

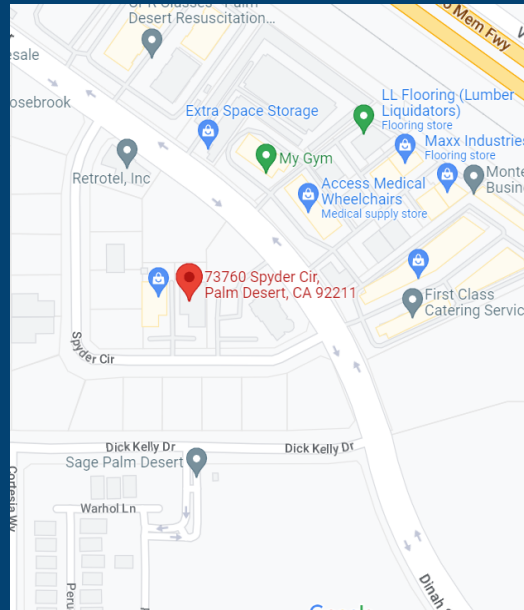


OFFERING

73-760 Spyder Circle Offer a rare investment opportunity to own newer industrial buildings close to the favored Dinah Shore Drive service Industrial area of Palm Desert.

73-760 Spyder Circle has a tenant Ben Clymer's Body Shop. Their occupancy contract will end on Feb 1, 2024.

The property developed in 2006 and offers attractive architecture, ample parking, concrete parking lot and access. The industrial market in the Palm Desert area has very low vacancy rate with growing demand.



**73 - 760 Spyder
 Circle, Palm Desert**

**\$2,695,000
 SALES PRICE**

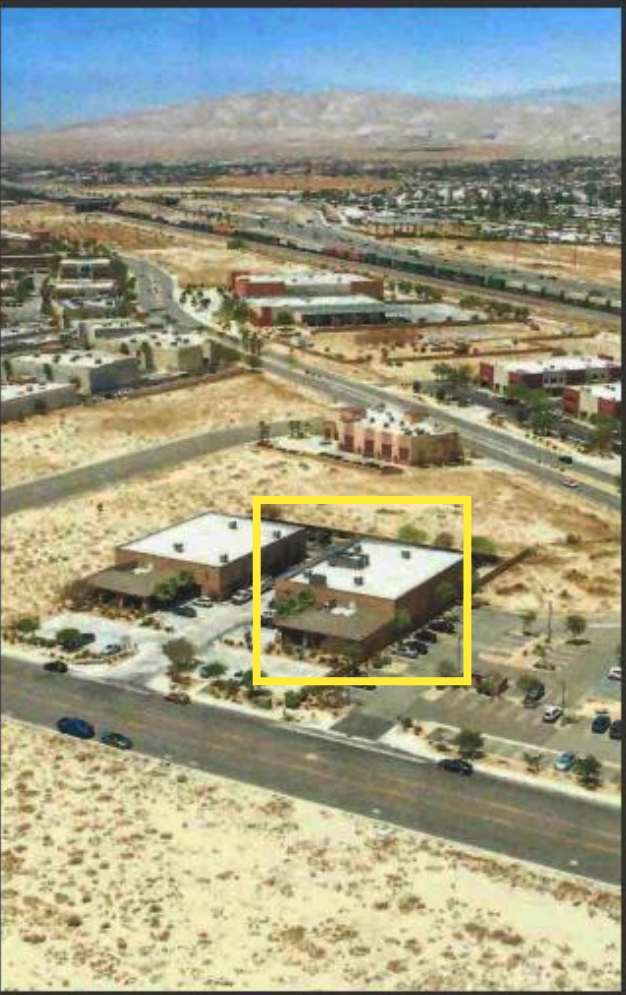
BUILDING HIGHLIGHTS

- Buildings of 9,680 SF
- 8000 SF warehouse, 1680 SF Office Building.
- Total SQFT 9,680
- Tenants: The Works & Clymer's Body Shop
- Year Built: 2006



Bert Garland
 Investment Broker
 CalBRE: 00873468
 Direct: 760.774.1048





Assessor's Parcel Number: 694-240-048

Zoning: I-BP Industrial Business Park

Address: 73 – 760 Spyder Circle Palm Desert, California

Building SQFT: 9,680 SF

Year Built: 2006

Construction Type: Frame & Stucco

Warehouse Floor Area: 8,000 SF

Warehouse Doors: 2, 12'x 14' grade level doors in each building

Office Floor Area: 1,680 SF

Stories: Single Story

HVAC for office area, evaporative coolers for warehouse

Ingress / Egress: From Dinah Shore

\$2,695,000

ASKING PRICE

73 - 760 Spyder Circle

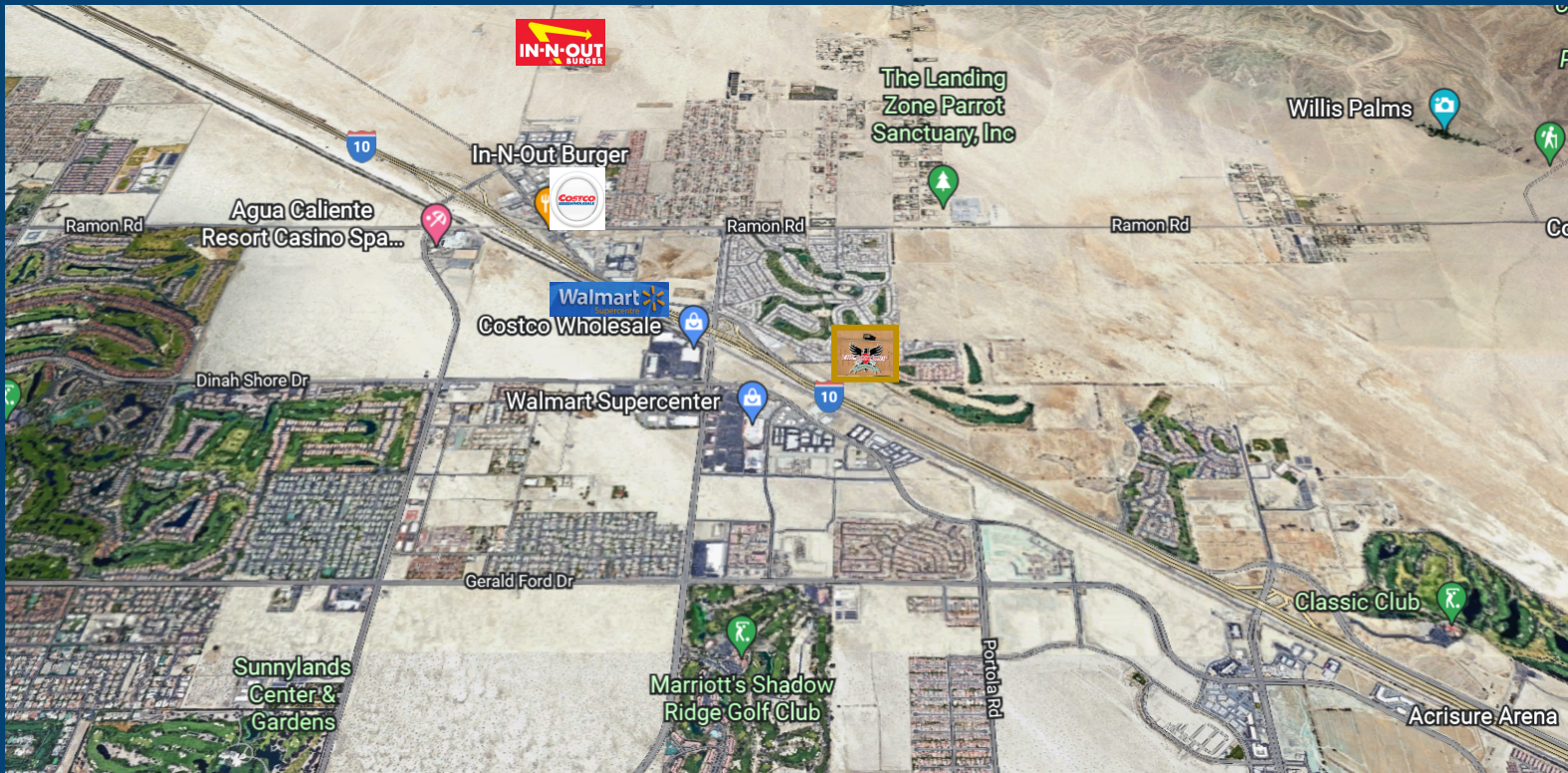


BUSINESS PROPERTIES IN NEARBY NEIGHBORHOODS

Hannah Park Inc
Jersey Mike's Sandwich
Annenberg Center
Servepro Cindy

Access Medical Wheelchairs
Extra Space Store
Capo Fireside
At-Home Medical Supply Store

Monterey Store
LL Flooring (Lumber Liquidator)
First Class Catering Services
and more



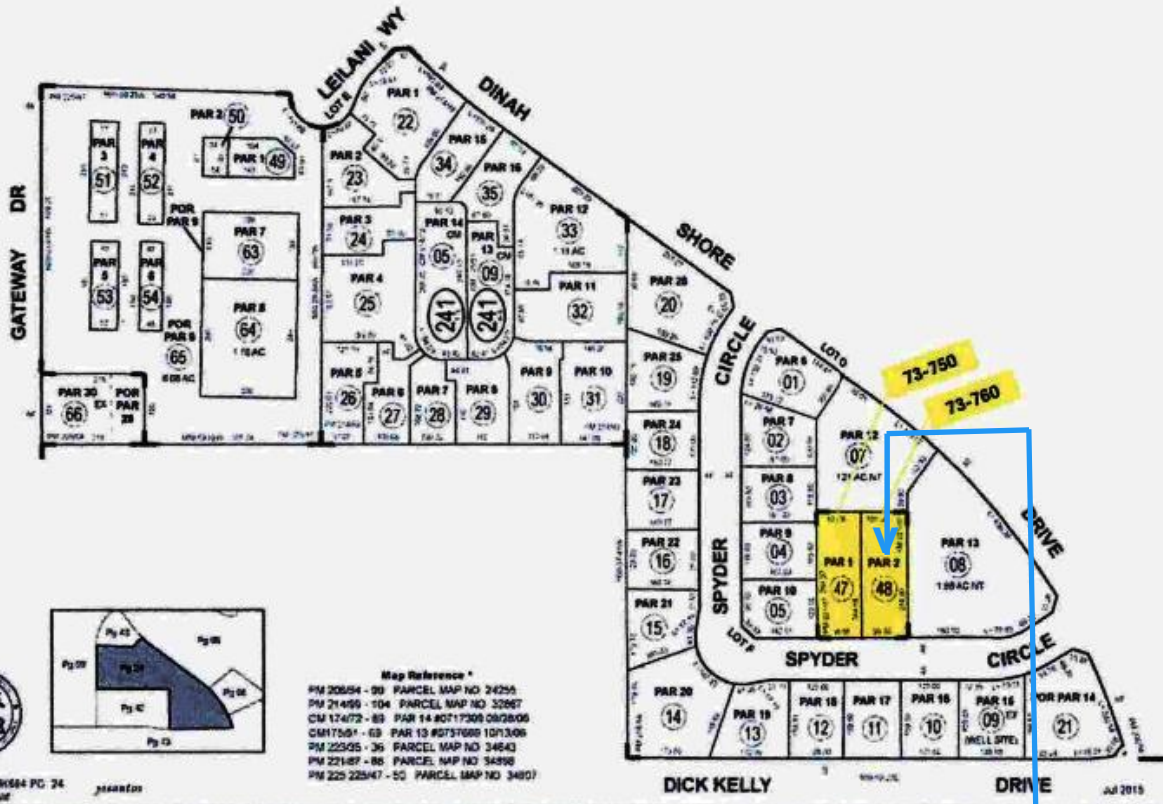
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LABEL IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN AS BEING A PARCEL. MAP BUYER COMPLY WITH LOCAL CITY AND COUNTY ORDINANCES.

SEC. 29 T.4S, R.6E
CITY OF PALM DESERT

TRA 016-228

694-24

653-61, 694-06
SHEET 1 OF 2



FOR VIEWING APPOINTMENT: email: bert@garlandcommercialgroup.com
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Exclusive commercial real estate firm focusing on investment sales, leasing opportunities, 1031 exchanges, land acquisitions, and property development.

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Bert Garland brings 35 years of Real Estate knowledge, creative development experience and the ability to problem solve, along with solid sales success. He is self-motivated with high energy, combined with analytical and planning skills to compliment every client's investment needs. His success is relationship based, making sure his clients are served for the long run, not just the transaction at hand.

Bert has developed over 50 real estate projects, General Plan and zoning changes including Subdivisions, Professional offices, Industrial Parks, Shopping Centers, Private Schools, and Self-Storage facilities.

Bert spent 5 years as the CEO and President of a Real Estate Exchange Company assisting 100's of clients to successfully complete IRC 1031 Tax Deferred exchanges. In addition to running two successful Real Estate Brokerage Companies in California Bert served on the board of directors for two commercial real estate exchange organizations in Sacramento and Modesto California.

As an experienced Land Use consultant, Bert has specialized for 15 years in Zoning, Annexation, Entitlements, General Plan amendments and Government Agency workouts. For the past 10 years, Bert, as owner of IG Properties Limited LLC has been involved with conservation easement development, while consulting on endangered species, wetland protection and mitigation banking. Serving on the Advisory Board for the Desert Area Commercial Information Exchange, as well as a graduate and on the Alumni Council of Leadership Coachella, and a featured speaker for Coachella Invest 2015, the largest Real Estate Forum in Southern California, his understanding and love for the Coachella Valley with its outstanding investment opportunities has flourished. Bert's professional and extensive background in all phases of commercial real estate, project management, capital funding, manpower and resource allocation, stand ready to assist all of their commercial client's needs.

As an Airline Transport Pilot with over 9,750 hours in over 200 different aircraft types, and as CEO for 10 years for an Aircraft Sales / Aviation Insurance Brokerage company, employing 53 people, in 5 western states, Bert has the experience to keep focused on communication skills, clients' needs and rapidly changing markets.

Giving back to the community is very important to Bert, he has had the privilege to serve in the Board of Directors for Gilda's Cancer Support Community for 10 years, now currently the Vice Chairman and COO for the charity, serving Riverside County, "So No One Faces Cancer Alone".

Bert also served on the Desert Academy Christian School, Palm Desert, School Board for eight years with five of those acting as Chairman, while building a 25,000 SQ FT addition to the school, doubling its size, including classrooms, kitchen and a full gymnasium.

AFFILIATIONS & ACCOLADES

- Advisory Board for Desert Area Commercial Information Exchange
- COO & Vice Chairman for Gilda's Club
- Featured Speaker for Coachella Invest
- Graduate of Alumni Council of Leadership Coachella
- Former Board Member for Desert Academy Christian School
- Former Airline Transport Pilot

References proudly provided upon request.





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Simon started his business career owning a Men's Clothing Store in San Luis Obispo, Ca. He opened a second location in Santa Barbara, Ca. and was successful for several years , and sold his company to another entrepreneur.

He decided to move to Los Angeles to get directly involved in the wholesale garment industry. His first employment focused on importing, wholesale, and distributing leather goods from Korea. He became the executive vice president of a major brand wholesale company doing business management and administration for leather coats and other men's and women's fashion apparel for several years.

He opened his own wholesale leather hide sales company selling to manufacturers of leather garments.

The Company was very successful for more than 10 years, he then decided to sell the Company.

For nearly 10 years, Simon ventured into the Vending Machine business, operating many vending machine locations around Southern California. He successfully sold the Company.

Simon obtained his Real Estate License in 2000 and worked for a successful Real Estate company in the westside of Los Angeles.

In 2004 Simon moved to the Greater Palm Springs Area, and started working for Bennion Deville Homes selling primarily Residential Real Estate.

Simon has also helped manage his family properties. In the year 2017 when he needed to sell one of his families Commercial properties in Rancho Mirage, he met Bert Garland and they sold the property together.

Mid-2018, he started as an associate with Garland Commercial Group, a company within Bennion Deville focused on all types of commercial property transactions including land & commercial property sales and acquisition, and commercial leasing.

From 2018 to the present, Simon Woolfe has made countless land deals, sales of commercial buildings and leasing of industrial , office and retail lease space. Together with Bert Garland he does the full circle of commercial transactions, from research to feasibility studies, from marketing to seller-buyer relationships, and master the art of professional after-sales service.

Simon has worked as a real estate agent for residential transactions with single-family homes, condominiums , multi-family apartments, both in West Los Angeles and the Coachella Valley. With 23 years of working in the Real Estate Business Simon now focuses on Commercial Sales and Leasing for the Garland Commercial Group.

References proudly provided upon request.

