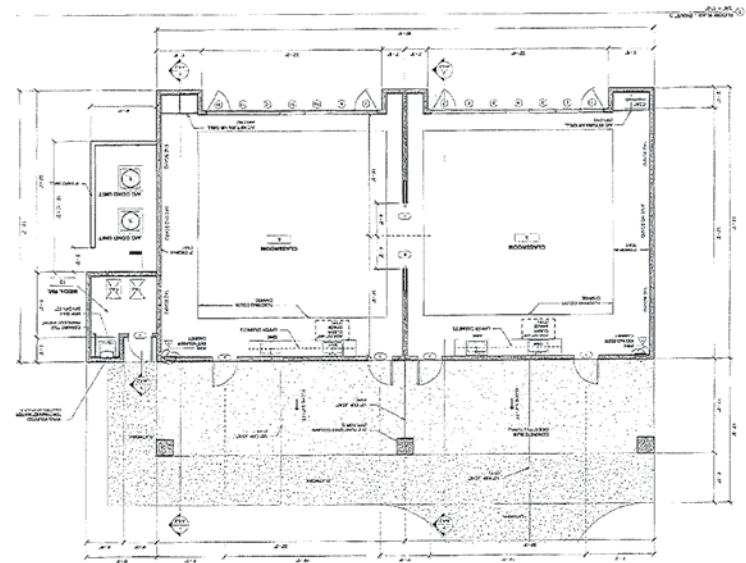
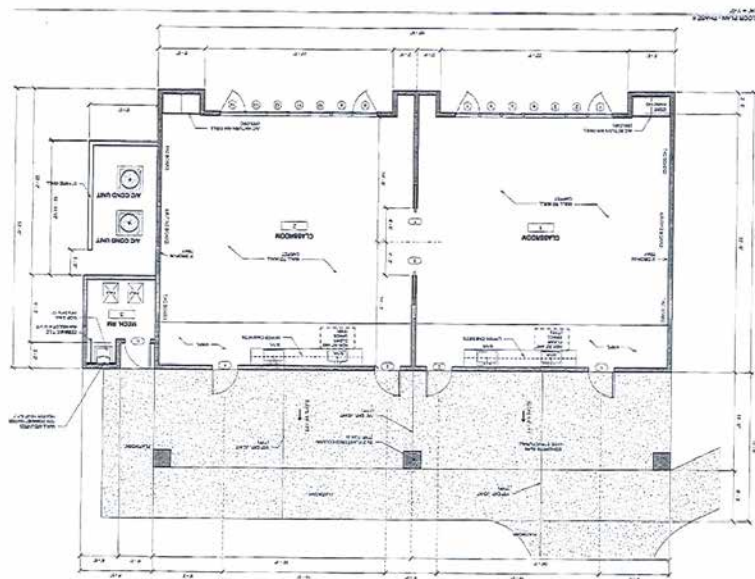
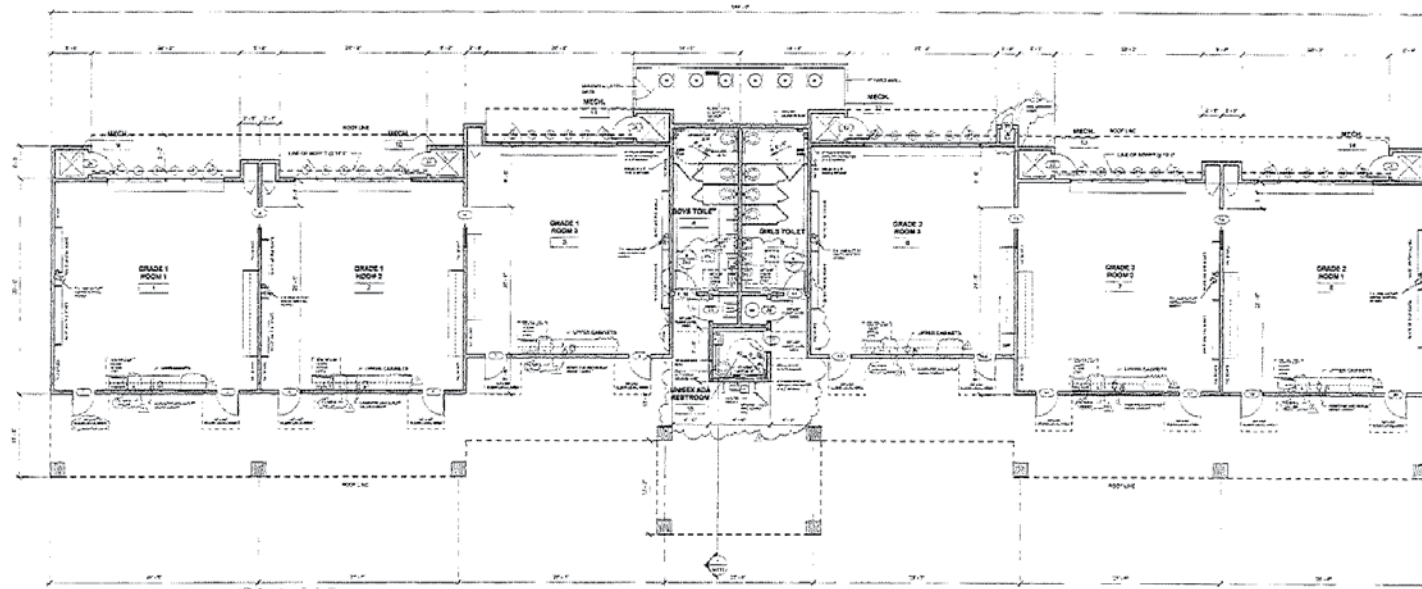


LOWER SCHOOL — FLOOR PLANS

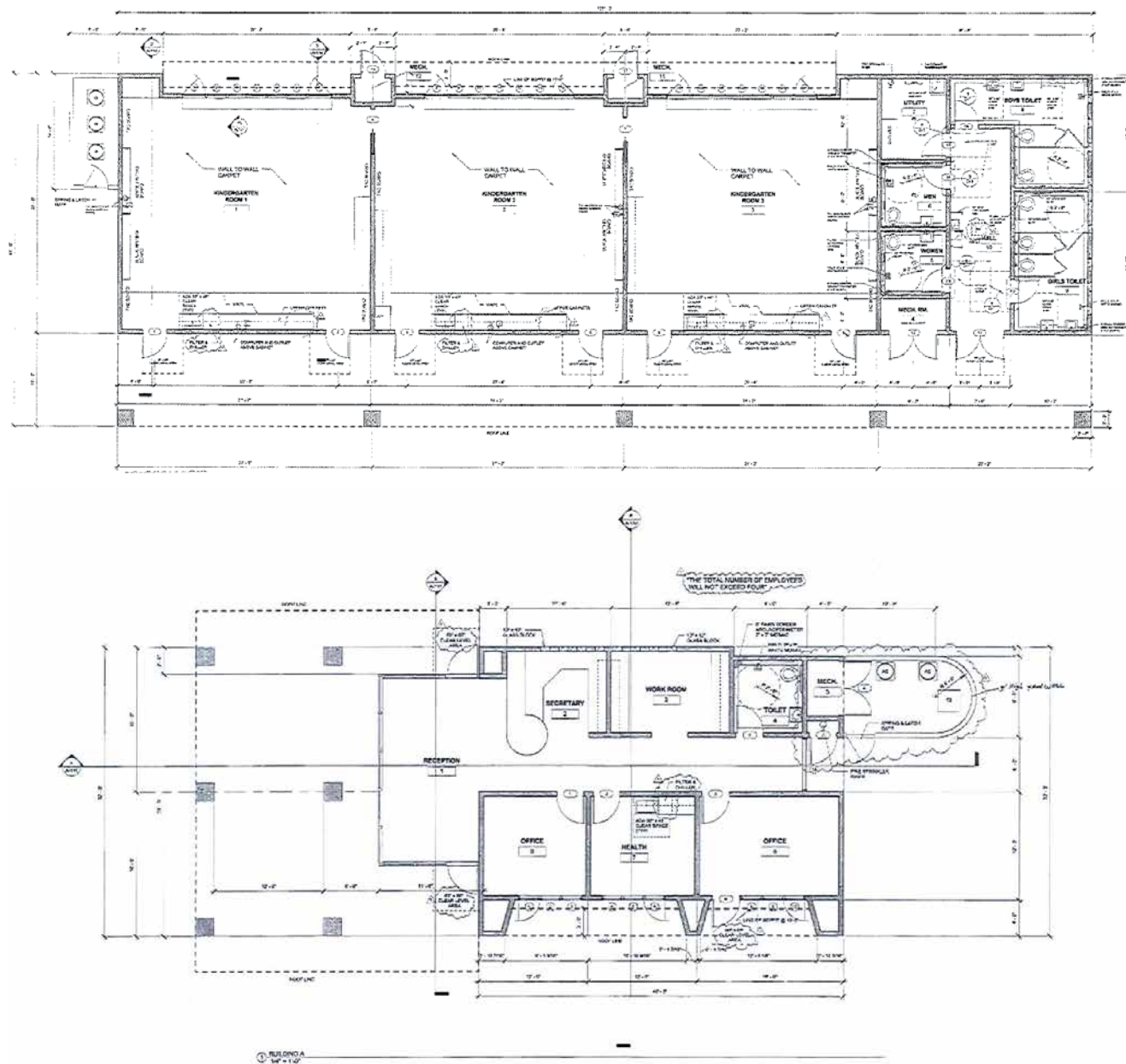
Seven of eight buildings shown



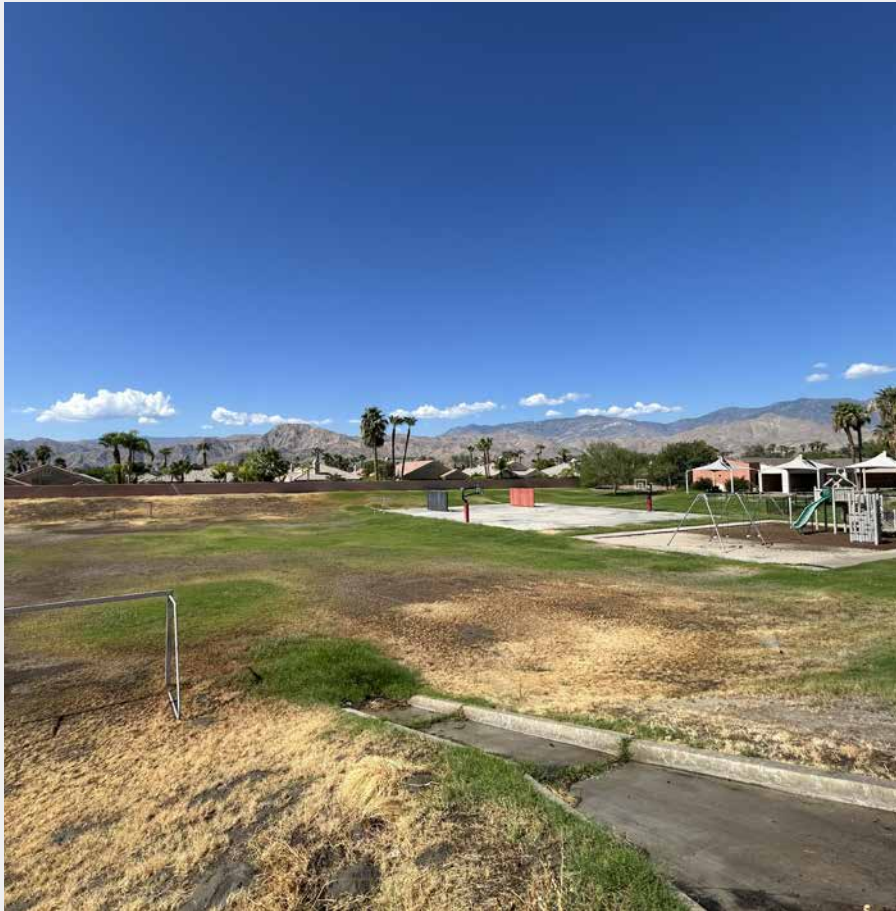
LOWER SCHOOL — FLOOR PLANS



LOWER SCHOOL — FLOOR PLANS



LOWER SCHOOL — PHOTOS



LOWER SCHOOL — PHOTOS



Middle School/Administration Science Building

19,480 SqFt

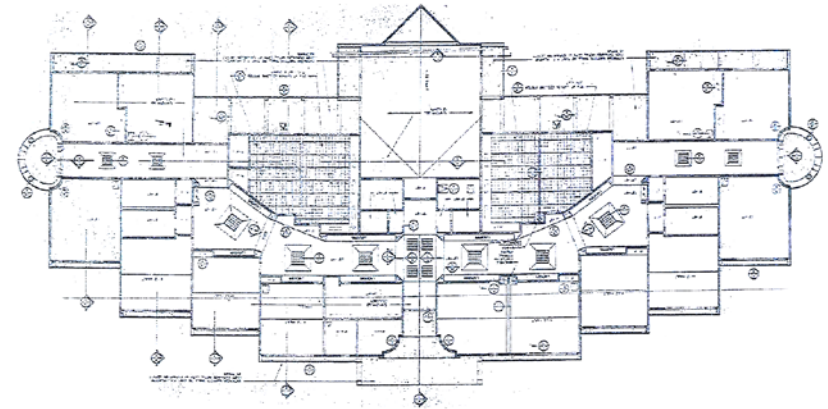
- ✓ 2 Buildings, Built 1992
- ✓ Administrative Offices
- ✓ 16 Classrooms

- ✓ Black-Box Theater
- ✓ Outdoor Lunch Area

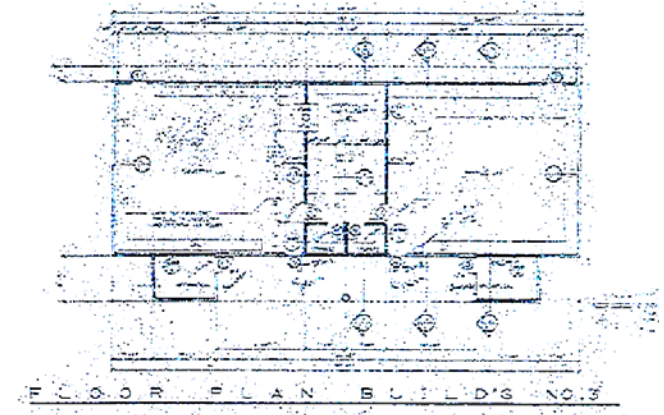


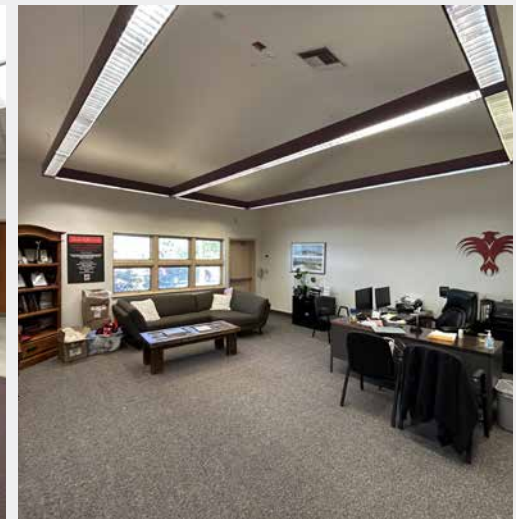


Middle School/Administration Building



Science Building





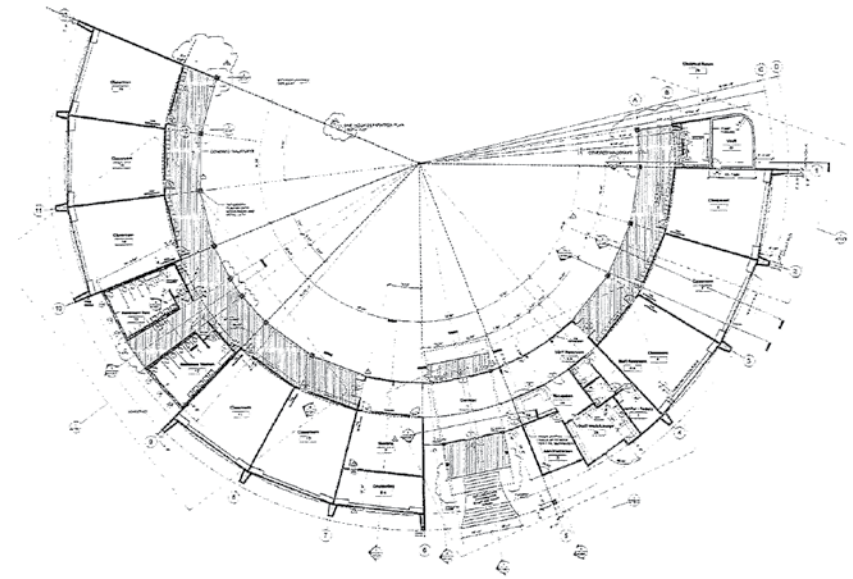
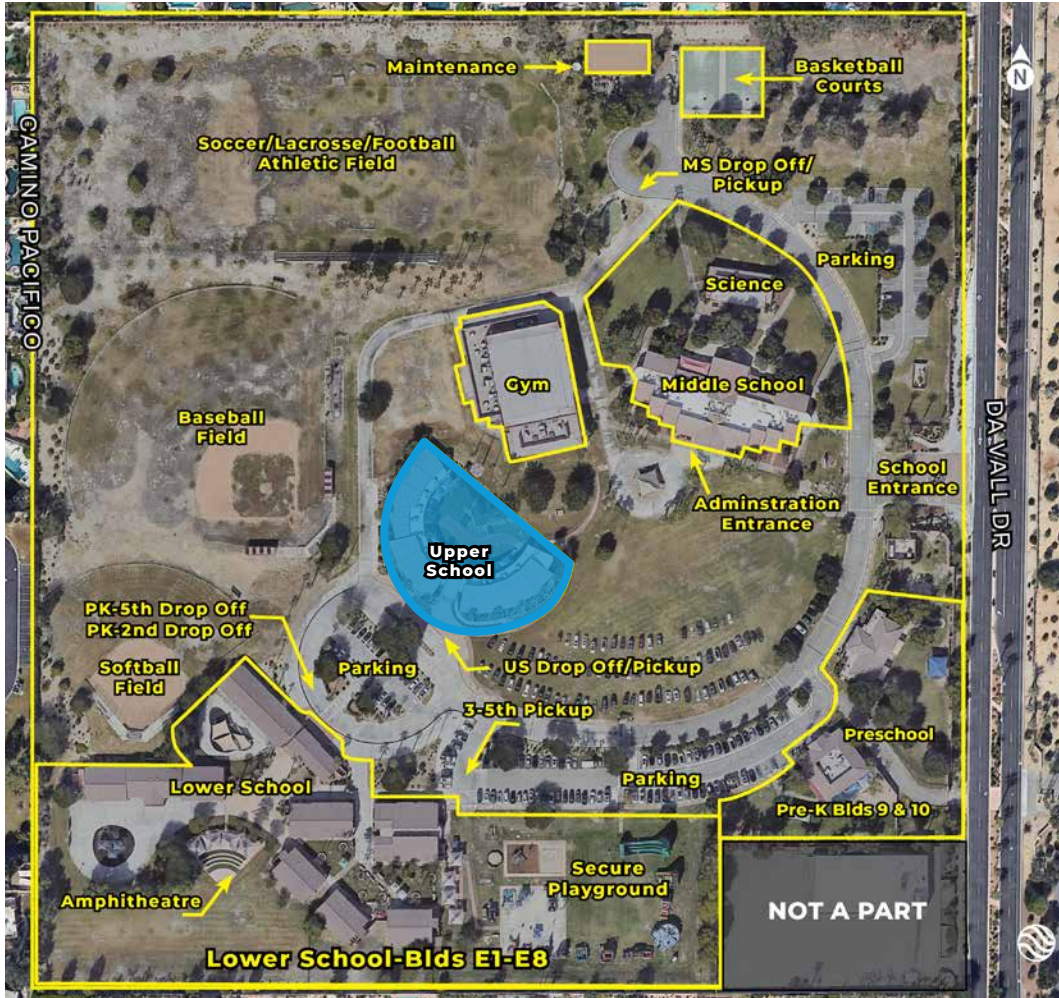


Upper School

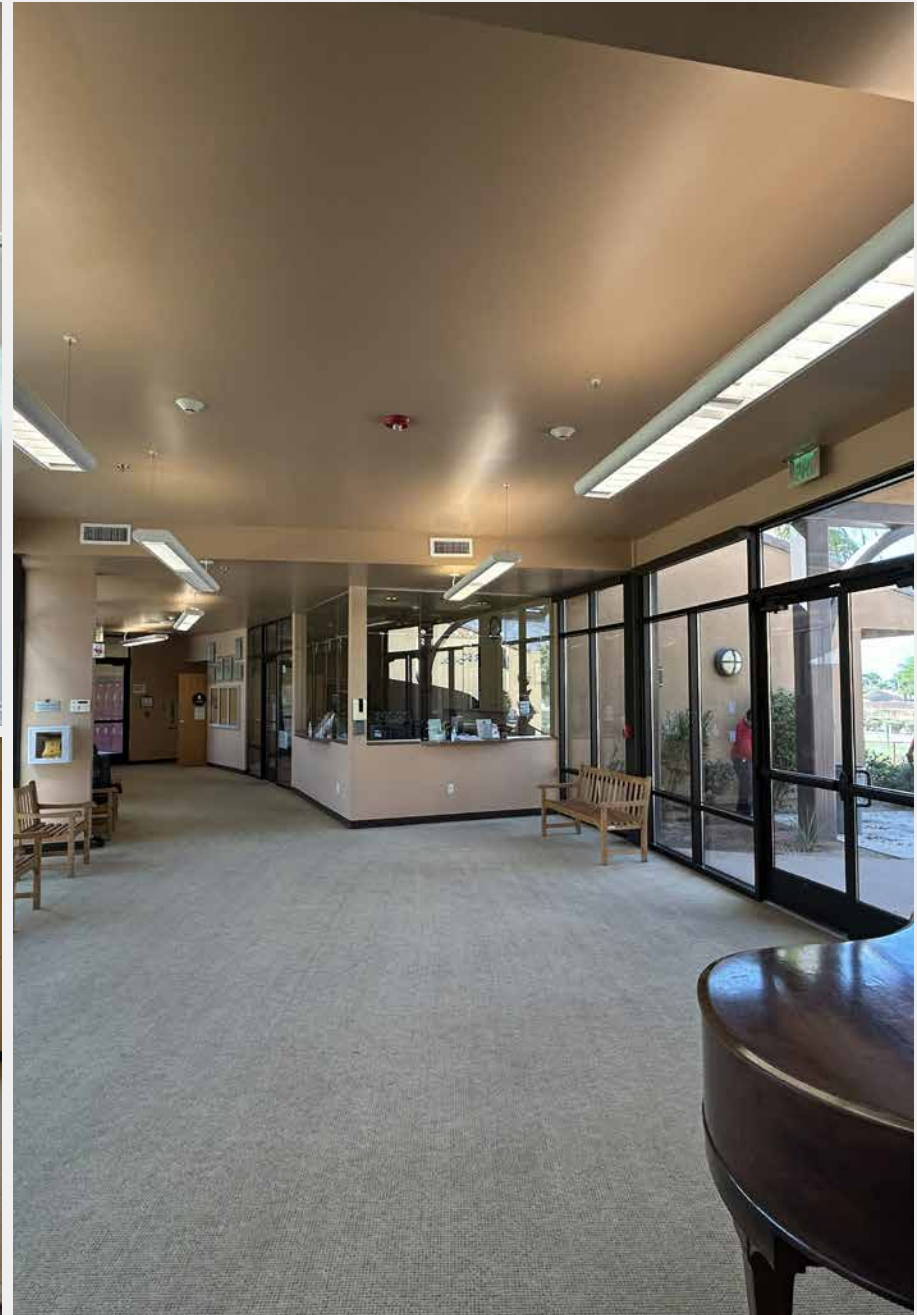
11,668 SqFt

- ✓ 2 Buildings, Built 2014
- ✓ 8 Classrooms
- ✓ Serving Kitchen









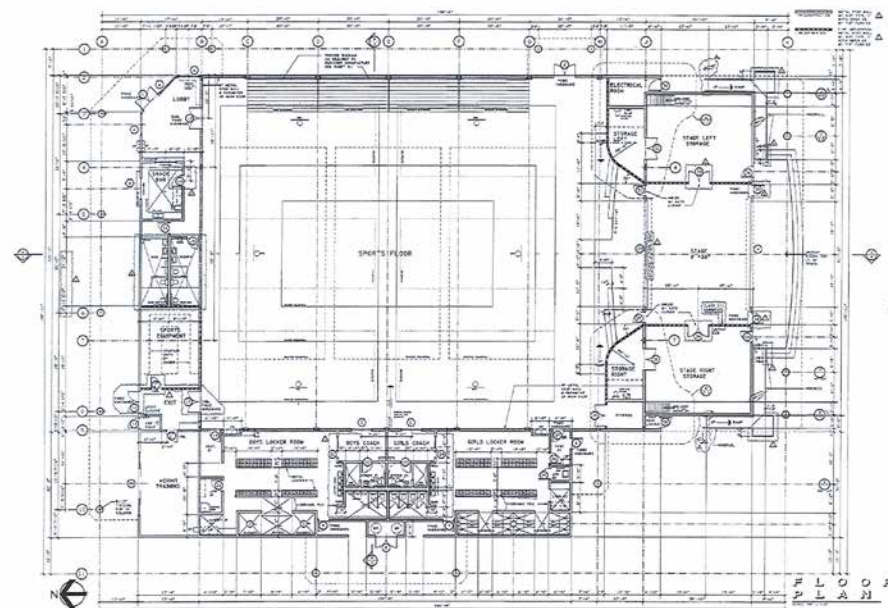
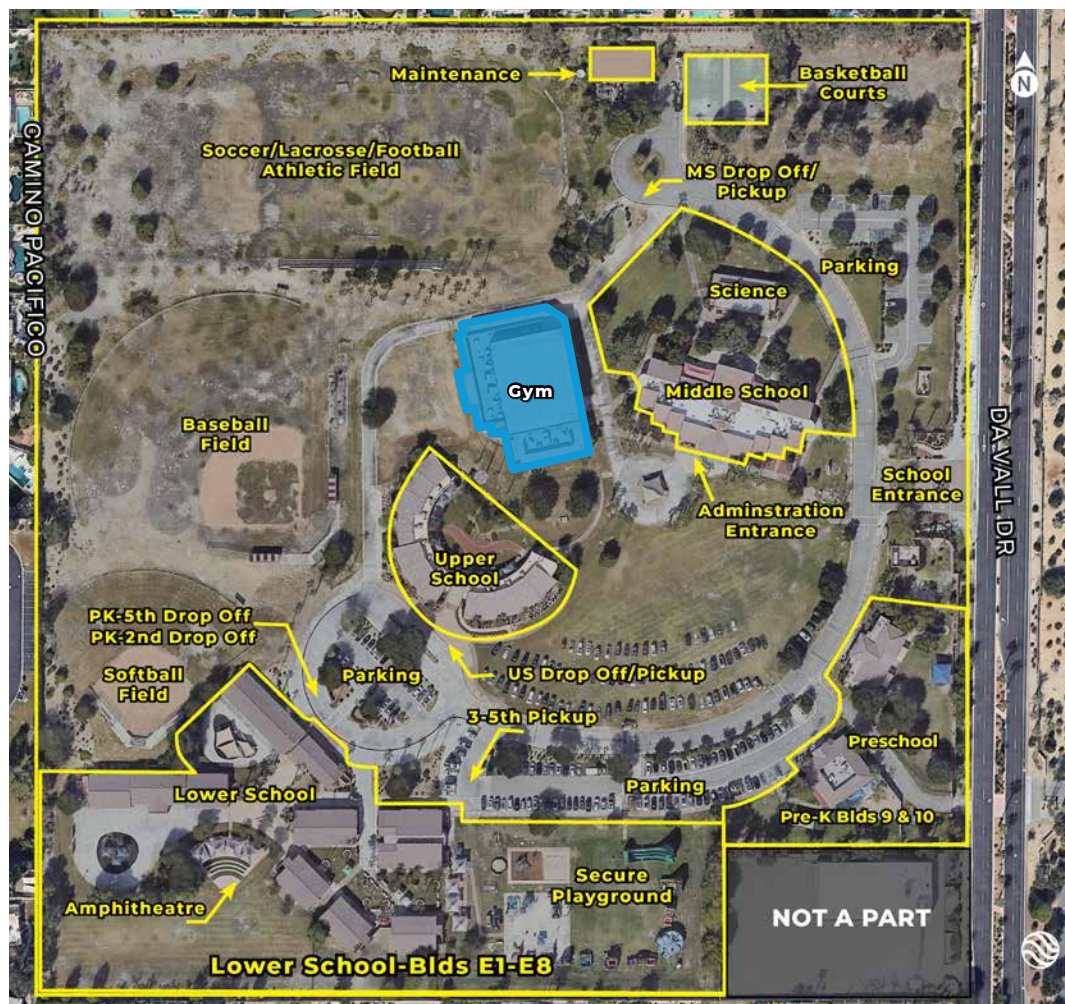
Gymnasium

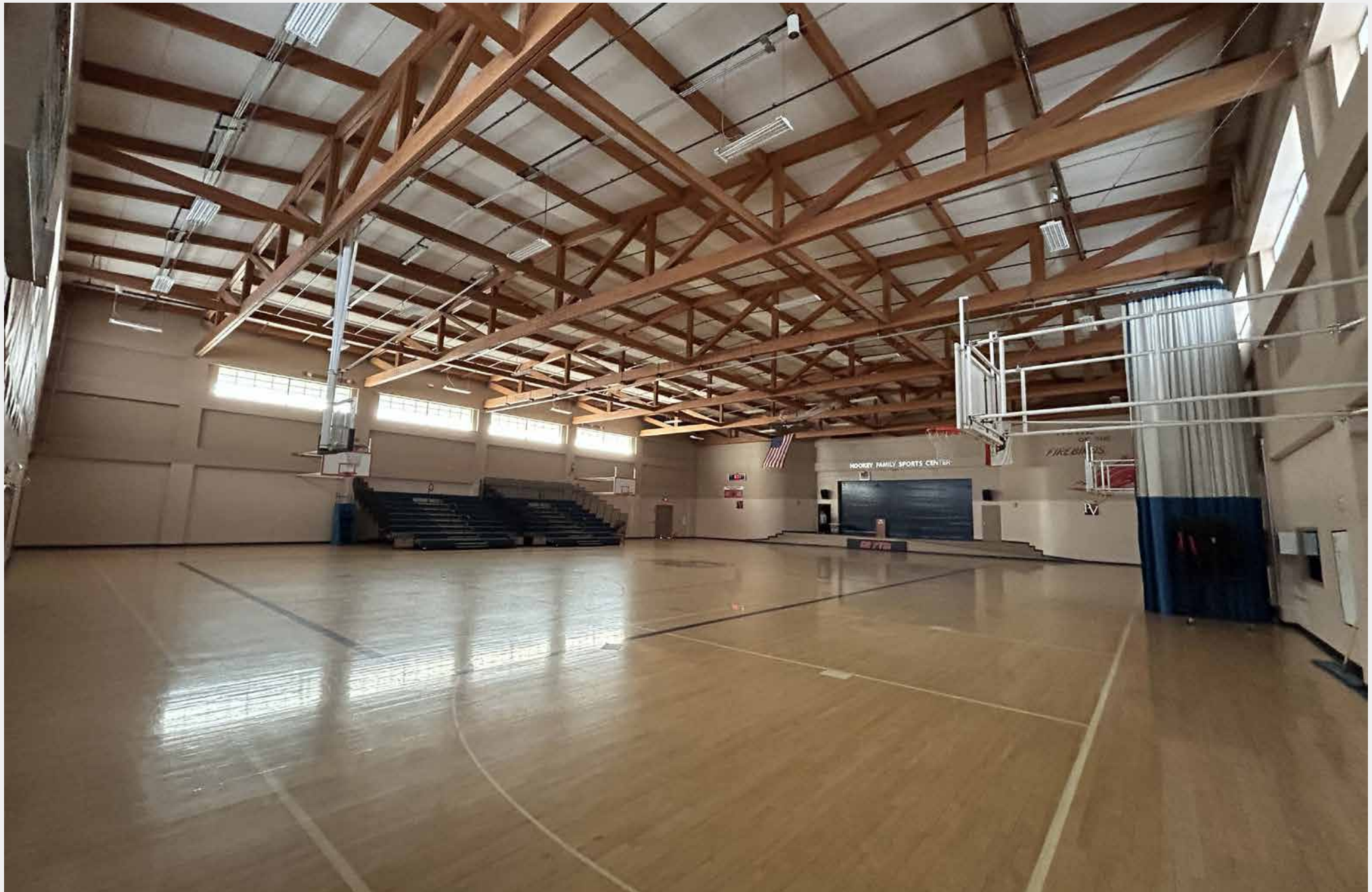
21,000 SqFt

- ✓ Built 2001
- ✓ Regulation Basketball Court (2 Half Courts)
- ✓ Performance Stage
- ✓ Weight Room
- ✓ Snack Bar
- ✓ Props Room
- ✓ Portable Bleachers



GYMNASIUM — FLOOR PLANS





GYMNASIUM — PHOTOS



Maintenance Building

3,200 SqFt

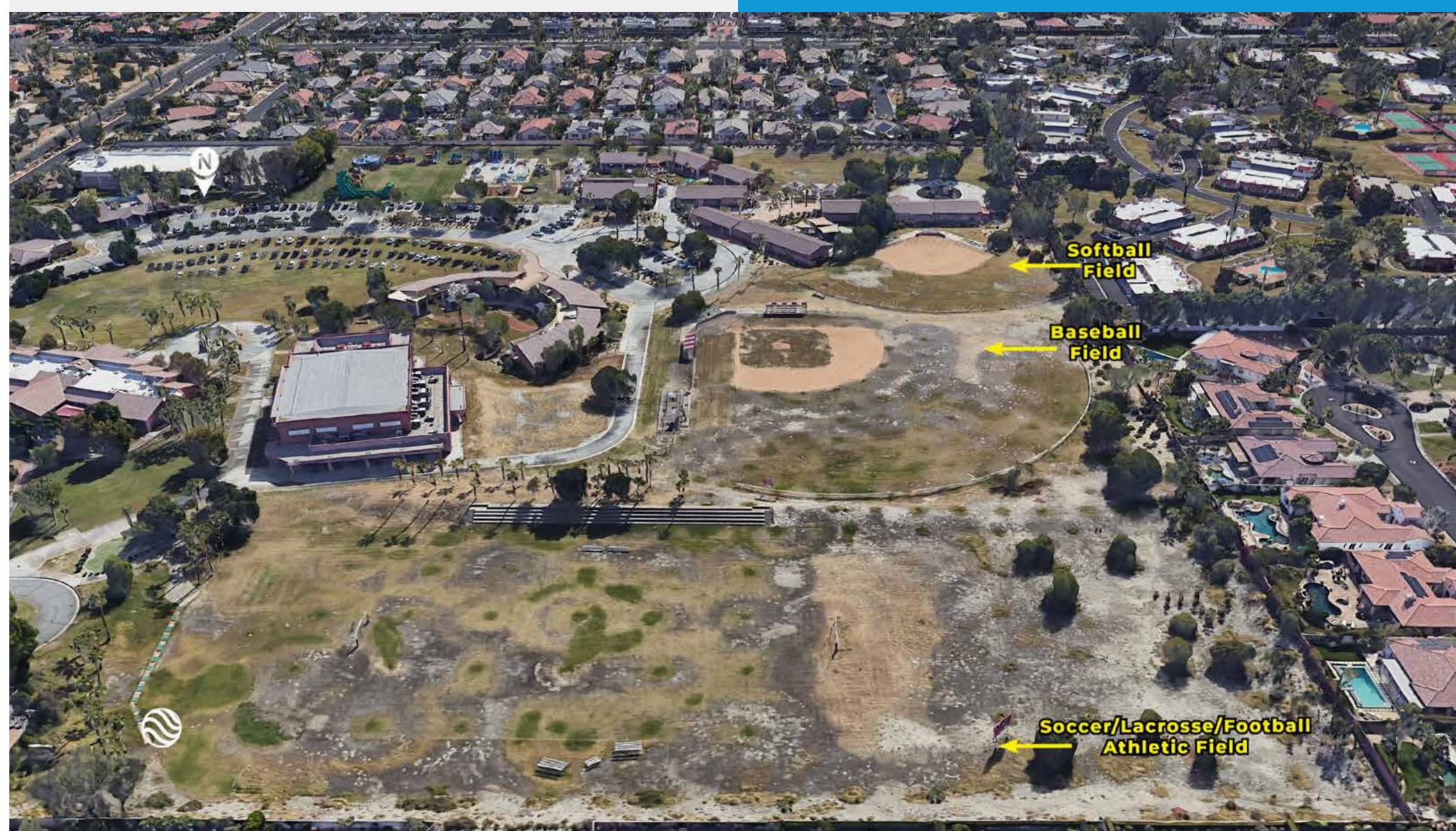
✓ Built 1992



Athletic Fields

- ✓ Softball Field
- ✓ Baseball Field

- ✓ Soccer/Football/Lacrosse Field (Approx. 320'x700')
- ✓ Two Outside Basketball Courts



PARCEL MAP

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

OCT 23 2007

SEC. 27 T. 4S., R. 5E
CITY OF CATHEDRAL CITY RANCHO MIRAGE

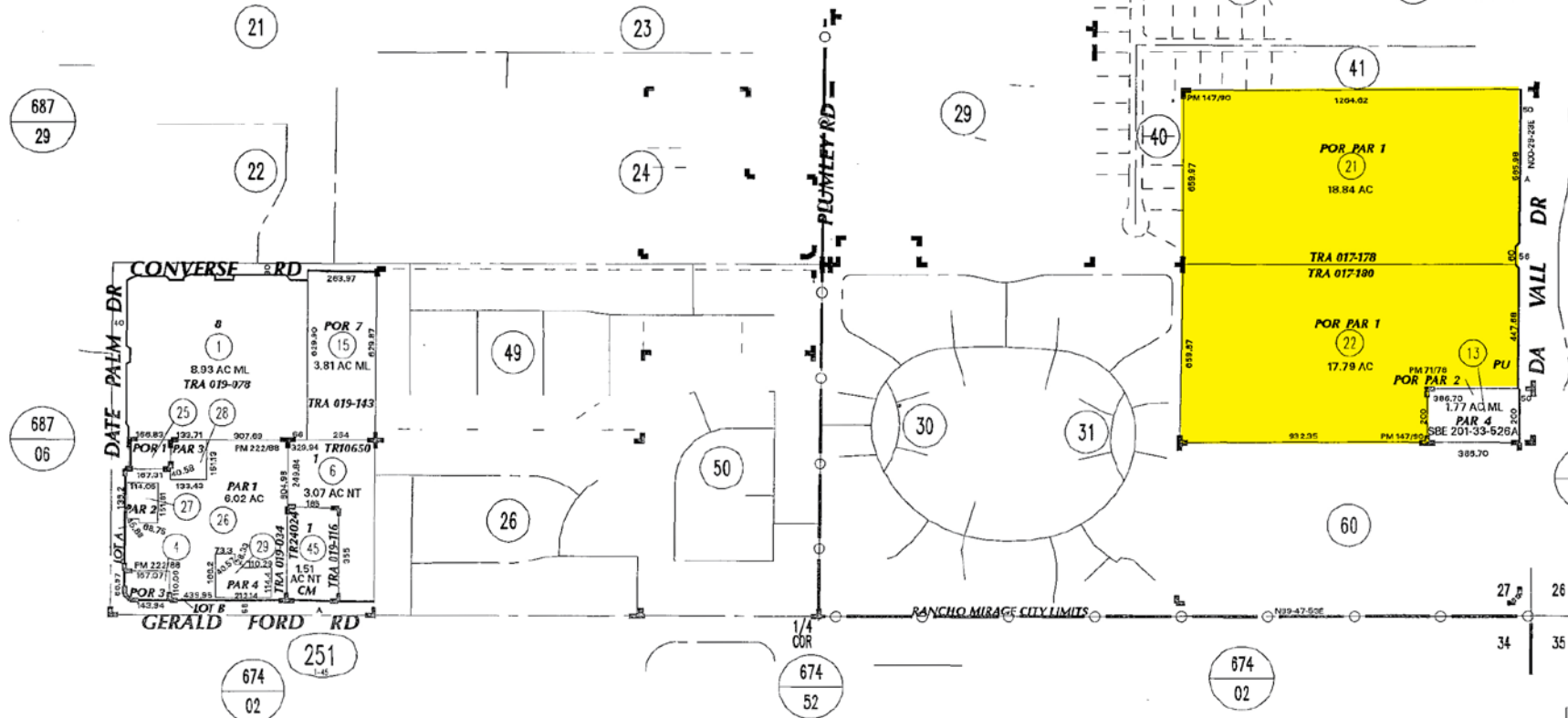
T.R.A. 017-178
017-175
017-180
019-143
019-078
017-076
017-070
019-026
019-034
019-116

673-25

672-42
SHEET 1 OF 2

676
04

1" = 400'
ANGLE = 0°



MB 110/76-77 TRACT NO. 10650
MB 10/94 PLUMLEY & SON SUBDIVISION
PM 71/78-80 PARCEL MAP 14403
PM 81/92-93 PARCEL MAP 15910
PM 147/90-91 PARCEL MAP 22501
MB 207/84-85 TRACT NO. 24024
PM 194/46-47 PARCEL MAP NO. 29303
PM 222/89-90 PARCEL MAP 35591

DATE	OLD NUMBER	NEW NUMBER
10/99	5	15,51
10/99	8	16,51
10/99	9	17,51
2/00	10-11	18-19
DATE	OLD NUMBER	NEW NUMBER
6/90	230-1	28
12/90	7	231-1-43
01/91	19,20	PG. 29-10
07/96	15	22-24
08/96	16	PG. 45-50
09/96	17	PG. 50
12/99	23,24	PG. 29
09/01	14	PG. 53
02/02	1	25,51
10/02	250-1	26-29

DATA: RS 30/22
RS 58/1
LLA 5-047
LLA 5-071
LLA 89/11

ASSESSOR'S MAP BX673 PG.25
Riverside County, Calif.

COPY

Oci 2007

ZONING OVERVIEW

The property's zoning designation is "P (Institutional) Zone" for institutional/public school purposes. The City has not undertaken any policy direction identifying an alternative preferred use for the site.

Allowable Uses in the P Zoning District:	Public and private schools
	City Hall
	Fire station
	Government offices
	Hospitals, including convalescent
	Police station
	Post office
	Public buildings and grounds (auditoriums, courts, libraries, museums, etc.)
	Emergency shelters
Allowable Uses subject to the approval of a conditional use permit (CUP):	Churches (places of worship)
	Public utility stations
	Temporary parking lots

The immediately surrounding area is zoned residential; either R-M "Residential Medium Density" Zone (allows 4 du/acre) or R-H "Residential High Density" Zone (allows 5-9 du/acre). Residential development requires a General Plan Amendment / Zoning Map Amendment (GPZMA). Any proposal for redevelopment would be evaluated based upon the specific project submitted, applicable development standards, environmental review, public input and the findings required for approval of the requested entitlements. The process to apply for such a change will require:

General Plan Amendment / Zoning Map Amendment (GPZMA)
Preliminary Development Plan (PDP)
Tentative Parcel Map (TPM)
CEQA Review



THE CITY OF RANCHO MIRAGE is located in the Coachella Valley, a 45-mile stretch of desert in southeast Riverside County on the eastern side of the San Jacinto Mountains. The Valley has nine distinctive communities which houses a population of 380,000 people with an additional 150,000 seasonal residents peaking every January. Tourism adds an additional four million visitors annually. The nine cities move west to east as follows:



Palm Springs

The city of Palm Springs has a village atmosphere with palm-tree-lined streets and is highlighted by its mid-century architecture. Visitors can explore boutique shops, art galleries and alfresco dining set along a stunning desert backdrop.

Desert Hot Springs

Desert Hot Springs is located “across” Interstate 10 in the foothills overlooking the Coachella Valley. It is located on the North American Tectonic Plate, and this unique geology is the source of the city’s world-famous hot mineral springs.

Cathedral City

Cathedral City is located between Palm Springs and Rancho Mirage and offers a more affordable relaxed alternative to its neighboring cities. With a higher population than both Palm Springs and Rancho Mirage, it has a strong community feel and is the preferred location for those wanting a Palm Springs lifestyle without the luxury price tag.

Rancho Mirage

Once designated as the “playground of Presidents”, Rancho Mirage’s sprawling resort golf courses, lush estates, premier shopping and fine dining are a big draw to support its casual and easygoing lifestyle.

Palm Desert

Palm Desert is a resort destination also known for shopping, commerce, recreation, dining and culture. The mile-long El Paseo is a famed shopping avenue and entertainment area.

Indian Wells

This small city is home to four of the Valley’s premier resorts as well as numerous championship golf courses. The Indian Wells Tennis Garden hosts the BNP Paribas tennis tournament annually with the main court allowing over 16,000 spectators.

La Quinta

La Quinta, located 23 miles east of Palm Springs, is also a resort city and home to several world-famous golf complexes. The city is centered around the world famous La Quinta Resort which opened in 1926.

Indio

Indio, known as the “City of Festivals”, is the largest city in the Valley. It hosts some of the country’s top music festivals including the annual Coachella Valley Music and Arts Festival as well as the popular Stagecoach Country Music Festival.

Coachella

Coachella is the easternmost city in the Valley and is the gateway into the vast agricultural area between the Coachella Valley and the Salton Sea. The city serves as a major agricultural hub in California.



City of Rancho Mirage Contact Information:

City Hall Address:

69825 Highway 111,
Rancho Mirage, CA 92270
Main Phone: (760) 324-4511

City Manager:

Isaiah Hagerman
Phone: (760) 324.4511
isaiahh@ranchomirageca.gov

Planning Department:

Pilar Fløtterud,
Development Services Manager/
Principal Planner
Phone: (760) 328.2266 Ext. 208
pilarf@ranchomirageca.gov
www.RanchoMirageCa.gov

Public Works:

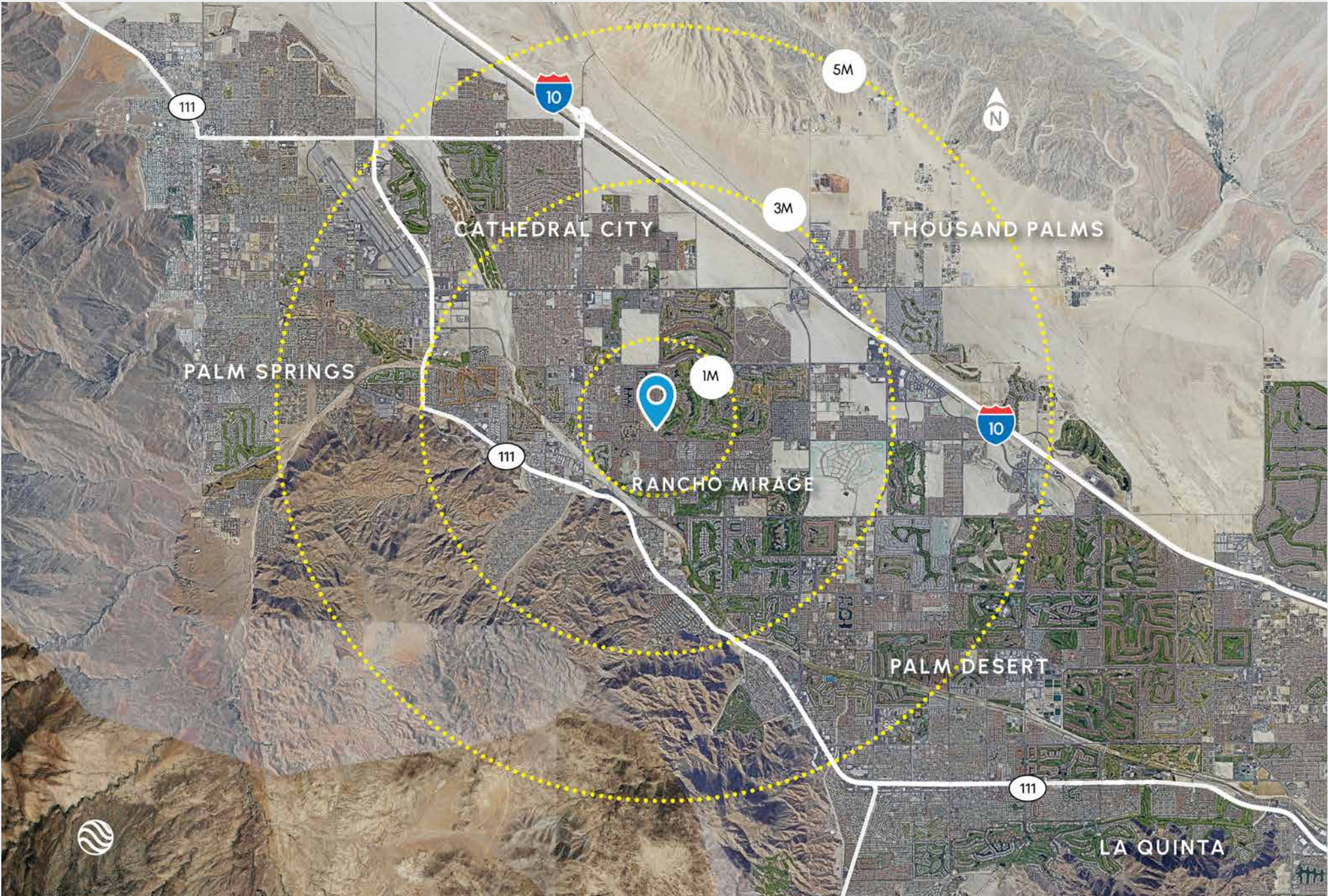
Ryan Stendell
Assistant City Manager
Phone: (760) 770.3224
ryans@ranchomirageca.gov

LOCATED IN THE HEART OF THE COACHELLA VALLEY, Rancho Mirage has evolved into a vibrant city that is the educational, retail and cultural hub of the Valley. It is also the location of the largest medical complex in the Valley, the renowned Eisenhower Medical Center, the Betty Ford Center and Agua Caliente Casino. The Walt Disney Company is in final construction of the first phase of its 618-acre master planned residential community with a man-made 22-acre lake as a centerpiece feature. When completed, the development will encompass 2,000 homes consisting of estates, single-family and multi-family residences. Rancho Mirage's world-class resorts and golf courses allow for relaxation, recreation and refined living in one of the safest cities in Southern California. Incorporated in 1973, Rancho Mirage encompasses approximately 25 square miles with approximately 18,000 permanent residents and approximately 20,000 seasonal residents.





PROXIMITY MAP

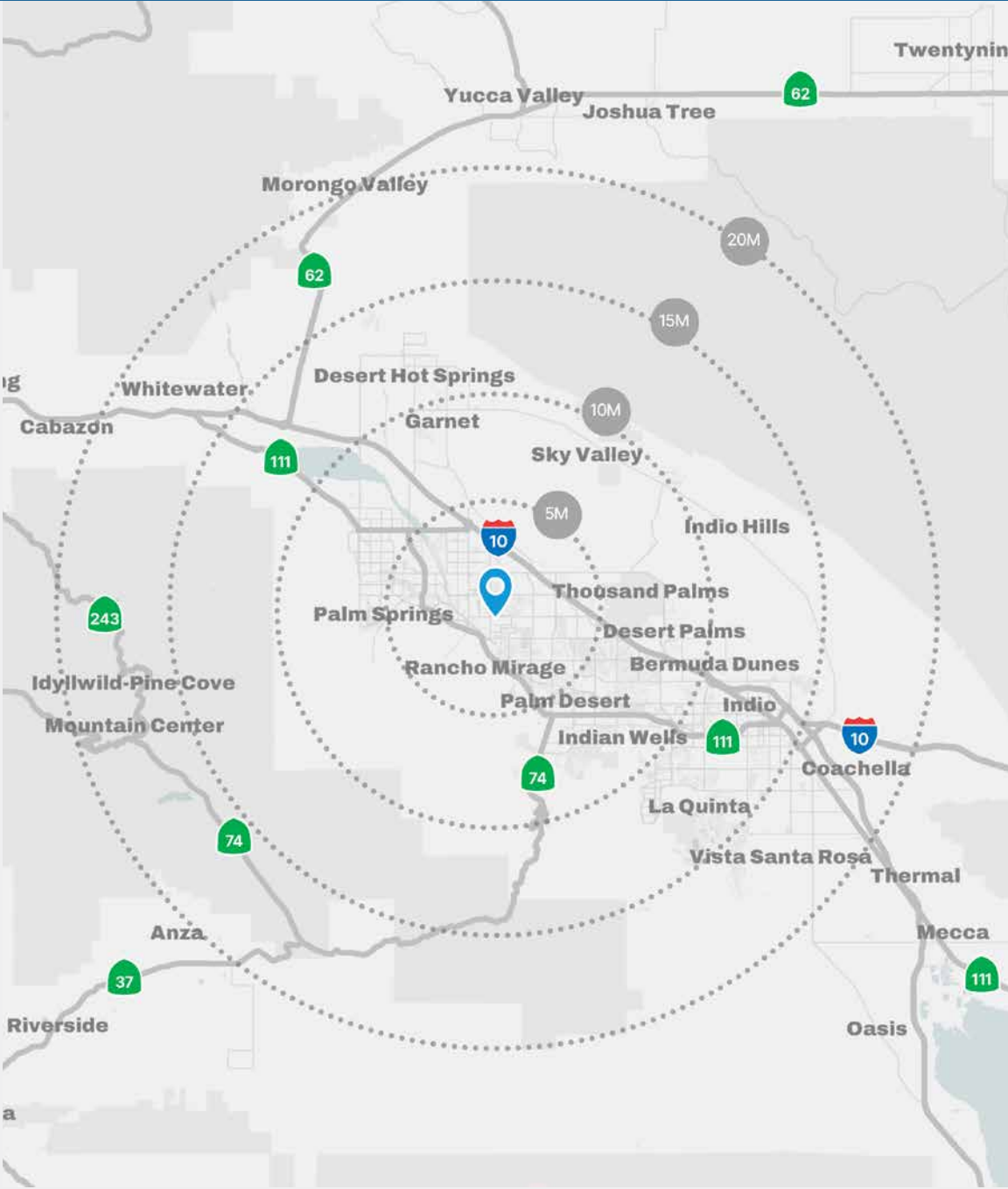


AREA DEMOGRAPHICS

Population	5 Mile	10 Mile	15 Mile
Estimated Population (2026)	119,543	250,454	430,004
Projected Population (2030)	122,720	257,000	439,482
Census Population (2020)	99,475	205,828	366,864
Census Population (2010)	97,886	201,632	348,518
Estimated Population Density/SM (2025)	1,523	798	608
Trade Area (Sq Mi)	78.5	314.0	706.8

Households	5 Mile	10 Mile	15 Mile
Estimated Households (2026)	53,912	120,235	184,199
Projected Households (2031)	55,490	123,341	189,268
Census Households (2020)	42,024	94,050	149,161
Census Households (2010)	39,970	89,399	138,180
Projected Annual Growth (2025-2030)	0.6%	0.5%	0.6%
Historical Annual Change (2010-2025)	2.2%	2.2%	2.1%

Average Household Income	5 Mile	10 Mile	15 Mile
Estimated Average HH Income (2026)	\$132,005	\$137,659	\$131,674
Projected Average HH Income (2031)	\$132,000	\$137,465	\$131,721
Projected Annual Change (2025-2030)	-\$5	-\$194	\$46
Historical Annual Change (2000-2025)	4.1%	4.3%	4.4%



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RANCHO MIRAGE, CA | 92270

RANCHO MIRAGE

SITE

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