



OFFERING

Retail Pads for fast food restaurants or commercial offices will soon be at Palm Drive & Clair Ave Desert Hot Spring.

These pads will be in front of the 9.10 acres of a mixed-use business complex, east-fronting the busy street of Palm Drive.

Within the property's interior, the 6.10 acres will be developed into mini self-storage and carports for RV parking.

The site plan for the RETAIL PADS are ideal for indoor and outdoor dining, with the perfect view of the scenic San Jacinto Peak.



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RETAIL PADS

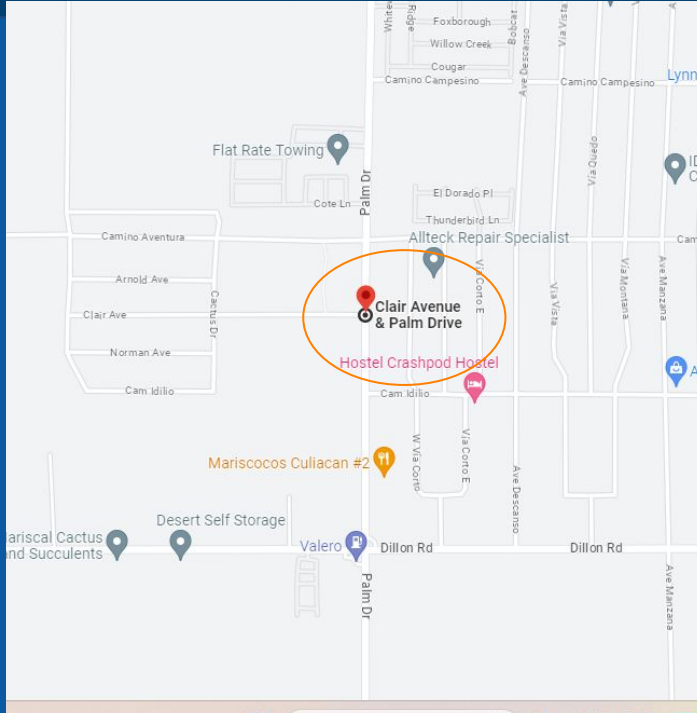
PALM DRIVE & CLAIR AVE
DESERT HOT SPRING

Three Commercial Pads are currently offered to interested business investors for \$10 per sqft pre-construction stage.

We have prepared 3D images to showcase the development plans we have for the project site.



LOCATION: PALM DRIVE



Concrete driveway & paved parking slots

LANDSCAPE PLANS

Clair Ave road will be improve with series of tall Palm Trees line-up all the way to Cactus Street.

Landscaping all throughout the business complex will include large drought-tolerant flowering trees and shrubs, bougainvillea, barrel cactus, agave, yellow bells, and brittlebush, accentuated with granite stones.

Specifics of the SITE PLAN append internal paved drive aisles and close to 100 parking spaces for RETAIL PAD CUSTOMERS.



RETAIL PADS CONCEPT



Retail Pad A1:

Potential Building Size: 3000 sqft up to 4500 sqft
Concept Layout includes a Drive-thru, Drive-up Parking, Outdoor Dine-in, and Seating areas.

Approx Area: 51125 sf



Retail Pad A2 :

Potential Building Size: 2000 sqft up to 3500 sqft
Concept Layout includes Drive-up Parking, Outdoor Dine-in, and Seating areas.

Approx Area: 40491 sf



Retail Pad A3:

Potential Building Size: 2000 sqft up to 3500 sqft
Concept Layout includes Drive-up Parking, Outdoor Dine-in, and Seating areas.

Approx Area: 38446 sf

TYPICAL RESTO PAD FLOOR PLAN

Spacious kitchen

Service / Order Counter

Dine-in Area

Reception

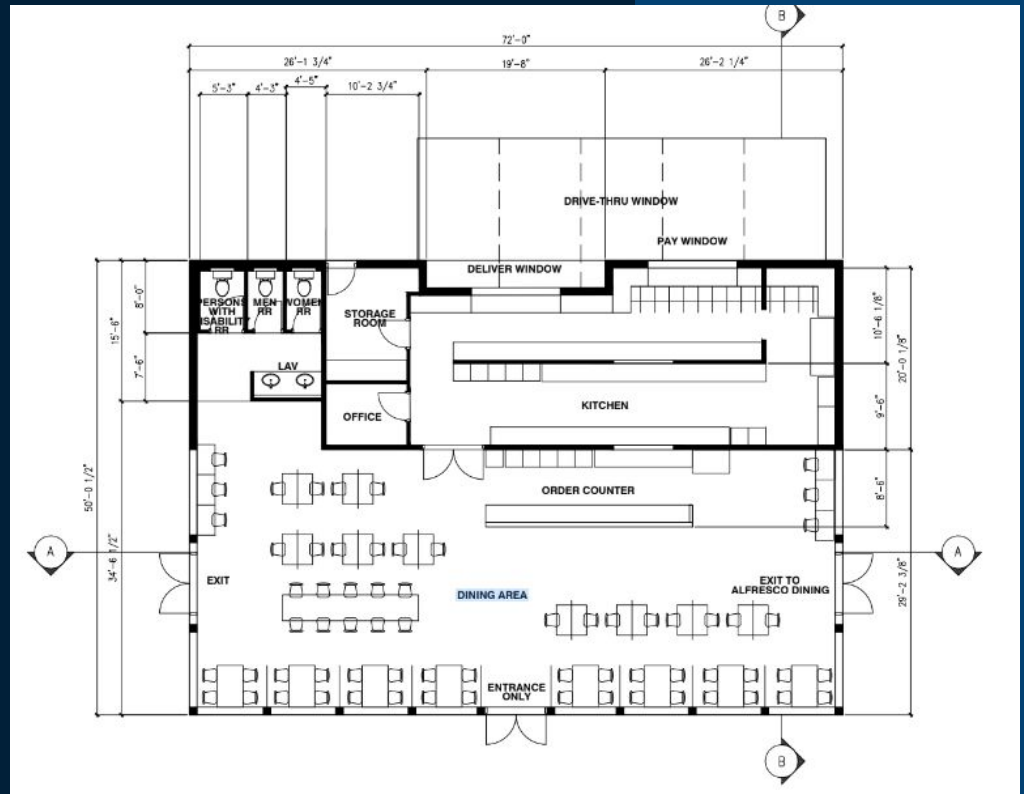
Restrooms and Lavatories

Manager's Office

Glass Interior / Exterior Walls

Drive-up and/or Drive-thru facilities.

And outdoor dine-in and seating areas

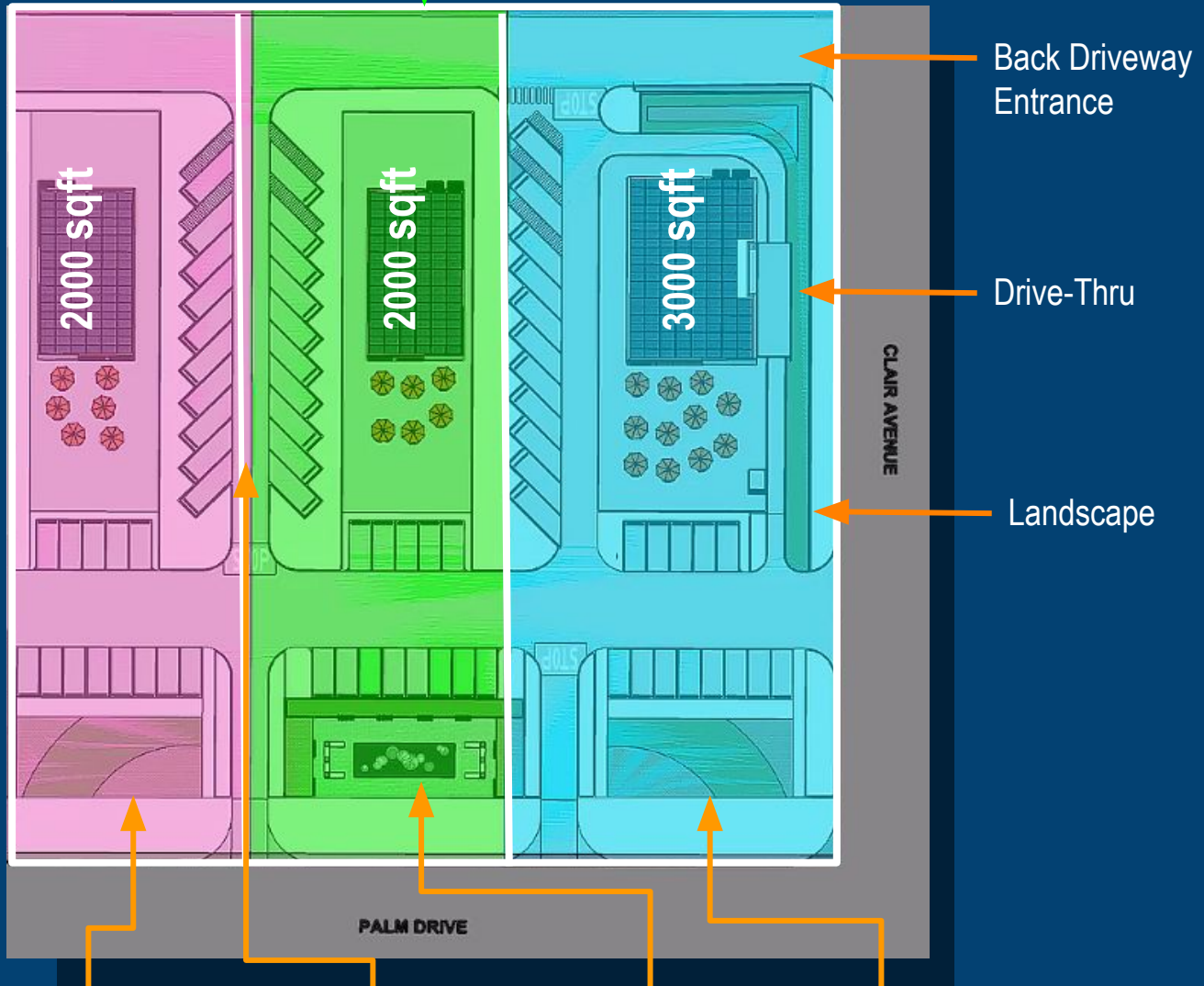


PROPOSED SITE PLAN

PAD 3 - RED
Length: 409'
Width: 94'
Area: 38446 sf Approx

PAD 2 - GREEN
Length: 409'
Width: 99'
Area: 40491 sf Approx

PAD 1 - BLUE
Length: 409'
Width: 125'
Area: 51125 sf Approx



Landscape

Drive-up Parking

Public Art

Landscape

Back Driveway Entrance

Drive-Thru

Landscape

CLAIR AVENUE

PALM DRIVE

2000 sqft

2000 sqft

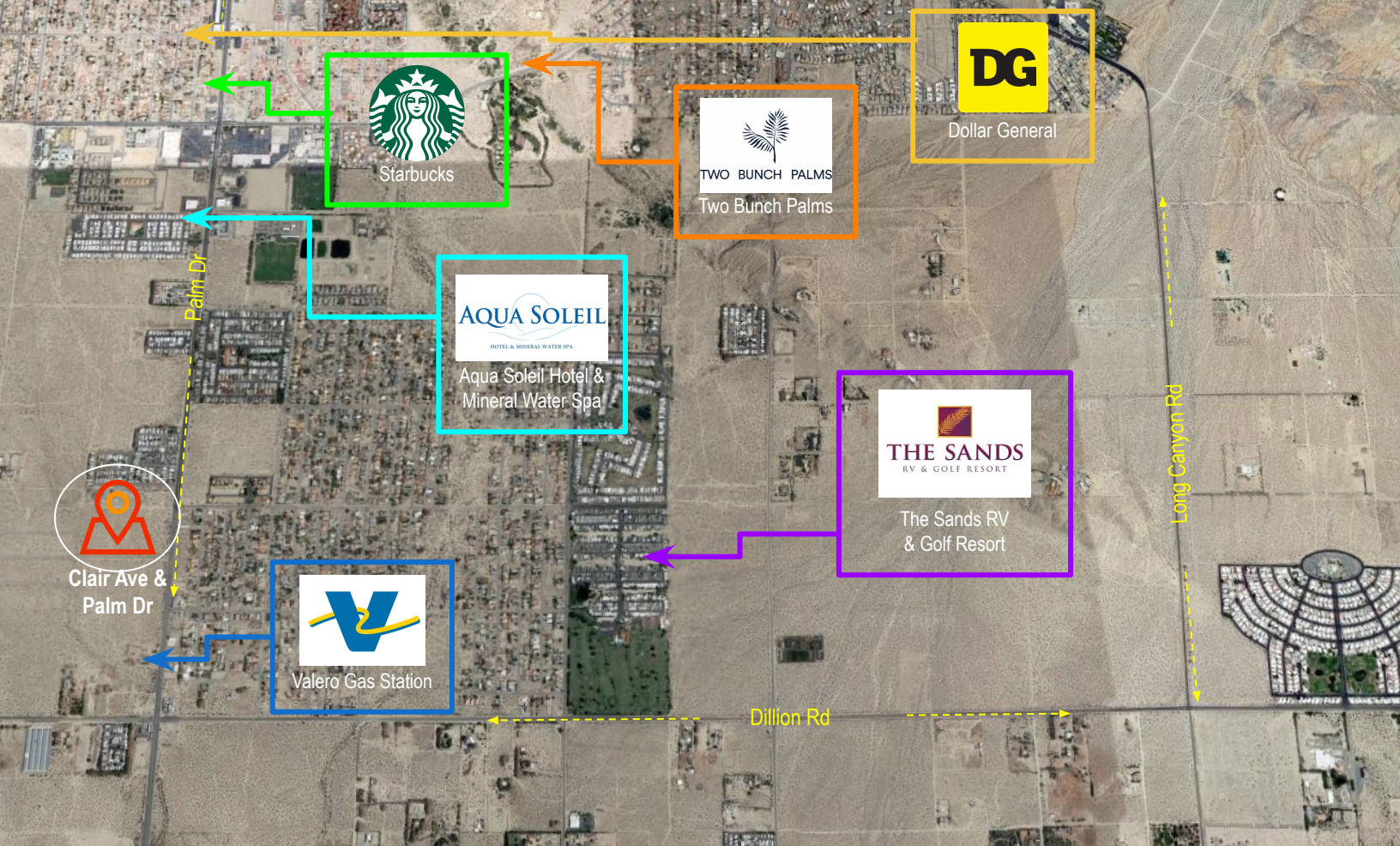
3000 sqft

PUBLIC ART

Acrylic plexi-clear Artificial Glass Bubbles Sculpture
Its avant-garde, geometrical exterior art-deco,
with LED Lights on a concrete deck platform.

An art piece meant as a landmark that will set the site as
an icon for Palm Drive - Desert Hot Spring.





BUSINESS PROPERTIES IN NEARBY NEIGHBORHOODS

- Castañeda's Mexican Food
- Palm Drive RV & Mobile Home Park
- Mission Springs Park
- Super Stucco Man
- Solar 911
- Lynn's Organics
- Ideal Mobile Car Wash
- Allteck Repair Specialist
- Gilbert's Roof Services & Repair
- Hostel Crashpod Hostel
- Desert Self Storage
- Mariscal Cactus and Succulents
- ALF Window Coverings
- Charval Double D Ranch
- Desert Cacti Nursery
- Flores-Martinez Ranch
- GDNC Cactus & Desert Plant Nursery
- Lift All Crane & Tree Services
- Hidden Springs Golf Course
- Bubbling Wells Oasis - Hot Spring Ranch

FOR VIEWING APPOINTMENT

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





BERT GARLAND
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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.

