

FOR SALE | MULTI-TENANT BUILDING WITH SELLER LEASE-BACK

# Alpha Media Building

1321 N. GENE AUTRY TRAIL  
PALM SPRINGS, CA 92262

30% OF THE BUILDING WILL BE LEASED  
BACK, PROVIDING AN IDEAL SBA  
OWNER USER OPPORTUNITY FOR THE  
REMAINING 12,165 SF



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LYLE &  
ASSOCIATES

CA DRE #01462012

ALPHA MEDIA BUILDING

Building Address: 1321 N Gene Autry Trail,  
Palm Springs , CA 92262

Building Size: 17,165 SF

Year Built: 1980

Parking: 81 Stalls (1.6/1,000 SF)

Asking Price: \$3,125,000 (\$182.05/SF)

Lot Size: 116,305 SF (2.67 AC)

Apn#: 677-461-015

Zoning: M-1P (Planned Research &  
Development Park Zone)

Market: Inland Empire

Sub-Market: Coachella Valley



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## Property Features

- Seller lease-back of 5,000 SF being offered at \$1.25/SF/mo. plus NNN (\$6,250 base rent/mo.).
- 6.5% cap rate for seller lease-back portion totals value of \$1,153,846.15 (\$230.76/SF).
- Value of vacant 12,165 SF totals \$1,971,153.85 (\$162.03/SF).
- 29.12% leased at time of sale with seller lease-back.
- Prime Palm Springs location which fronts on North Gene Autry Trail with convenient access to Interstate 10.
- Abundant parking with 84 parking stalls.



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# Property Aerial



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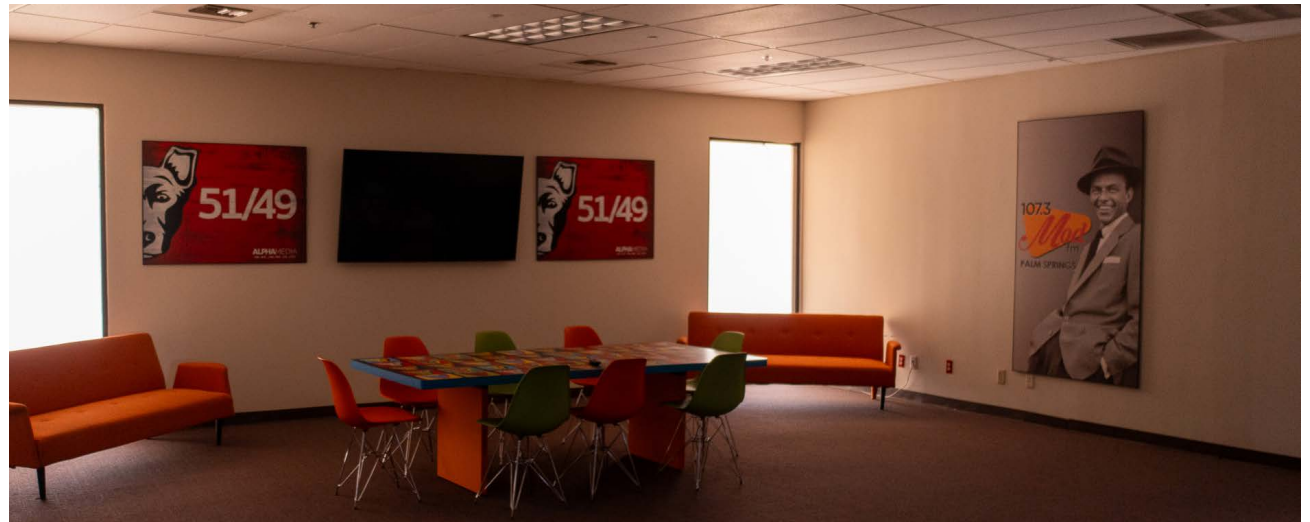
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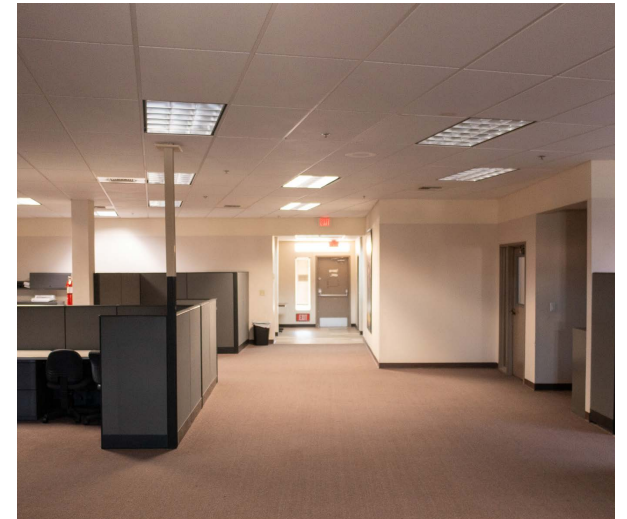
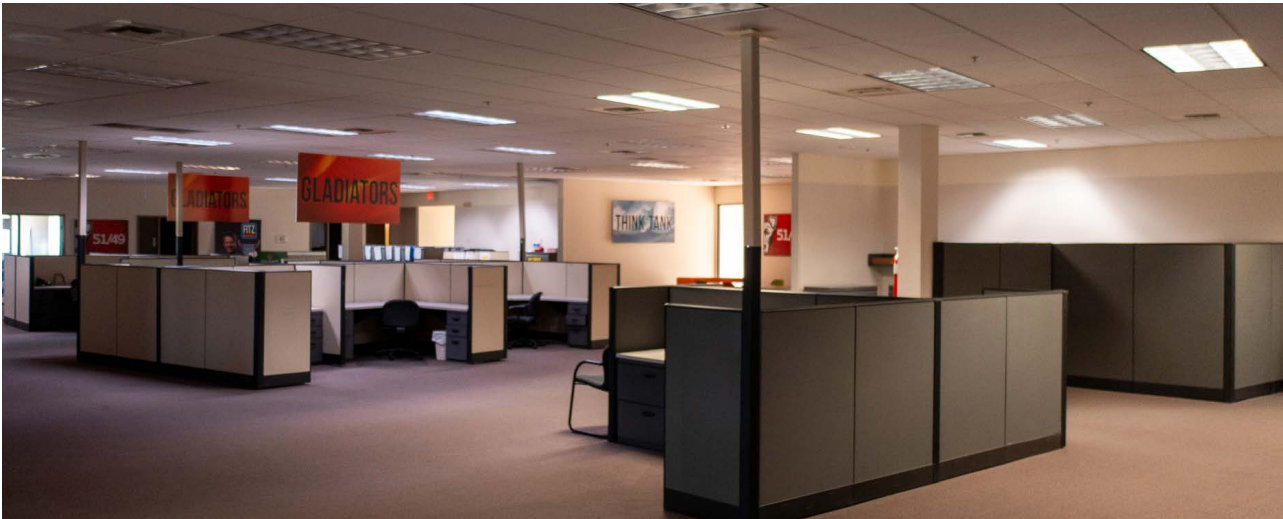
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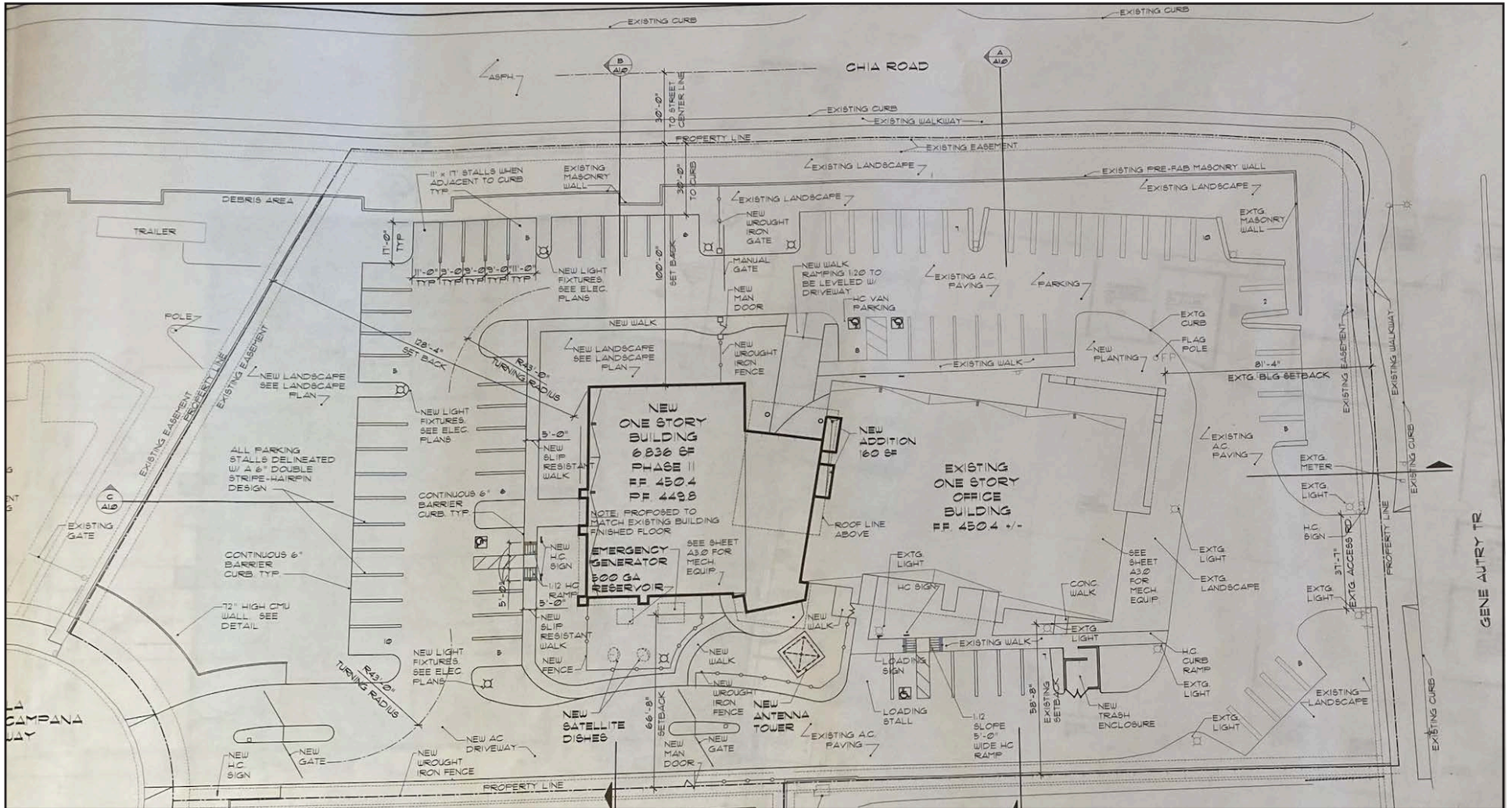
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# Site Plan



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Area Demographics

Estimated Daytime Population

1 mile	6,449
3 miles	46,827
5 miles	92,040

Average Household Income

1 miles	\$112,090
3 miles	\$97,180

Median Household Income

1 miles	\$86,733
3 miles	\$70,050

Total Households

3 miles	32,572
5 miles	55,295

Total Population

3 miles	73,326
5 miles	122,649

Total Businesses

1 mile	231
3 miles	3,835
5 miles	41,752

Total Employees

1 mile	1,991
3 miles	29,241
5 miles	41,752

Average Daily Traffic

Highway 111	32,000
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