

# 31033 DATE PALM DR

31033 DATE PALM DR, CATHEDRAL CITY, CA 92234

BACK ON THE MARKET WITH POTENTIAL TENANT LEASE-UP TOTALING  
APPROXIMATELY 65% OF THE CENTER.



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**Marcus & Millichap**  
**THE AZZI GROUP**





# 31033 DATE PALM DR

A RETAIL INVESTMENT OPPORTUNITY LOCATED IN  
CATHEDRAL CITY, CA

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EXCLUSIVELY LISTED BY

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# 31033 DATE PALM DR

A RETAIL INVESTMENT OPPORTUNITY

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PRESENTED BY

Marcus & Millichap  
THE AZZI GROUP

An aerial photograph of Cathedral City, California, showing a dense urban landscape with various buildings and greenery. The image is used as a background for the property description.

# PROPERTY DESCRIPTION

31033 DATE PALM DR  
CATHEDRAL CITY, CA 92234

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# PROPERTY DETAILS

The Azzi Group of Marcus and Millichap is pleased to present the opportunity to acquire 31033 Date Palm Dr, a multi-tenant retail investment opportunity located in the highly desirable 92234 zip code of Cathedral City.

| SUBJECT PROPERTY            |                                                |
|-----------------------------|------------------------------------------------|
| Property Address            | 31033 Date Palm Dr<br>Cathedral City, CA 92234 |
| Assessor's Parcel<br>Number | 678-330-057                                    |
|                             | 678-330-058                                    |
|                             | 678-330-059                                    |
|                             | 678-330-060                                    |
|                             | 678-330-061                                    |
|                             | 678-330-062                                    |
|                             | 678-330-063                                    |
|                             | 678-330-064                                    |
| Zoning                      | PCC                                            |
| Number of Units             | 14 Retail Units                                |
| Number of Buildings         | 1                                              |
| Number of Stories           | 1                                              |
| Year Built                  | 1992/2007                                      |
| Gross Square Feet           | 126,745                                        |
| Lot Size                    | 14.23 AC                                       |



## INVESTMENT HIGHLIGHTS

- ▶ Located at the signalized intersection of Date Palm Drive and McCallum Way—experiencing approximately 22,000 vehicles per day—the property offers ±533' of frontage on Date Palm Drive and ±425' on McCallum Way, providing superior access, dual-street visibility, strong traffic exposure, and outstanding branding potential through prominent monument signage.
- ▶ Back on the market at a reduced price with potential tenant lease-up totaling approximately 65% of the center.
- ▶ Highly Functional for Logistics & Warehouse Uses: The single-story configuration with five exterior loading docks allows seamless adaptation for warehouse, last-mile distribution, or back-of-house intensive users.
- ▶ Modern Construction With Recent Renovation: Originally built in 1992 and renovated in 2007, the asset benefits from more modern construction standards versus older competitive product, reducing near-term capital exposure.
- ▶ Abundant On-Site Parking: Approximately 888 parking spaces (±7.55 spaces per 1,000 SF) support high-traffic retail, medical, or institutional users and make the site attractive for destination uses.
- ▶ Spirit Halloween—an established seasonal tenant—has committed to returning for the 2026 season, providing reliable recurring rental income, consistent annual foot traffic, and an additional layer of occupancy stability for investors.



PROPERTY DESCRIPTION

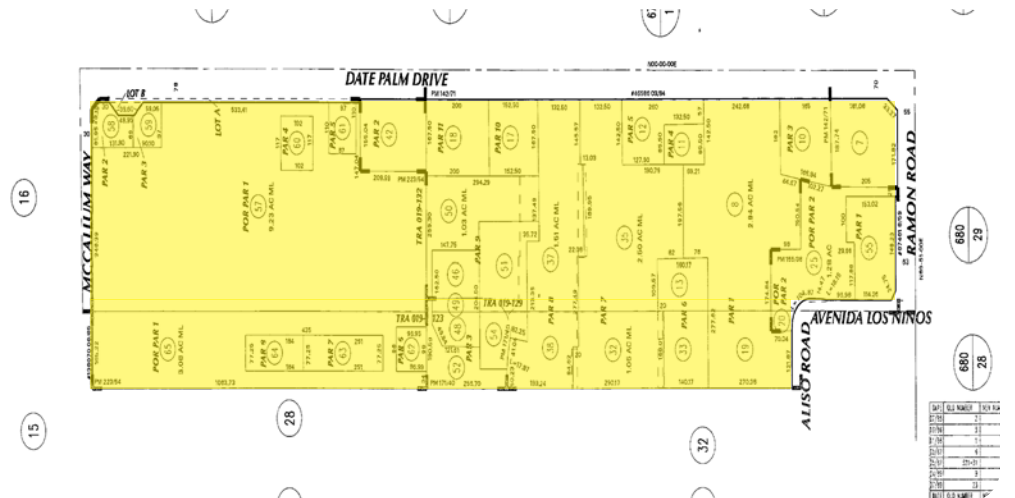
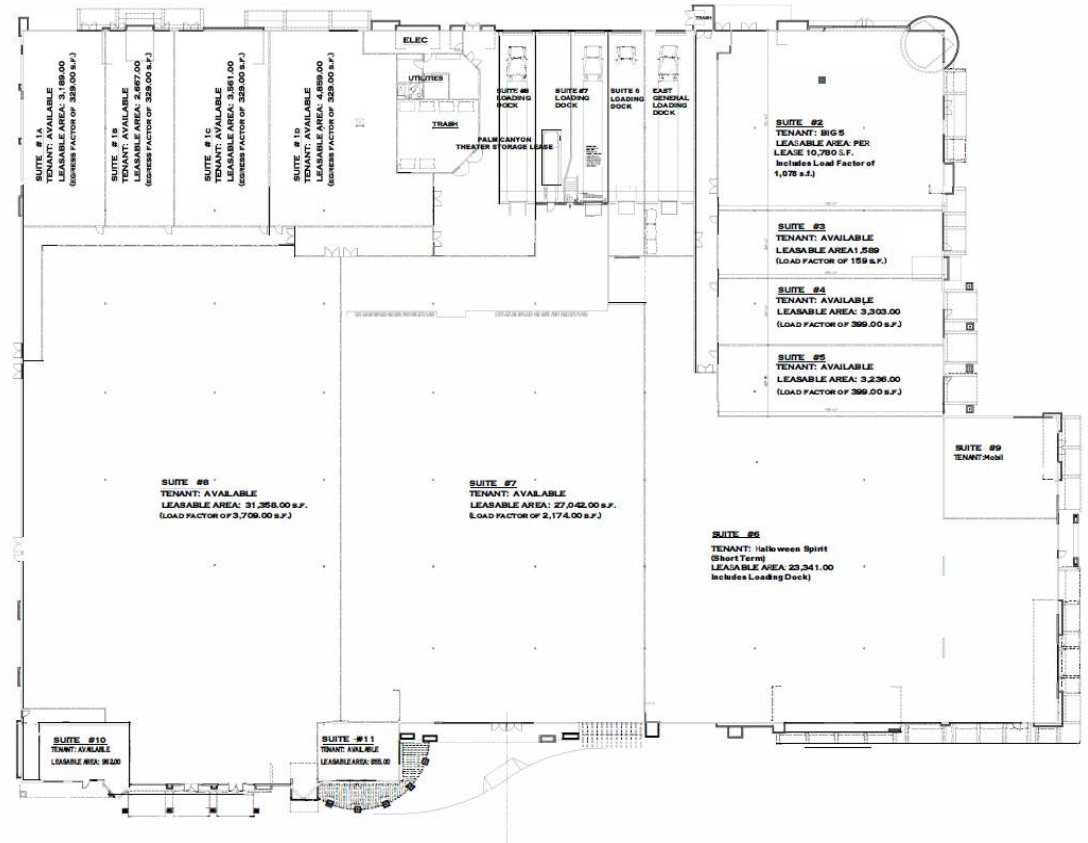
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# OFFERING OVERVIEW

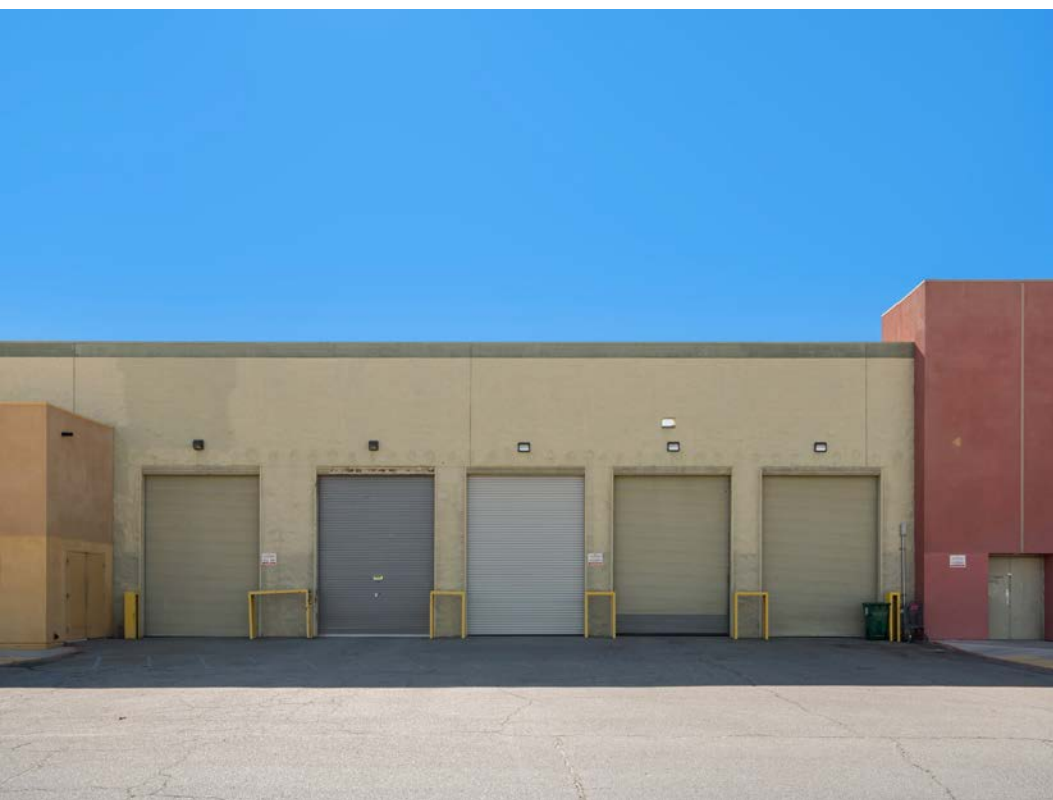
## LOCATION

31033 Date Palm Dr  
Cathedral City, CA 92234

|                             |                 |
|-----------------------------|-----------------|
| Price                       | \$8,250,000     |
| Gross Leasable Area (GLA)   | 126,745         |
| Price/SF                    | \$65.09         |
| CAP Rate - Pro Forma        | 15.73%          |
| NOI - Pro Forma             | \$1,297,993     |
| Year Built/ Year Rennovated | 1992/2007       |
| Lot Size                    | 14.30 AC        |
| # Units                     | 14 Retail Units |









# LOCATION OVERVIEW

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31033 DATE PALM DR  
CATHEDRAL CITY, CA 92234

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# CATHEDRAL CITY CALIFORNIA

## MARKET OVERVIEW

Cathedral City, CA, is a vibrant and welcoming community in the Coachella Valley, known for its scenic desert landscapes, rich cultural heritage, and growing arts scene. Nestled between Palm Springs and Rancho Mirage, this dynamic city offers a blend of small-town charm and modern amenities.

Cathedral City is home to a variety of local restaurants, boutique shops, and outdoor recreational spots, including picturesque hiking trails and golf courses. The city is also known for its thriving arts and entertainment scene, with highlights like the Mary Pickford Theatre, the annual Hot Air Balloon Festival, and the lively Downtown Arts & Entertainment District.

Beyond its entertainment and natural beauty, Cathedral City boasts a strong sense of community, with family-friendly parks, public art installations, and cultural celebrations that reflect the area's diversity. Whether you're exploring its historical roots, enjoying the sunny climate, or indulging in local dining, Cathedral City offers a unique and welcoming desert experience.



Populations and People  
Total Population  
51,493



Income and Poverty  
Median Household Income  
\$67,031



Employment  
Employment Rate  
57%



Housing  
Total Housing Units  
23,114

31033 Date Palm Dr boasts a prime location at the crossroads of three lively neighborhoods, each known for their thriving entertainment scenes, eclectic dining, and creative cultural hubs.



### PALM SPRINGS

Palm Springs is a vibrant desert city known for its mid-century modern architecture, resort lifestyle, and scenic mountain views. Nestled west of Cathedral City, it offers a mix of luxury and laid-back charm, attracting visitors and residents alike. The neighborhood boasts world-class dining, shopping, and cultural events, making it a hub for art, entertainment, and outdoor recreation.

### RANCHO MIRAGE

Rancho Mirage is an upscale and tranquil community east of Cathedral City, renowned for its luxury resorts, championship golf courses, and fine dining. With a reputation for elegance and exclusivity, it attracts retirees, professionals, and vacationers seeking a serene desert retreat. The neighborhood blends modern sophistication with a relaxed atmosphere, offering a high quality of life.



### THOUSAND PALMS

Thousand Palms is a quiet and spacious desert community northeast of Cathedral City, offering a more rural and affordable alternative to its neighboring cities. Known for its open landscapes, equestrian-friendly properties, and proximity to nature preserves, it provides a peaceful retreat while remaining accessible to the greater Coachella Valley.



# LOCATION HIGHLIGHTS



CIMARRON GOLF RESORT



MISSION HILLS COUNTRY CLUB



PALM SPRINGS INTERNATIONAL AIRPORT

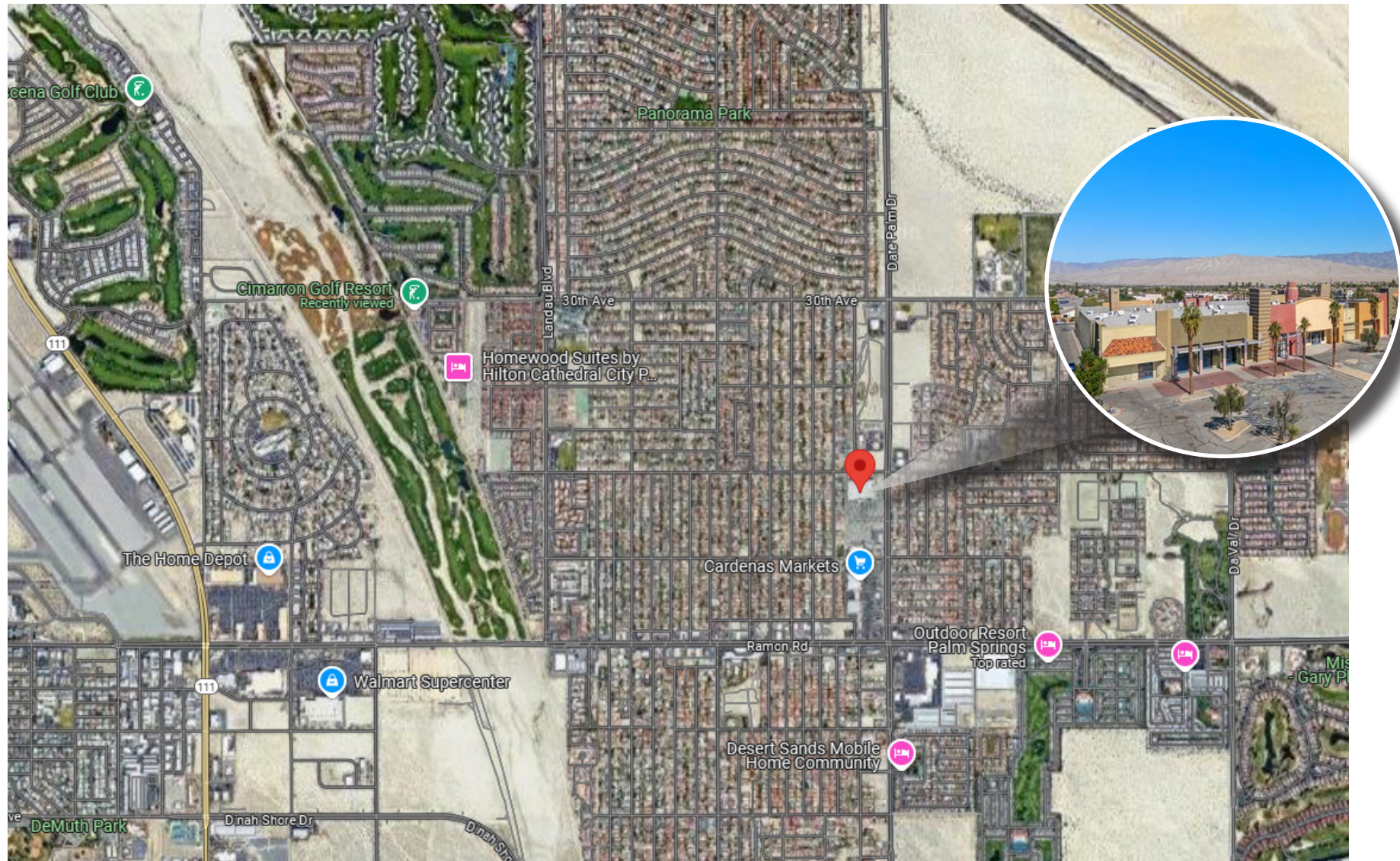


OUTDOOR RESORT PALM SPRINGS

## CONSUMER SPENDING DETAILS (2024)

| Radius                          | 2 miles        |               |            | 5 miles         |               |            |
|---------------------------------|----------------|---------------|------------|-----------------|---------------|------------|
| ^ Collapse All                  | Total Spending | Avg Household | Per Capita | Total Spending  | Avg Household | Per Capita |
| ▼ Apparel                       | \$26,904,555   | \$1,715       | \$581      | \$88,801,706    | \$1,509       | \$671      |
| ▼ Entertainment, Hobbies & P... | \$72,824,431   | \$4,643       | \$1,573    | \$295,222,848   | \$5,018       | \$2,230    |
| ▼ Food & Alcohol                | \$141,516,305  | \$9,022       | \$3,057    | \$523,140,687   | \$8,891       | \$3,951    |
| ▼ Household                     | \$83,216,424   | \$5,305       | \$1,797    | \$354,874,235   | \$6,031       | \$2,680    |
| ▼ Transportation & Maintena...  | \$135,033,919  | \$8,609       | \$2,917    | \$450,456,976   | \$7,656       | \$3,402    |
| ▼ Health Care                   | \$24,761,985   | \$1,579       | \$535      | \$103,895,662   | \$1,766       | \$785      |
| ▼ Education & Daycare           | \$30,901,890   | \$1,970       | \$667      | \$134,481,092   | \$2,286       | \$1,016    |
| Total Specified Consumer ...    | \$515,159,509  | \$32,842      | \$11,127   | \$1,950,873,206 | \$33,157      | \$14,733   |

# AERIAL MAP



# TAX MAP

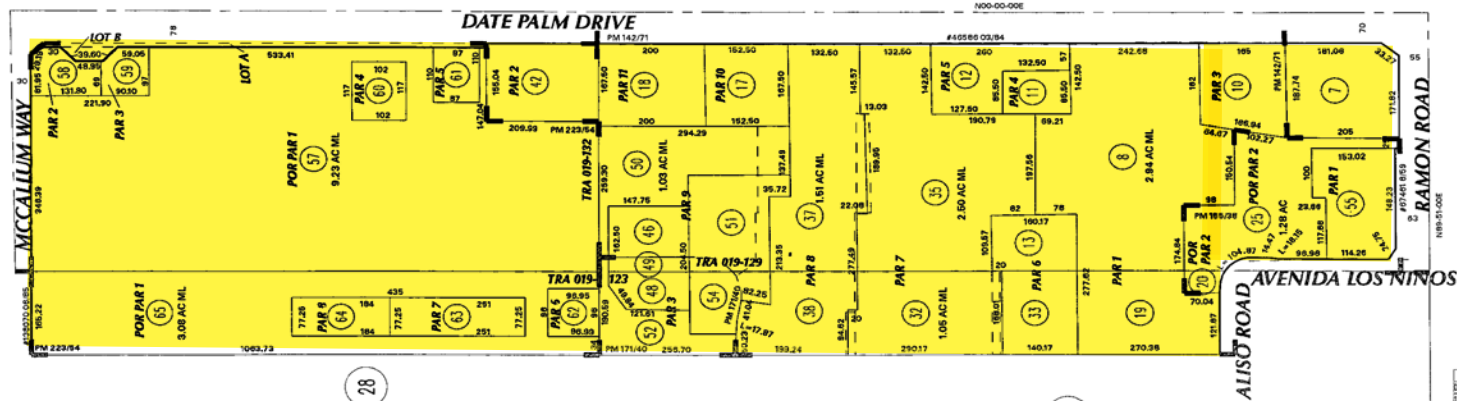
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678-330-062  
678-330-063  
678-330-064

019-084  
019-123  
019-129  
019-132



LOCATION OVERVIEW



| DATE  | OLD NUMBER | NEW NUMBER |
|-------|------------|------------|
| 01/80 | 1          | 2, 17      |
| 01/80 | 3          | 4-8        |
| 01/80 | 11         | 9, 31      |
| 02/87 | 6          | 6-13       |
| 02/87 | 271-31     | 18-24      |
| 04/89 | 3          | 14, 25     |
| 07/89 | 33         | 26         |
| DATE  | OLD NUMBER | NEW NUMBER |
| 07/89 | 22         | 42         |
| 07/89 | 21         | 28         |
| 07/89 | 13         | 29         |
| 07/91 | 14         | 35         |
| 07/91 | 29-35      | 17-23      |
| 07/90 | 16         | 36         |
| 07/90 | 34         | 37         |
| 07/90 | 30         | 38-39      |
| 07/91 | 4-5, 15    | 40         |
| 07/91 | 40         | 41-42      |
| DATE  | OLD NUMBER | NEW NUMBER |
| 07/99 | 230-41     | 330-43, 44 |
| 07/99 | 38         | 45, 46     |
| 01/95 | 44         | 47-49      |
| 04/95 | 45         | 50-51      |
| 04/95 | 42         | 52-53      |
| 04/95 | 35, 39     | 54         |
| 09/99 | 24         | 55, 57     |
| 07/07 | 41         | 56, 57     |
| 07/08 | 56         | 57-61      |
| 07/08 | 43         | 62-65      |

MB 36/45-47 PALM SPRINGS HIGHLANDS UNIT NO. 1  
PM 138/48-50 PARCEL MAP NO. 21373  
PM 142/71-72 PARCEL MAP NO. 21909  
PM 155/38-39 PARCEL MAP NO. 23609  
PM 171/40-41 PARCEL MAP NO. 26615  
PM 223/54-56 PARCEL MAP NO. 35592

Jan 2008

DATA: RS 99/46

ASSESSOR'S MAP 9K678 PG.33  
Riverside County, Calif.

0004



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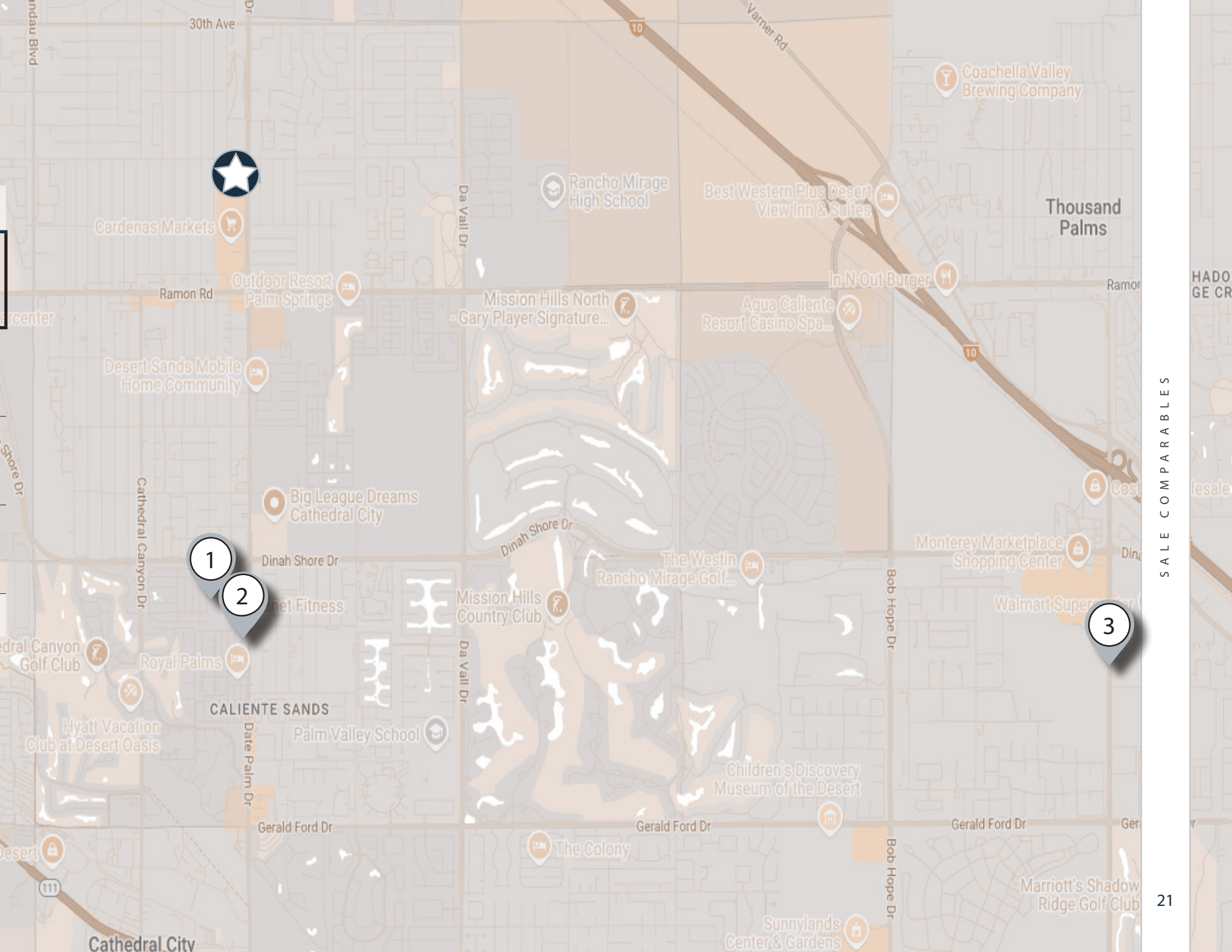
# SALE COMPARABLES

31033 DATE PALM DR  
CATHEDRAL CITY, CA 92234

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## SALE COMPARABLES – SUMMARY

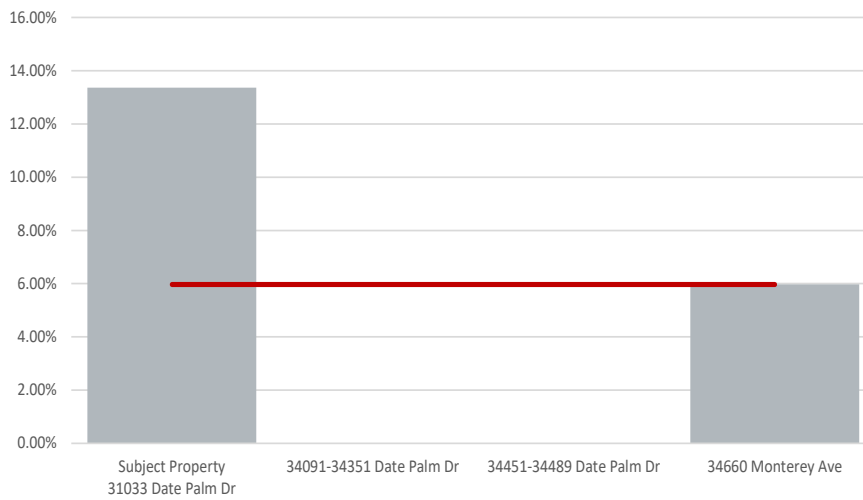
|   |                                                                                    | PROPERTY ADDRESS                                                    | SALE PRICE   | YEAR BUILT | LOT SIZE (AC) | GLA (SF) | PRICE/SF | CAP RATE | COE       |
|---|------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------|------------|---------------|----------|----------|----------|-----------|
|   |   | Subject Property:<br>31033 Date Palm Dr<br>Cathedral City, CA 92234 | \$8,250,000  | 1992/2007  | 14.30         | 126,745  | \$65.09  | 13.36%*  | N/A       |
| 1 |   | 34091-34351 Date Palm Dr<br>Cathedral City, CA 92234                | \$12,798,756 | 1990       | 2.20          | 95,632   | \$133.83 | N/A      | 9/13/2024 |
| 2 |   | 34451-34489 Date Palm Dr<br>Cathedral City, CA 92234                | \$5,980,574  | 1991       | 17.31         | 41,553   | \$143.93 | N/A      | 9/13/2024 |
| 3 |  | 34660 Monterey Ave<br>Palm Desert, CA 92211                         | \$6,000,000  | 2008       | 2.42          | 21,323   | \$281.39 | 5.97%    | 2/14/2024 |
|   |                                                                                    |                                                                     |              |            | AVG.          | 52,836   | \$186.38 | 5.97%    |           |



# SALE COMPARABLES

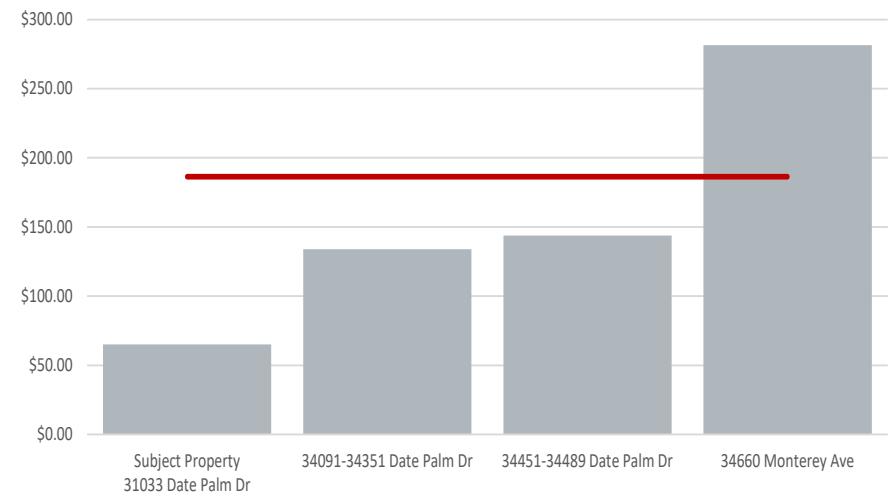
AVERAGE CAP RATE

AVG. 5.97%



AVERAGE PRICE PER SQUARE FOOT

AVG. \$186.38





metro by T-Mobile

BIG 5 SPORTING GOODS



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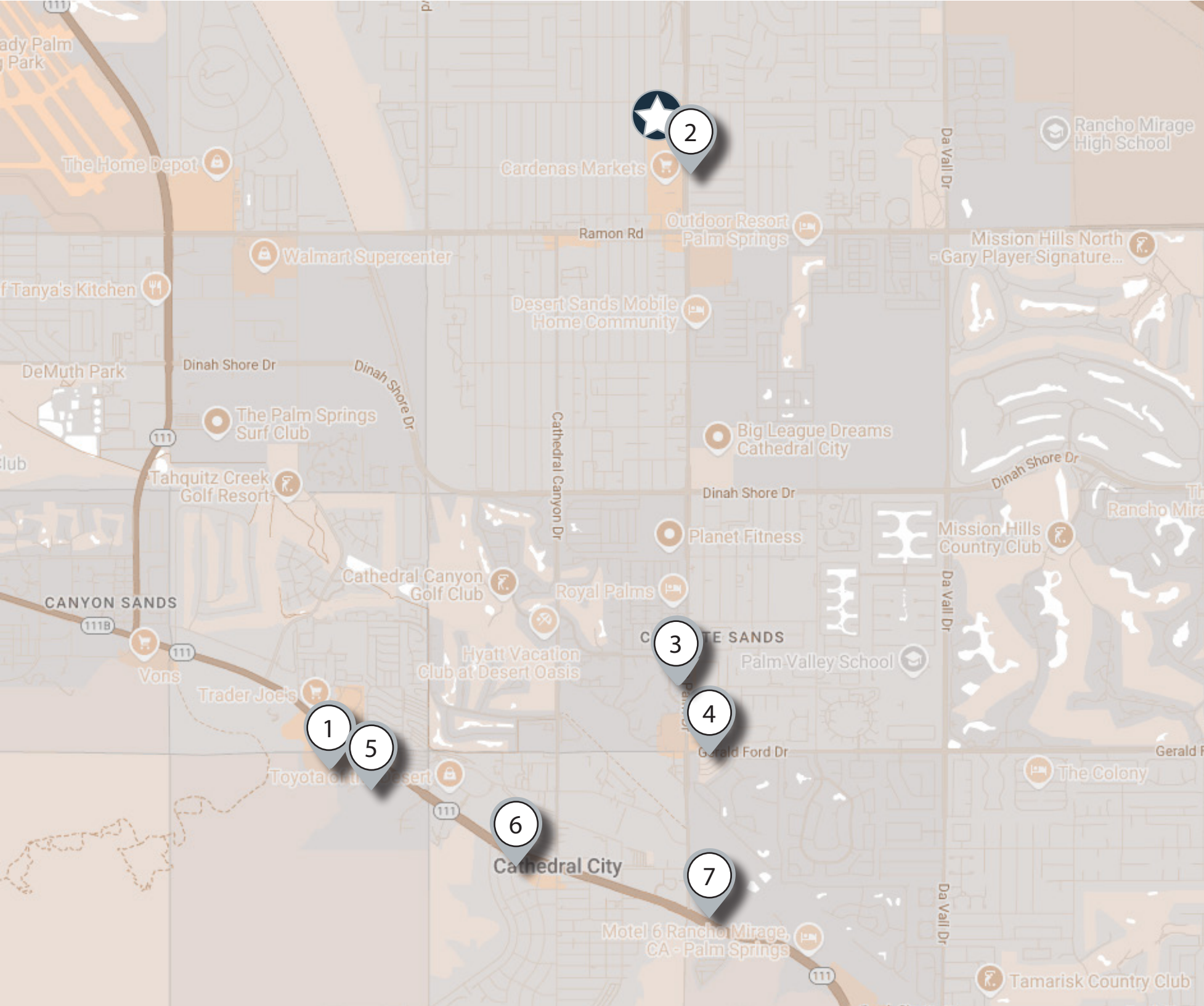
# LEASE COMPARABLES

31033 DATE PALM DR  
CATHEDRAL CITY, CA 92234

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# LEASE COMPARABLES – SUMMARY

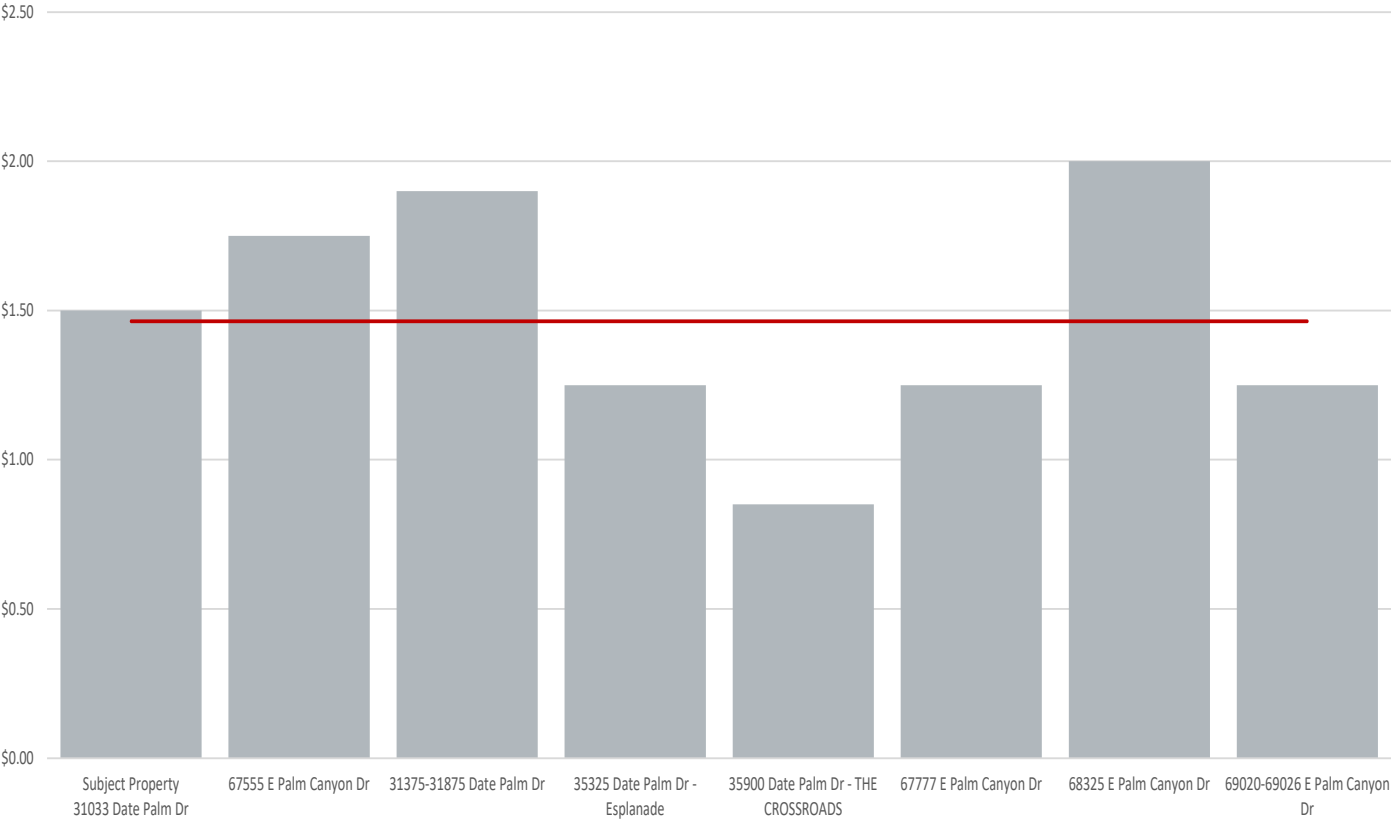
|   | PROPERTY NAME                           |                          | YEAR BUILT | ASKING<br>RENT /SF | ASKING<br>RENT/SF/YEAR | UNIT SIZE<br>(SF) - AVG. | LEASE TYPE |
|---|-----------------------------------------|--------------------------|------------|--------------------|------------------------|--------------------------|------------|
|   | Subject Property:<br>31033 Date Palm Dr | Cathedral City, CA 92234 | 1992/2007  | \$1.50             | \$18                   | 15,700                   | NNN/MG     |
| 1 | 67555 E Palm Canyon Dr                  | Cathedral City, CA 92234 | 1981       | \$1.75             | \$21                   | 1,200                    | NNN        |
| 2 | 31375-31875 Date Palm Dr                | Cathedral City, CA 92234 | 1988       | \$1.90             | \$23                   | 3,400                    | NNN        |
| 3 | 35325 Date Palm Dr - Esplanade          | Cathedral City, CA 92234 | 1999/2006  | \$1.25             | \$15                   | 3,635                    | NNN        |
| 4 | 35900 Date Palm Dr - THE CROSS-ROADS    | Cathedral City, CA 92234 | 1980/1990  | \$0.85             | \$10                   | 80,633                   | NNN        |
| 5 | 67777 E Palm Canyon Dr                  | Cathedral City, CA 92234 | 1987       | \$1.25             | \$15                   | 9,500                    | NNN        |
| 6 | 68325 E Palm Canyon Dr                  | Cathedral City, CA 92234 | N/A        | \$2.00             | \$24                   | 2,520                    | NNN        |
| 7 | 69020-69026 E Palm Canyon Dr            | Cathedral City, CA 92234 | 1973       | \$1.25             | \$15                   | 23,200                   | NNN        |
|   |                                         |                          | AVG.       | \$1.46             | \$18                   |                          |            |



# LEASE COMPARABLES

AVERAGE ASKING RENT/SF

AVG. \$1.46



LEASE COMPARABLES





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An aerial photograph of Cathedral City, California, showing a dense urban landscape with various buildings and greenery. The image is used as a background for the title and address information.

# FINANCIAL OVERVIEW

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31033 DATE PALM DR  
CATHEDRAL CITY, CA 92234

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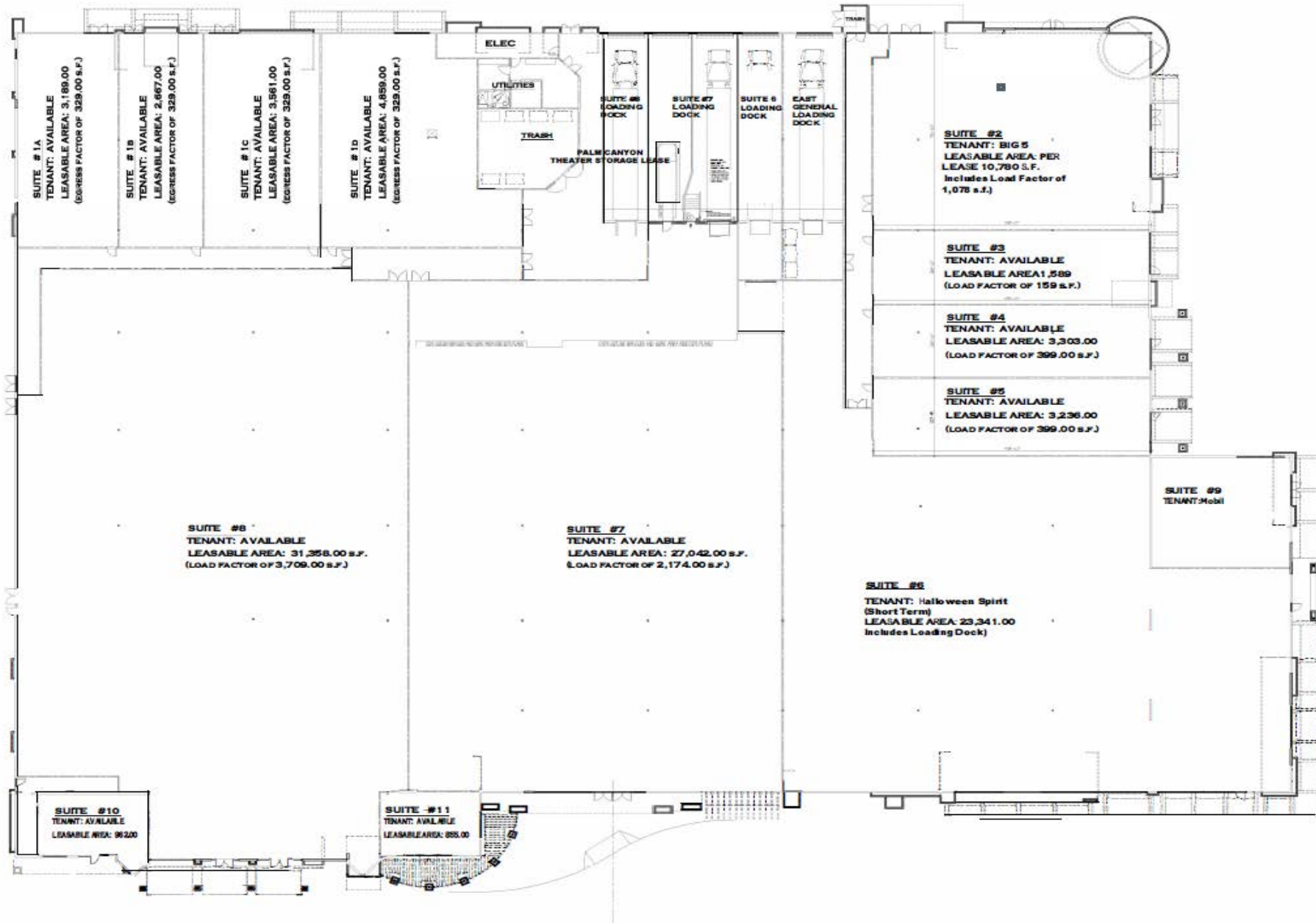
# RENT ROLL

| SUITE     | TENANT               | GLA     | % OF GLA | RENT*     | RENT/ SF* | PRO FORMA<br>EXPENSE<br>REIMBS.* | LEASE       | OPTIONS                                     |
|-----------|----------------------|---------|----------|-----------|-----------|----------------------------------|-------------|---------------------------------------------|
| Suite 1A  | Vacant               | 3,518   | 2.78%    | \$4,398   | \$1.25    | \$7,155                          | NNN         |                                             |
| Suite 1B  | Vacant               | 2,996   | 2.37%    | \$3,745   | \$1.25    | \$6,093                          | NNN         |                                             |
| Suite 1C  | Vacant               | 3,890   | 3.08%    | \$4,863   | \$1.25    | \$7,911                          | NNN         |                                             |
| Suite 1D  | Vacant               | 5,188   | 4.11%    | \$6,485   | \$1.25    | \$10,551                         | NNN         |                                             |
| Suite 2   | Big 5 Sporting Goods | 10,780  | 8.53%    | \$13,341  | \$1.00    | \$21,924                         | Gross Lease | 3 consecutive 5-year renewal options remain |
| Suite 3   | Vacant               | 1,589   | 1.26%    | \$1,986   | \$1.25    | \$3,232                          | NNN         |                                             |
| Suite 4   | Vacant               | 3,303   | 2.61%    | \$4,129   | \$1.25    | \$6,718                          | NNN         |                                             |
| Suite 5   | Vacant               | 3,635   | 2.88%    | \$4,544   | \$1.25    | \$7,393                          | NNN         |                                             |
| Suite 6** | Vacant               | 23,341  | 18.47%   | \$23,341  | \$1.00    | \$47,470                         | NNN         |                                             |
| Suite 7   | Vacant               | 29,216  | 23.12%   | \$29,216  | \$1.00    | \$59,419                         | NNN         |                                             |
| Suite 8   | Vacant               | 35,067  | 27.75%   | \$35,067  | \$1.00    | \$71,318                         | NNN         |                                             |
| Suite 9   | Metro by T-Mobile    | 2,006   | 1.59%    | \$2,026   | \$1.01    | \$4,080                          | NNN         | Month to month                              |
| Suite 10  | Vacant               | 962     | 0.76%    | \$1,203   | \$1.25    | \$1,956                          | NNN         |                                             |
| Suite 11  | Vacant               | 855     | 0.68%    | \$864     | \$1.01    | \$1,739                          | NNN         |                                             |
| 12        | TOTAL VACANT         | 113,959 | 90%      | \$119,839 |           |                                  |             |                                             |
| 2         | TOTAL OCCUPIED       | 12,786  | 10%      | \$15,367  |           | \$26,004                         |             |                                             |
| 14        | TOTAL                | 126,745 | 100%     | \$135,206 |           | \$256,959                        |             |                                             |

\*Estimated

\*\*Suite 6 (Spirit Halloween): Currently vacant; however, the tenant has confirmed plans to return for the 2026 season. The anticipated lease term is approximately six months (May through November) at a total seasonal rental rate of \$40,000, which equates to approximately \$0.285/SF per month based on the current suite size.

# FLOOR PLAN - LEASABLE AREA



# INCOME & EXPENSES

|                       |            |
|-----------------------|------------|
| Total Number of Units | 14         |
| Total Area (Gross)    | 126,745 SF |

| INCOME                              |     | PRO FORMA   | PER SF  |
|-------------------------------------|-----|-------------|---------|
| GROSS POTENTIAL RENT                |     | \$1,622,470 | \$12.80 |
| Expense Reimbursements              |     | \$243,450   | \$1.92  |
| Other Income                        |     | \$0         | \$0     |
| GROSS POTENTIAL INCOME              |     | \$1,865,920 | \$14.72 |
| Vacancy/Collection Allowance (GPR)* | 15% | \$243,371   | \$1.92  |
| EFFECTIVE GROSS INCOME              |     | \$1,622,550 | \$10.24 |

| EXPENSES                                                                  |        |             |         |
|---------------------------------------------------------------------------|--------|-------------|---------|
| Real Estate Taxes*                                                        | 1.19%  | \$98,175    | \$0.77  |
| Insurance*                                                                | \$0.50 | \$63,373    | \$0.50  |
| Utilities                                                                 |        | \$50,603    | \$0.40  |
| Contract Services<br>(Repair, Cleaning, Security, Legal, Accounting)      |        | \$55,756    | \$0.44  |
| Building Exp.<br>(Plumbing, Electrical, Fire/Safety, Tenant Improvements) |        | \$17,287    | \$0.14  |
| Repairs & Maintenance                                                     |        | \$9,363     | \$0.07  |
| Management Fee                                                            |        | \$30,000    | \$0.24  |
| TOTAL EXPENSES                                                            |        | \$324,556   | \$2.56  |
| Operating Expenses / SF                                                   |        | \$2.56      |         |
| NET OPERATING INCOME                                                      |        | \$1,297,993 | \$10.24 |

\*Estimated

# FINANCIAL OVERVIEW

## LOCATION

31033 Date Palm Dr  
Cathedral City, CA 92234

|                           |             |
|---------------------------|-------------|
| Price                     | \$8,250,000 |
| Gross Leasable Area (GLA) | 126,745     |
| Price/SF                  | \$65.09     |
| CAP Rate - Pro Forma      | 15.73%      |
| Year Built                | 1992/2007   |
| Lot Size                  | 14.30 AC    |

## ANNUALIZED OPERATING DATA

|                                 |     |             |
|---------------------------------|-----|-------------|
| Gross Potential Rent            |     | \$1,622,470 |
| Expense Reimbursements          |     | \$243,450   |
| Other Income                    |     | \$0         |
| Gross Potential Income          |     | \$1,865,920 |
| Less: Vacancy/Deductions (GPR)* | 15% | \$243,371   |
| Effective Gross Income          |     | \$1,622,550 |
| Total Expenses                  |     | \$324,556   |
| Net Operating Income            |     | \$1,297,993 |

## EXPENSES

|                       |         |           |
|-----------------------|---------|-----------|
| Real Estate Taxes*    | 1.1900% | \$98,175  |
| Insurance*            | \$0.50  | \$63,373  |
| Utilities             |         | \$50,603  |
| Contract Services     |         | \$55,756  |
| Building Exp.         |         | \$17,287  |
| Repairs & Maintenance |         | \$9,363   |
| Management Fee        |         | \$30,000  |
| Total Expenses        |         | \$324,556 |
| Expenses/SF           |         | \$2.56    |
| % of EGI              |         | 20.00%    |

\*Estimated

# 31033 DATE PALM DRIVE

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EXCLUSIVELY LISTED BY

**TONY AZZI**

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