

# CHAMPION BUSINESS PARK

PRIME COMMERCIAL FOR SALE/LEASE IN PALM SPRINGS

5000 - 5055 E. Calle San Raphael Palm Springs, CA 92264



**SALE PRICE**      \$4,500,000  
**LEASE RATE**      \$1.35 SF/month

**Marta Ward Blodgett**  
(310) 493-0580  
CalDRE #01309501

**Rob Wenthold**  
(760) 641-7602  
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# SALE/LEASE

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### OFFERING SUMMARY

Sale Price:	\$4,500,000
Lease Rate:	\$1.35 SF/month (MG)
Building Size:	38,282 SF
Available SF:	C2 = 1,442 SF C3-4 = 4,250 SF
Lot Size:	2.12 Acres
Number of Units:	3 Bldgs - 9 Units
Price / SF:	\$117.61
Cap Rate:	<b>7.23%</b>
NOI:	\$325,259.41
Year Built:	1976
Zoning:	C1

### PROPERTY DESCRIPTION

Unleash Your Business Potential and Discover Champion Business Park: Prime Commercial Space in Palm Springs!

Located at the northeast corner of E Calle San Rafael and Gene Autry Trail, Champion Business Park offers a rare opportunity to establish your business on Indian lease land. This premier industrial and flex space, just five minutes from downtown Palm Springs, provides cost-effective leasing in a prime location under a secure, long-term ground lease.

Perfect for your business, whether you're a Retailer, Automotive Supplier, or Startup, Champion Business Park offers the infrastructure and location to thrive. The Indian lease land structure provides a unique opportunity to establish your business in a high-demand area with long-term security, subject to tribal and BIA regulations. Secure your place in one of Palm Springs' most strategic commercial locations.

For leasing inquiries, lease terms, or to schedule a tour, please get in touch with Listing Agents or visit [www.cbccyle.net](http://www.cbccyle.net) under Listings for more details.

Champion Business Park – Where Opportunity Meets Stability!

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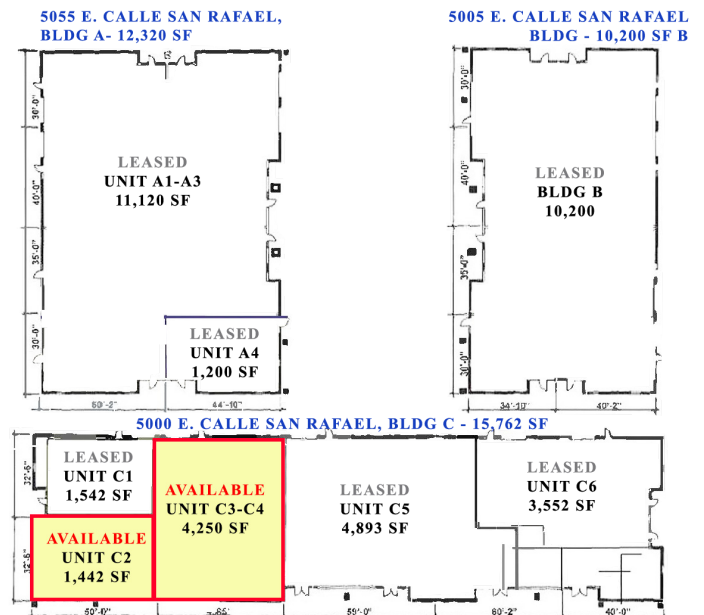
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### PROPERTY HIGHLIGHTS AND LOCATION OVERVIEW

- BLDG A/5055 - 12,320 SF - (Fully Leased)
- BLDG B/5005 - 10,200 SF (Fully Leased)
- BLDG C/5000 - 15,762 SF
- Suite C2 - 1,442 SF - Available for Lease
- Suite C3/4 - 4,250 - Available for Lease. Large open warehouse with 2 rollup doors, 1 office and 1 restroom.
- Indian Lease Land Advantage: Situated on leased tribal land, Champion Business Park offers access to a coveted Palm Springs location at a lower upfront cost compared to fee-simple properties, with long-term lease terms ensuring stability for your business operations.
- Strategic Location: Zoned M1, the property is minutes from Freeway 111, providing seamless connectivity for clients and suppliers in a vibrant commercial hub.
- Versatile Building Features: The 3-Building 38,282 SF industrial warehouse on a 2.12-acre lot offers ample space for operations, parking, and potential expansion.
- Thriving Business Environment: Palm Springs' dynamic economy supports diverse industries, from retail to automotive. Nearby attractions like Indian Canyons, VillageFest, and the Santa Rosa Mountains enhance the area's appeal.
- Cost-Effective Leasing: Benefit from the affordability of Indian lease land, with competitive rates and flexible terms (utilities and certain services excluded).
- Prime Accessibility: Just minutes from downtown Palm Springs and major highways, ensuring convenience for staff and clients.
- Cultural & Economic Synergy: Operate in a location rich with cultural significance, supported by the Palm Springs Chamber of Commerce for networking and growth opportunities.



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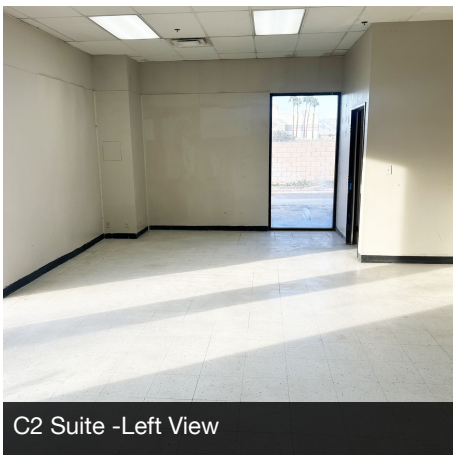
C2 Suite - Front Doors



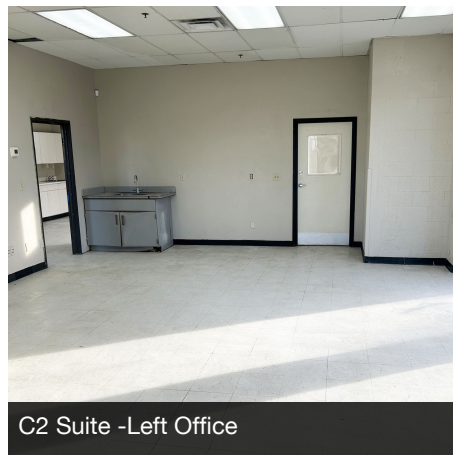
C2 Suite -View from Front



C2 Suite -Storage/Office



C2 Suite -Left View



C2 Suite -Left Office



C2 Suite -Right View



C2 Suite -Rear Office



C2 Suite -View to Front from Back



C2 Suite -ADA Restroom

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Suite C3-C4 - Large Open Area



C3-C4 Office



Building Rear Parking



Building Rear Parking

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### CHAMPION BUSINESS PARK



**ATTRACTIVE  
7.23% CAP RATE!**

#### EXECUTIVE SUMMARY

Number of Bldgs	3
Building	5000, 5005, 5055
Acres	2.12
Year Constructed	1976
Parking	Ample
Gross Rentable Sq. Ft.	38,282
Zoning	M1
No. of Stories	1
Construction Type	Wood/Stucco

#### INVESTMENT INFORMATION

Purchase Price	\$ 4,500,000
Price /Sq. Ft.	\$117.61
Market Cap Rate	<b>7.23%</b>
Indian Leased Land, current lease expires in 20 years; 3/15/2046	

#### CONTACT INFORMATION

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### FINANCIAL ANALYSIS

#### PRO FORMA INCOME AND EXPENSES

##### Building Mix and Rent Schedule

Bldg.	Square Footage	Current Rent	Current Annual Rent	Total Potential Rent @ \$1.25	Annual Potential Rent
5000	15,762	\$ 13,205.00	158,460.00	\$ 18,518.00	\$ 222,216.00
5005	10,200	\$ 12,750.00	153,000.00	\$ 12,750.00	\$ 153,000.00
5055	12,320	\$ 16,697.00	200,364.00	\$ 16,697.00	\$ 200,364.00
<b>TOTAL</b>	<b>38,282</b>	<b>\$ 42,652.00</b>	<b>511,824.00</b>	<b>\$ 47,965.00</b>	<b>\$ 575,580.00</b>

#### INCOME

	Annual Potential Rent Pro Forma
Gross Scheduled Rent	575,580.00
Plus: Misc. Income	0.00
Plus: NNN	0.00
Total Income:	575,580.00
Less: Vacancy 7%	40,170.00
Gross Operating Income	<u>535,410.00</u>

#### EXPENSES

	Proforma
Property Taxes	45,000.00
Insurance	11,771.00
Utilities, Ele, Water, Sewer	23,320.53
Landscaping/pest control	14,400.00
Garbage	15,007.06
Maintenance/Repair	27,765.00
License and Fees	0.00
Accounting	1,450.00
Sweeping Contract	4,680.00
Pest Control Contract	675.00
Security Contract	5,850.00
Outside Services	1,650.00
Management fee	8,000.00
Ground Lease	50,582.00
Total Expenses	<u>210,150.59</u>
Net Operating Income	<u><u>325,259.41</u></u>

*all expenses are estimated*

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