

Marcus & Millichap
TAG INDUSTRIAL GROUP

GARNET AVENUE SINGLE-TENANT

690 WEST GARNET AVENUE

PALM SPRINGS, CA 92262

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The background of the slide is a photograph of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of dark metal beams. The right side shows the exterior of the building, featuring light-colored corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Vacant 13,924-Square-Foot Single-Tenant Industrial Flex Property on 1.81 Acres
 - Featuring Concrete Tilt-Up Construction, 17' Clear Height, Three 14' x 14' Grade-Level Doors, and Fire Sprinkler System
 - Flexible Layout Suitable for Industrial, Logistics, or Office-Intensive Users
 - Available for Immediate Owner Use or Lease-up Opportunity
- Prominent Visibility Along I-10 with Exposure to ±89,000 Vehicles Per Day | Proximity to Large-Scale Industrial Developments
- Located in Outperforming Coachella Valley Submarket with 5.8% Industrial Vacancy Rate vs. Overall Inland Empire Market Average of 8.8%

The property is a vacant 13,924-square-foot single-tenant industrial flex building situated on 1.81 acres of land. It features concrete tilt-up construction, which provides a durable and low-maintenance exterior. The building has a clear height of 17 feet, allowing for efficient use of space and accommodating a variety of industrial and logistics operations. Three 14' x 14' grade-level doors provide easy access for loading and unloading goods. A fire sprinkler system is also installed, ensuring a safe working environment. The property's layout is flexible and can be adapted to suit different users, including industrial, logistics, or office-intensive operations. This flexibility makes it an attractive option for a range of potential tenants or owner-users. The property is available for immediate owner use or a lease-up opportunity, providing a chance for investors to capitalize on the demand for industrial space.

The property's location offers excellent visibility along Interstate 10, with exposure to approximately 89,000 vehicles per day, making it an ideal spot for businesses that require high visibility and accessibility (California Department of Transportation). Its proximity to large-scale industrial developments also enhances its appeal, providing opportunities for collaboration and networking with neighboring businesses. The Coachella Valley submarket, where the property is located, had an industrial vacancy rate of 5.8 percent in Q1 2026, which was significantly lower than the overall Inland Empire market average of 8.8 percent. This indicates a strong demand for industrial space in the area and a competitive market for landlords. The area's strong economic growth and limited supply of available industrial properties make it an attractive location for businesses and investors alike.

PROPERTY DETAILS

690 WEST GARNET AVENUE, PALM SPRINGS, CA 92262

Number of Suites	1
Number of Buildings	1
Total Square Feet	13,924 SF
Warehouse Square Feet	3,288 SF
Office Square Feet	10,636 SF
Office Ratio	76.39%
Year Built	1989
Lot Size	1.81 acres
Type of Ownership	Fee Simple
Clear Height	17' 8"
Parking Spaces	53
Parking Surface	Asphalt
Building Class	B
Tenancy	Single-Tenant
Grade Level Doors	3
Construction	Tilt Wall
Power	Industrial power in place; Buyer to verify
Type of Lighting	Fluorescent
Zoning	M-1P
Roof Type	Combination Roof System (Single-Ply & Modified Bitumen; Buyer to verify)
Age/Condition of Roofs	2017/2018
HVAC Units	3.0
Age/Condition of HVAC	Average
Sprinklers	Yes
Market	CA-Inland Empire
Submarket	Coachella Valley
Market Vacancy	5.00%



690 WEST GARNET AVENUE

OFFERING PRICE
\$2,400,000

PRO FORMA CAP RATE
6.96%

Offering Price	\$2,400,000
Pro Forma Cap Rate	6.96%
Price/SF	\$172.36
Total Square Feet	13,924
Rental Rate	\$1.00
Lease Type	NNN
Lease Term	Vacant
Tenancy	Single-Tenant
Occupancy	0.00%

DEBT QUOTE

Loan Type	SBA 504
Loan Amount	\$2,160,000
LTV	90%
Rate	5.94%
Term	25 Years
Amortization	25 Years
Estimated Monthly Payment	\$13,838

Notes: Bridge loan financing also available. Contact loan broker for details.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of California, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAH0120316)

RENT ROLL

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Monthly Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Lease Type
			Comm.	Exp.				
VACANT - ProForma	13,924	100.0%	-	-	\$1.00	\$13,924	\$167,088	NNN
Total	13,924				\$1.00	\$13,924	\$167,088	
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%	
Total Current Rents: \$13,924					Occupied Current Rents: \$13,924		Unoccupied Current Rents: \$0	

Notes: ProForma Rent Assumed at \$1.00/SF NNN

N. Indian Canyon Rd



20th Ave

20th Ave

20th Ave

20th Ave



690 WEST
GARNET
AVENUE



120

Garnet Ave

Garnet Ave

Garnet Ave

Sapphire Gas
Solutions gas station



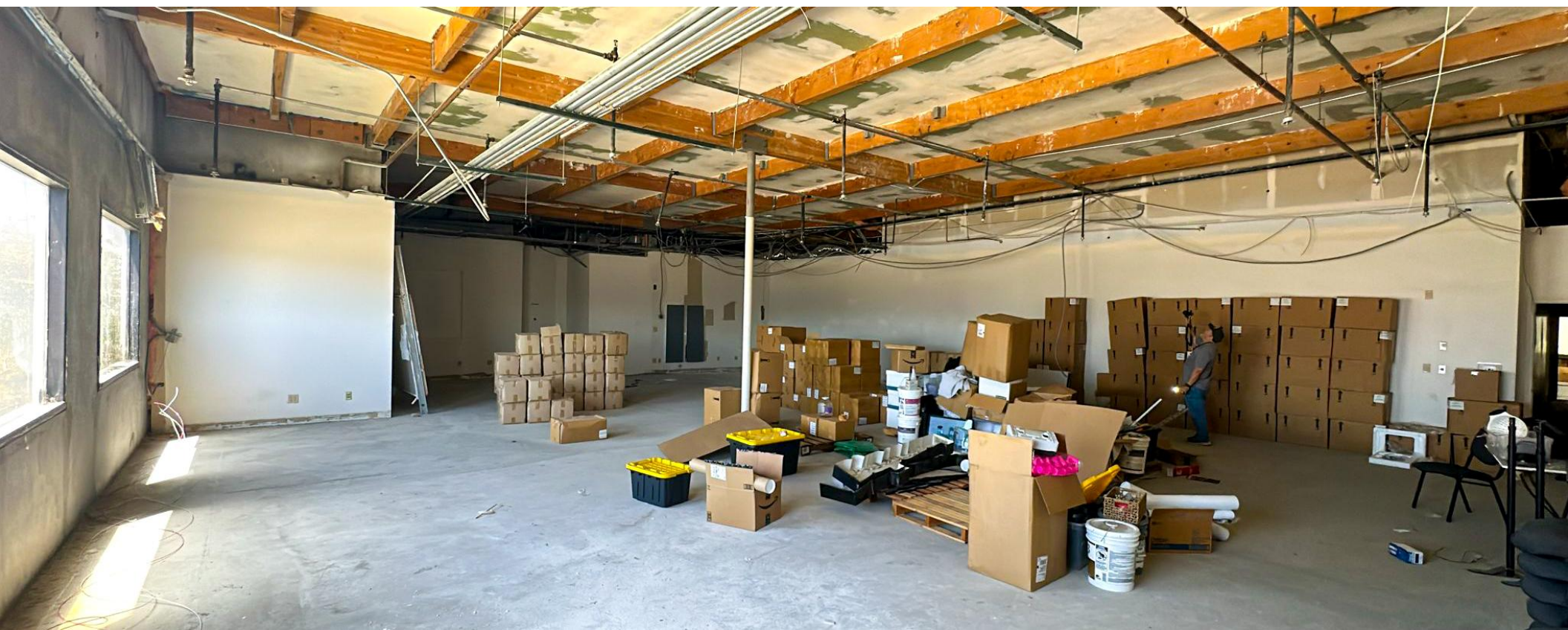
FedEx ground station



690 WEST
GARNET
AVENUE







CAPABILITIES

MMCC — our fully integrated, dedicated financing arm — is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,659 Debt and equity financings in 2025



National platform operating within the firm's brokerage offices



\$11.9 billion total national volume in 2025



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhanced value

Enhanced control through MMCC's ability to qualify investor finance contingencies.

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives.

Enhanced control through MMCC's ability to monitor investor/du diligence and underwriting to ensure timely, predictable closings.

SECTION 2

MARKET OVERVIEW

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LOS ANGELES CALIFORNIA

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean, and on the south by Orange County. The area is home to nearly 10 million residents and is the largest metropolitan area in the country. A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro. The city of Los Angeles accounts for about 3.8 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.



ECONOMIC
CENTER



PROMINENT
PORT ACTIVITY



WORLD
PROMINENCE

METROPLEX GROWTH

TRANSPORTATION

The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets. Various interstate routes make the area accessible nationwide, a list that includes interstates 5, 10, 15, 110, 210, 215, 405 and 710. Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF. The expanding light rail network provides increased access to in-town travel. LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale. Alameda Corridor, a 20-mile railroad express line, facilitates port activity, as it connects the two local ports to the transcontinental rail network east of downtown.



QUALITY OF LIFE

Los Angeles County enjoys pleasant weather with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is moderate most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day. There are almost 60 institutes of higher learning in the county, including one campus for the University of California and six California State University campuses. Private institutions such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count. A number of professional and college sports teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art and the Natural History Museum of Los Angeles County.



METROPLEX GROWTH

DEMOGRAPHICS

A population approaching 10 million people makes Los Angeles County the most populous metropolitan area in the United States. About 90,000 new residents are expected through 2029 — a dynamic that will positively impact the local economy and commercial real estate sector. A median home price that is more than twice that of the U.S. average translates to a homeownership rate of 46 percent, which is well below the national level. Approximately 35 percent of residents ages 25 and older have attained at least a bachelor's degree. Close to 13 percent also hold a graduate or professional degree.



POPULATION
9.8M
2025-2029* Growth
0.9%



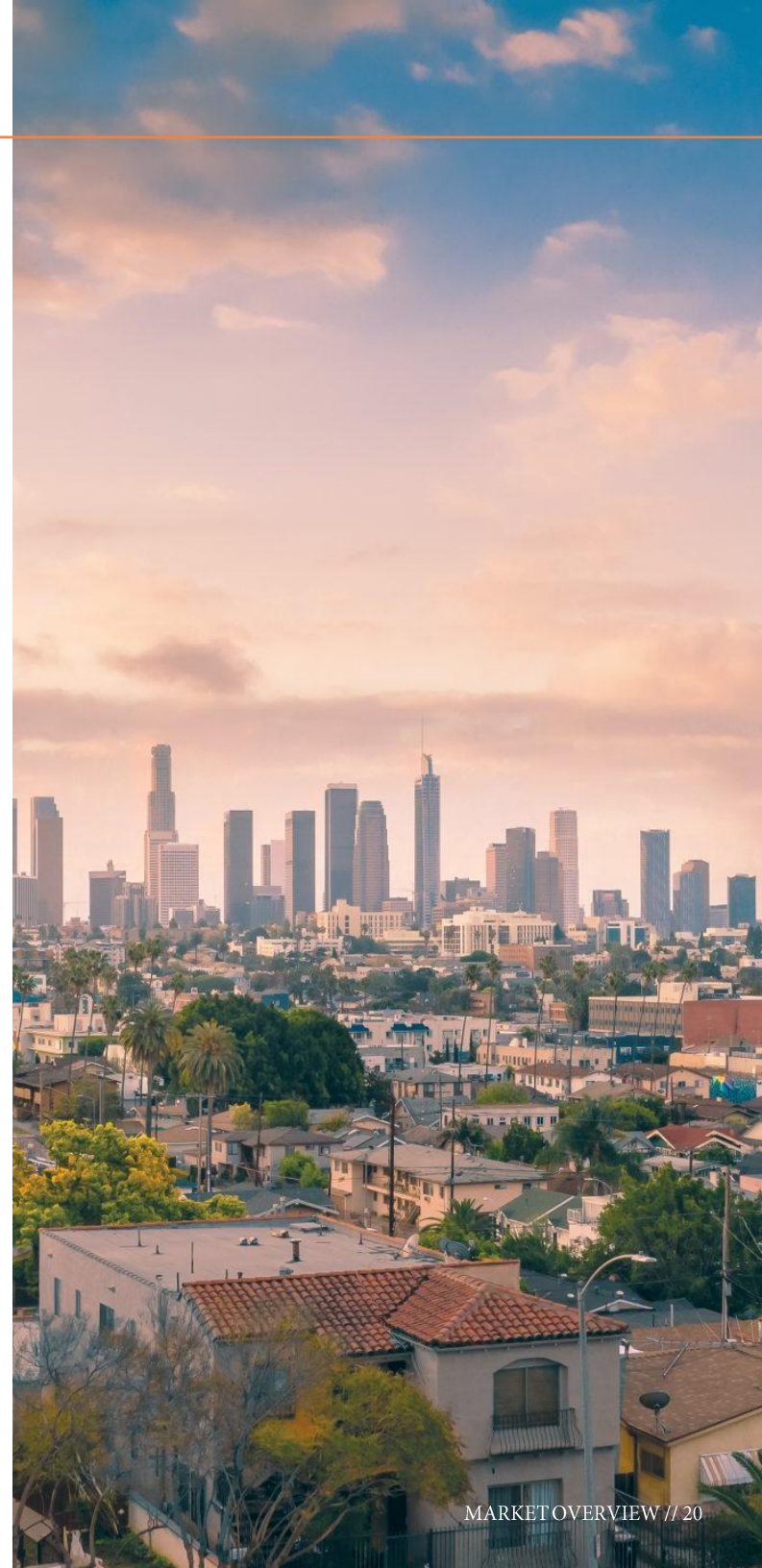
HOUSEHOLDS
3.5M
2025-2029* Growth
1.4%



MEDIAN AGE
38
U.S. Median
39



MEDIAN HOUSEHOLD INCOME
\$91,000
U.S. Median
\$76,000



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