



**7355 Alessandro Dr, Palm Desert \$2,395,000 / 8,000 SF (\$299/SF)**

**PROPERTY HIGHLIGHT**

Building Size: 8,000 SF  
 Building Height: 1 Story  
 Building Class: B  
 Building FAR: .43  
 Year Built: 1961

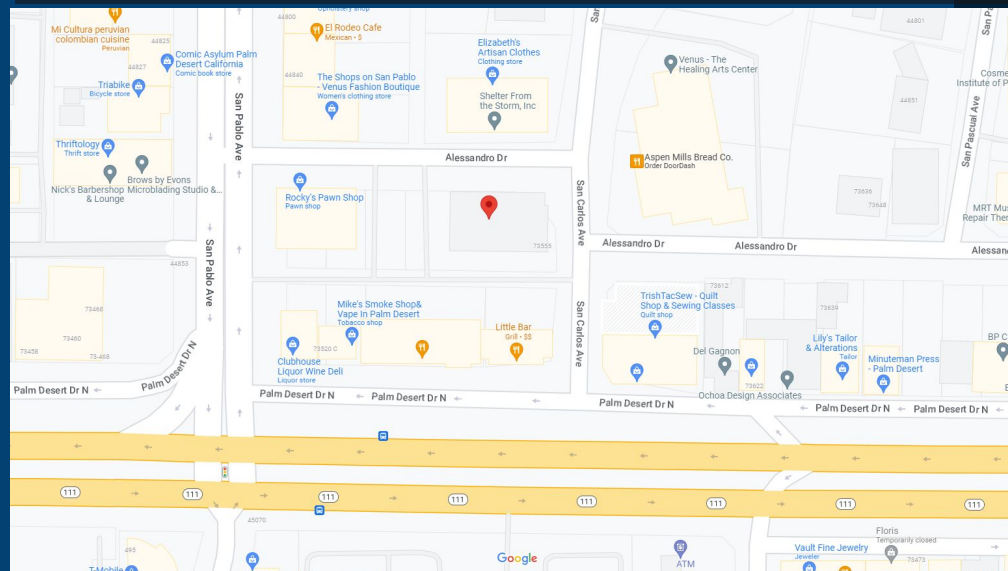
Totally Remodeled: 2008 & 2015  
 Property Type: Office  
 Land: 0.43 AC  
 Zoning: C-P-S, Commercial  
 Downtown Development Area



**BERT GARLAND**  
 Investment Broker  
 Cal BRE: 00873468  
 Direct: 760.774.1048

**INVESTMENT OPPORTUNITY**

Large Stucco building located on the corner of Alessandro and San Carlos Avenue in Palm Desert. Excellent parking around the back and side of the building. Professional office space that is partially furnished.





## PROPERTY FACTS

Address:  
73555 Alessandro Dr, Palm Desert, CA 92260

Sales Type: Investment or Owner User

Assessor's Parcel Number:  
627-152-015

Typical Floor Size: 8000 SF

Construction:  
Large Stucco building / Slab to Slab 10"

Single Tenancy

Partitioned Offices

High Ceilings - 10ft

Parking 25 Spaces

Parking Lot Ratio (1.43/1,000 SF)

Price Per SF: \$275



**VIEW FROM**  
Alessandro Dr Corner San Carlos Ave.







**Class "AA" Office**  
**\$2,395,000**

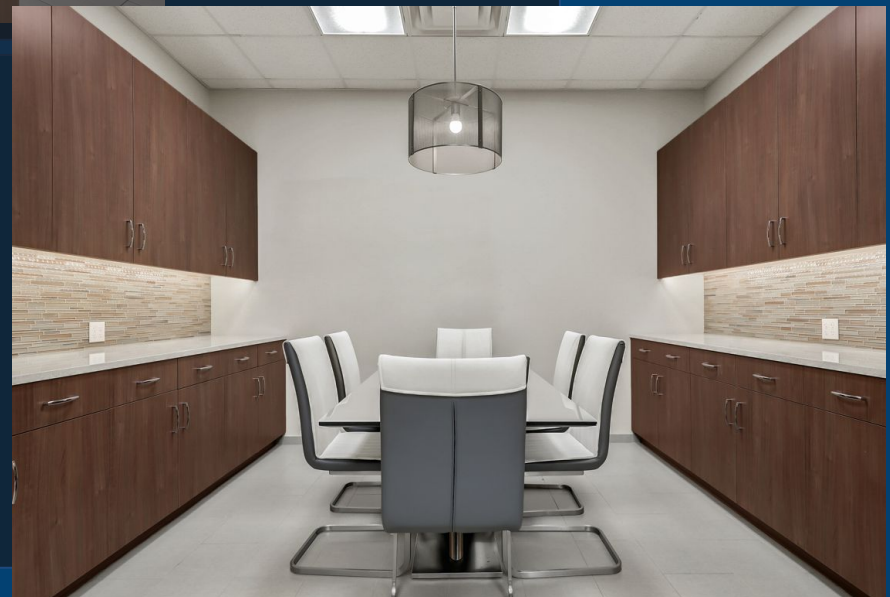
The building has well-appointed executive offices, a big conference room, a large meeting room with abundant natural lighting, a coffee bar area, and an audio-visual setup.

This building has six separate Heat/Air Units, three bathrooms, and nice kitchen with a separate dining area.

You can expect natural lite surround the community room, which has a variety of uses. The building is sprinkled and alarmed, a perfect space for a large company or charity with plenty of room to grow.







**EXCELLENT  
INTERIOR**

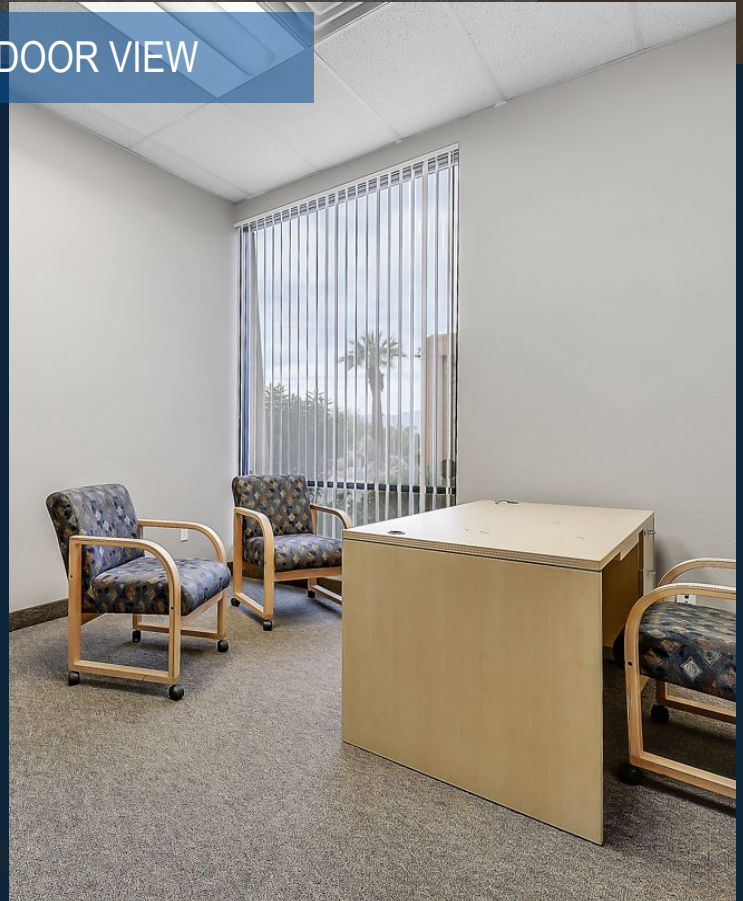








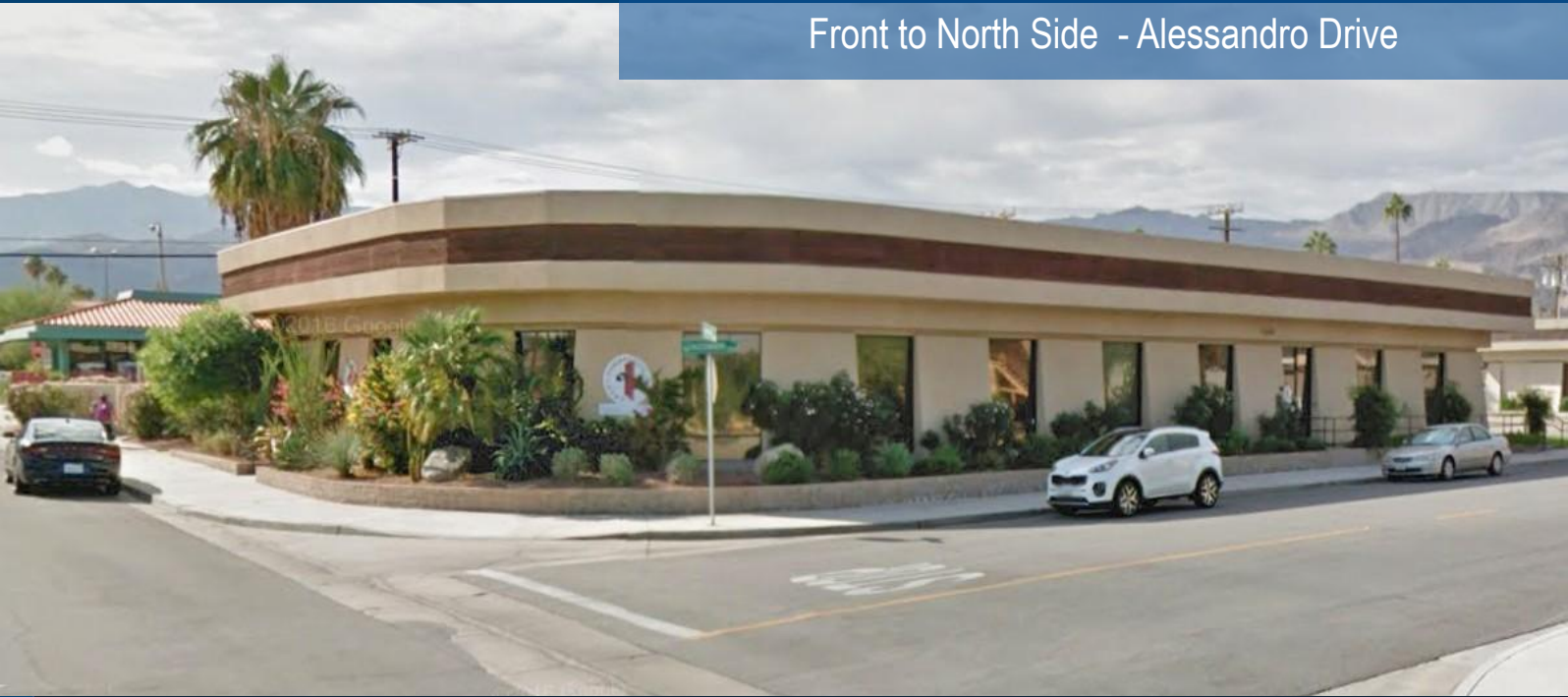
GREAT OUTDOOR VIEW





# MAN'S EYE VIEW

Front to North Side - Alessandro Drive



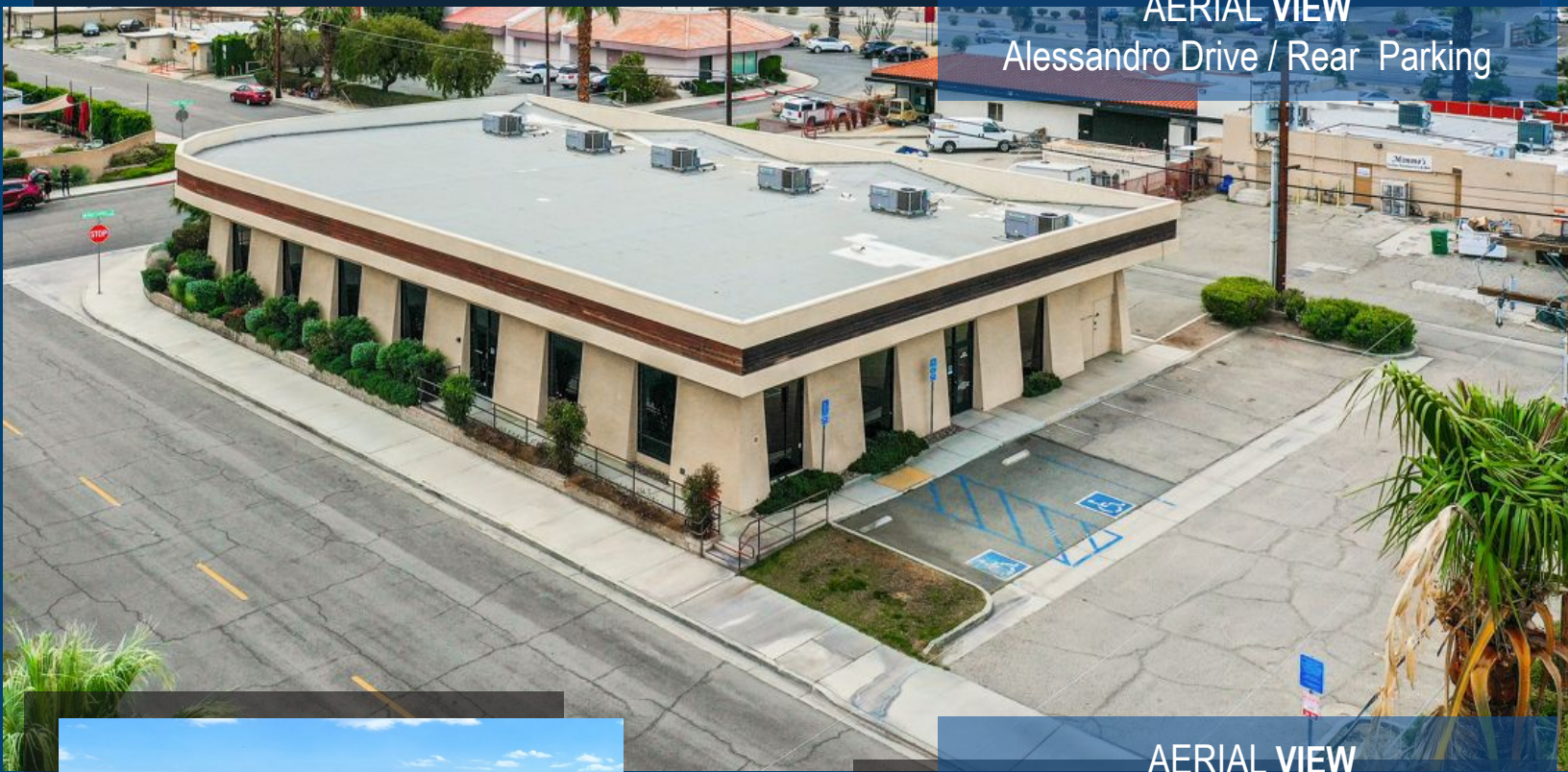
## BUSINESS PROPERTIES IN NEARBY NEIGHBORHOOD

- Little Caesars
- CODA Gallery
- Pacifica Seafood Restaurant
- Melissa Morgan Fine Art
- Mimmo's Italian Restaurant & Bar
- Animal Hospital of Desert
- Castellis
- Ace Hardware
- El Rodeo Cafe
- The Real Italian Deli
- Jillian's
- California Fish Grill
- T-Mobile
- Q Nails

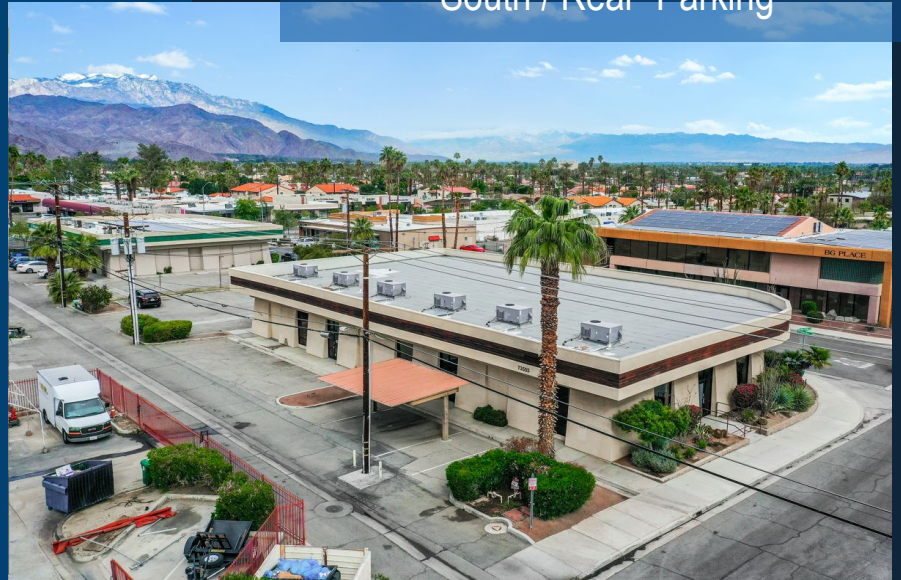




AERIAL VIEW  
Alessandro Drive / Rear Parking



AERIAL VIEW  
South / Rear Parking







## BERT GARLAND

### INVESTMENT BROKER

License # 00873468

Mobile: 760-774-1048

Office: 760-766-3300

Bert@GarlandCommercialGroup.com

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.*







## SIMON WOOLFE

REALTOR / ASSOCIATE

License # 01298602

Mobile:: 760- 449-1664

Office: 760-766-3300

Simon@GarlandCommercialGroup.com

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.*

