

FOR SALE

# Desert Country Club Self Storage

PALM DESERT, CALIFORNIA



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Desert Country Club Self Storage is an up-scale, institutional-quality self storage facility consisting of 57,310 rentable square feet and 423 storage units with average occupancy exceeding 94%. The facility also consists of The Wine Reserve, 964 rentable square feet of wine storage with 106 lockers and occupancy of nearly 100%. The Wine Reserve wine storage features regulated 55 degree temperature and 70% humidity control with a secure private entrance. Opened in 2000, the facility features on-site resident manager, 24-hour video surveillance, electronic gate entrance, all concrete driveways with extra wide aisles, professional landscaping and retail sales office. In addition, the facility includes both exterior drive-up units and indoor climate controlled space. The facility is located in an upscale commercial and retail corridor with convenient access from Interstate 10 via Washington Street and Country Club Drive. The property is located near national retailers, Costco, Walgreens, PetSmart, Sam's Club, and Albertson's grocery store.

Palm Desert is a city in Riverside County, California, in the Coachella Valley (Palm Springs Area), approximately 11 miles east of Palm Springs. The city is one of the state's fastest growing and the population has doubled since 1990. Palm Desert is known for its up-scale shopping, which includes Westfield Shoppingtown with nearly 100 shops. There are more than a dozen other shopping centers and plazas which boast nationally known "big box" retailers.



# DESERT COUNTRY CLUB SELF STORAGE PALM DESERT, CALIFORNIA

## INVESTMENT HIGHLIGHTS

- Class A Institutional-Quality Facility
- 57,310 sq. ft., 423 Units
- Averages 94% Occupancy Past Two Years
- Gross Potential Income of \$865,668
- Current Monthly Income of \$62,902
- Average Rent Per Square Foot: \$12.95
- Opened in 2000
- Price: \$8,500,000

## WINE RESERVE HIGHLIGHTS

- State-of-the-Art Wine Storage
- 964 sq. ft., 106 Units
- Nearly 100% Occupancy
- Current Monthly Wine Storage Income of \$7,524
- Ideal 55 Degree Temperature; 70% Humidity Maintained
- Privatized Secure Entry, On-Site Manager
- 24-Hour Camera Surveillance
- Monthly or Long Term Rentals



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