



OFFERING

SALE LEASEBACK

Animal Samaritan is the owner selling the property; they are also an excellent candidate as tenants. The organization is strong and will be a great renter. The feasibility of the location is very lucrative. The property street is visibly, highly accessible by car, surrounded by many other commercial establishments.

EXECUTIVE SUMMARY

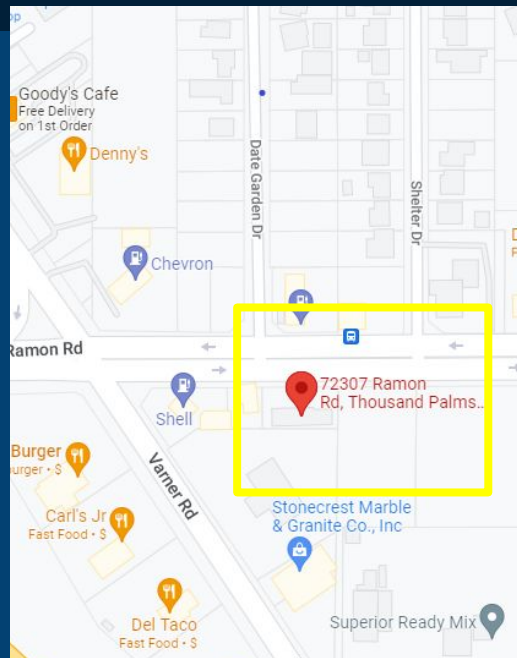
Owner – Animal Samaritan

BUILDING INFORMATION

- \$ 231.50 per foot.
- Single Story
- Tenant: Single
- Year Built: 1981
- Constructions: Wood Frame
- Building Size 3,688 SF
- Class: C
- Building: FAR 0.32
- **Leased:** 100%



BERT GARLAND
 Investment Broker
 Cal BRE: 00873468
 Direct: 760.774.1048



\$859,000
THOUSAND PALM OFFICE
RETAIL FOR SALE

72307 RAMON ROAD
Freestanding Retail
3,866 SF

with the seller leasing back for
 3 years at a 6.5% Cap Return
 that is
 \$4,652.91 per Month Rent



\$859,000

FREESTANDING RETAIL
Thousand Palm Office Retail for SALE!

PROPERTY FACTS

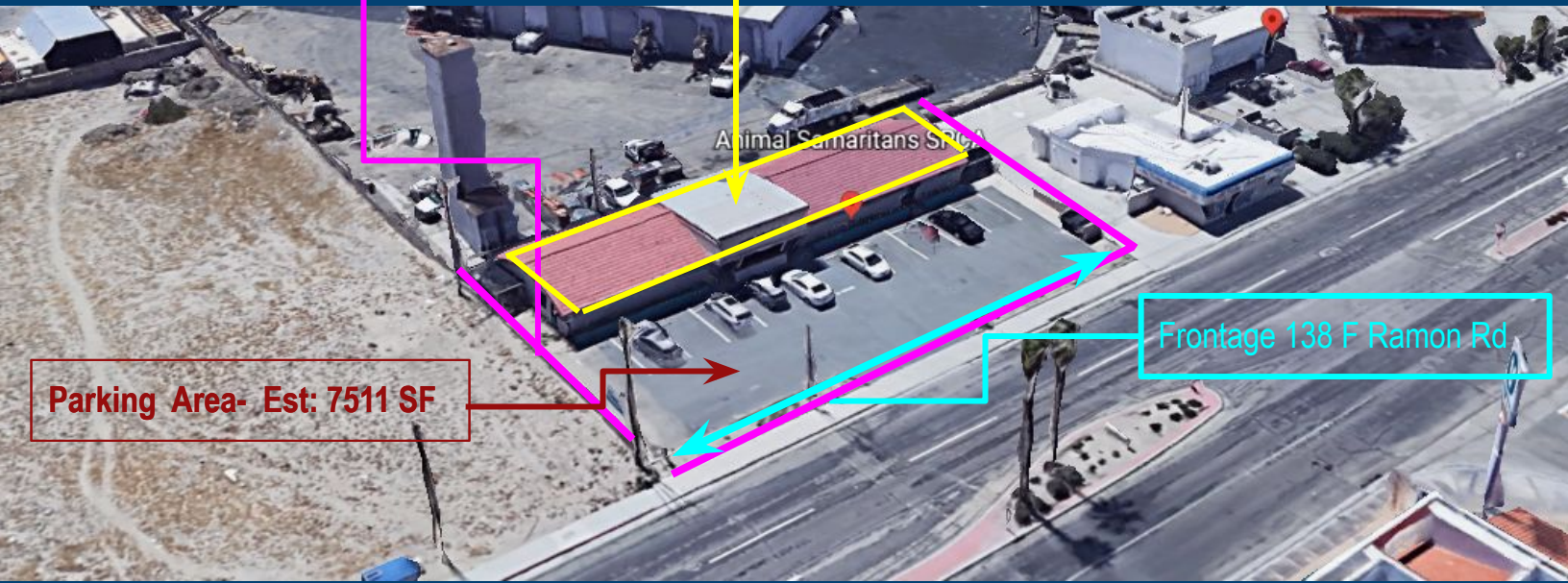
- Parcel Number/s: 693-010-011
- Zoning: CP
- Sale Type: Investment
- Price: \$895,000 / \$232 Per SF
- Land AC: 0.28 AC
- Land SF: 12,362 SF
- Parking Lot: 12 Slots
- Parking Ratio: (3.1 Spaces per 1,000 SF Leased)
- Frontage : 138 FT on Ramon Rd
- Property Type: Retail
- Property Subtype : Freestanding
- 7.1 M Palm Spring Inter'l Airport

Land Area: 12,362 SF

Building Floor Area 3,866 SF

Parking Area- Est: 7511 SF

Frontage 138 F Ramon Rd





BUSINESS PROPERTIES IN NEARBY NEIGHBORHOODS

- Valero Gas & Food Shop
- Dommino's Pizza
- Motel 6
- Goody's Cafe
- Del Taco Restaurant
- Jerry's Market
- Endura Steel
- Shell
- 360 Sports
- Best Western Plus Desert View Inn & Suites
- Monterey Marketplace Shopping Center
- The Westin Desert Willow Villas
- Palm Valley Country Club
- Taqueria San Miguel Resto
- Flying J Travel Center
- Dollar Tree

FOR VIEWING APPOINTMENT

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www.GarlandCommercialGroup.com

Exclusive commercial real estate firm focusing on investment sales, leasing opportunities, 1031 exchanges, land acquisitions, and property development.



VISIT

www.garlandcommercialgroup.com/ramon
FOR MORE DETAILS



BERT GARLAND

INVESTMENT BROKER

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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.





SIMON WOOLFE
REALTOR / ASSOCIATE

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Simon's professional background started in the garment manufacturing and retail industry. His first employment focused on importing, wholesale, and distributing leather products from Korea. He became the executive vice president of a major brand retailing company doing business management and administration for leather coats and other men's fashion apparel for five years.

With his college education in Business Administration, eventually, he started a career as a serial entrepreneur owning several businesses around Southern California.

During Simon's younger years, his business thrived in retail, owning several ready-to-wear men's clothing shops around Central Coast, Santa Barbara, and San Luis Obispo. He was into the trade and distribution of leather hides and skin, and manufacturing high-end leather garments.

For nearly ten years, Simon also ventured into the vending machine business, operating many vendo machine units in different locations across California.

Simultaneous with all his business ventures, Simon is also the property manager of his family properties. It was between the year 2000 when he needed to sell one of his family properties in Rancho Mirage, where he met Bert Garland and helped him dispose of the property.

In the same year, 2000, he then worked as an executive sales representative for a residential real estate company in the Los Angeles area.

By 2004, Simon had moved to the desert area, got his Real Estate Broker License, and worked with Bennion Deville Homes as a sales executive for residential properties.

Mid-2018, he started as an associate with Garland Commercial Group, a company within Bennion Deville focused on all types of commercial property transaction and investment brokerage, land & commercial property sales and acquisition, and real estate business development.

From 2018 to the present, Simon Woolfe has made countless land deals, sales of commercial buildings, industrial warehouses, and office 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.

To date, including working as a real estate agent for residential transactions with single-family home, duplexes, multi-family apartments, and condominium, both in West and Downtown Los Angeles. Simon Woolfe has a total of 23 years of multifaceted experience in the real estate realm.

References proudly provided upon request.

