

# BERMUDA DUNES AIRPORT



UNIQUE OPPORTUNITY TO ACQUIRE 115.49 ACRES AS AN EXISTING AIRPORT OR A REDEVELOPMENT SITE  
DESIRABLE SOUTHERN CALIFORNIA LOCATION IN THE COACHELLA VALLEY | BERMUDA DUNES



## EXECUTIVE SUMMARY

### THE OFFERING

CBRE is pleased to announce an excellent investment opportunity to purchase **Bermuda Dunes Airport**, the most centrally located airport in Coachella Valley situated on 115.49 acres. Coachella Valley continues to be an attractive market given the country club lifestyle, 130+ golf courses, PGA golf tournaments, Desert Trip Festival, Coachella and Stagecoach Music Festivals, and world class shopping. This is a unique opportunity for airport real estate investors given its location in the middle of a heavily populated destination where property values are forecasted to continue increase over time.

This opportunity also provides investors a unique redevelopment opportunity. The size and location of the site lends itself well to either accommodate an industrial development or residential with its proximity to the neighboring Bermuda Dunes Country Club.



### LOCATION HIGHLIGHTS

- ▶ The centralized location of the Bermuda Dunes Airport to all of the desert cities and, in particular, to the newer hotel, country club and residential developments is very desirable to the general aviation traveler, as well as the high profile, high income resident or visitor.
- ▶ Flying into Bermuda Dunes Airport allows travelers to get to their desired Coachella Valley destinations approximately 20-25 minutes faster than flying into the Thermal Airport.
- ▶ Proximity to the Empire Polo Grounds—host location for the annual Coachella Valley and Stagecoach Music Festivals—the site provides a centralized, convenient location for tourist traffic in the Coachella Valley.
- ▶ Direct I-10 freeway access off of Avenue 42, straight from the Indio Blvd off-ramp, less than a mile away.
- ▶ A new \$42 million interchange at Interstate 10 and Jefferson Street will be completed in 2017, dramatically improving traffic patterns and access to the Subject site. Plans are to replace the existing bridge with a new six-lane bridge with bicycle lanes and sidewalks on the northbound side on Jefferson Street.
- ▶ Bordered by the Bermuda Dunes Country Club south, providing an immediate population source.

Address	79880 Avenue 42, Bermuda Dunes, CA 92203
Acres	115.49 Acres
Zoning	Light Industrial

### EXISTING AIRPORT OVERVIEW

Bermuda Dunes is a privately owned public airport operating 13 miles east of Palm Springs and has been in business for 50 years. The Airport is a developed, thriving, and in-demand airport in the middle of one of America's top destinations within driving distance of Los Angeles. The Airport offers a variety of services including: fuel services, aircraft/auto parking, airframe maintenance, transportation, hangar rentals, and pilot resources.

The airport can accommodate corporate jets of most sizes and is FAA approved and operates under State of California and County of Riverside permits. The airport receives no agency funding of any kind and operates without financial burden or obligation to the surrounding municipalities and general public.

There are approximately 11,500 operational activities (landings and takeoffs) per year which result in some 46,000 passenger activities. Approximately 100 aircraft are based at the airport with most of the ownership by private individuals complemented by some business and corporate operators. The types of aircraft range from small, single engine piston to multi-engine corporate jets.

#### Facilities include:

- ▶ A 5,000x70 foot lighted runway and taxiway
- ▶ One 15,000 square foot community hangar and maintenance shop
- ▶ One 13,500 square foot community hangar, lobby, pilot's lounge, and office complex
- ▶ There is also approximately 500,000 square feet of aircraft ramp and parking space and a 44,000 square foot T-hangar complex, which will accommodate 43 aircraft.
- ▶ In total, the airport has parking accommodations for approximately 250 aircraft. The space for seven additional hangar buildings has been reserved, which will accommodate an additional 44 aircraft.
- ▶ There is also a residential airpark with nineteen home sites. The airpark concept includes a home with an attached hangar that provides access to the airport taxiway and all facilities.
- ▶ The offering also includes a racquet club with four tennis courts, swimming pool and an on-site restaurant with full bar.

This offering would allow an investor to take over the existing operations, and/or choose to further develop the airport with hangars, hangar homes, or other commercial properties.

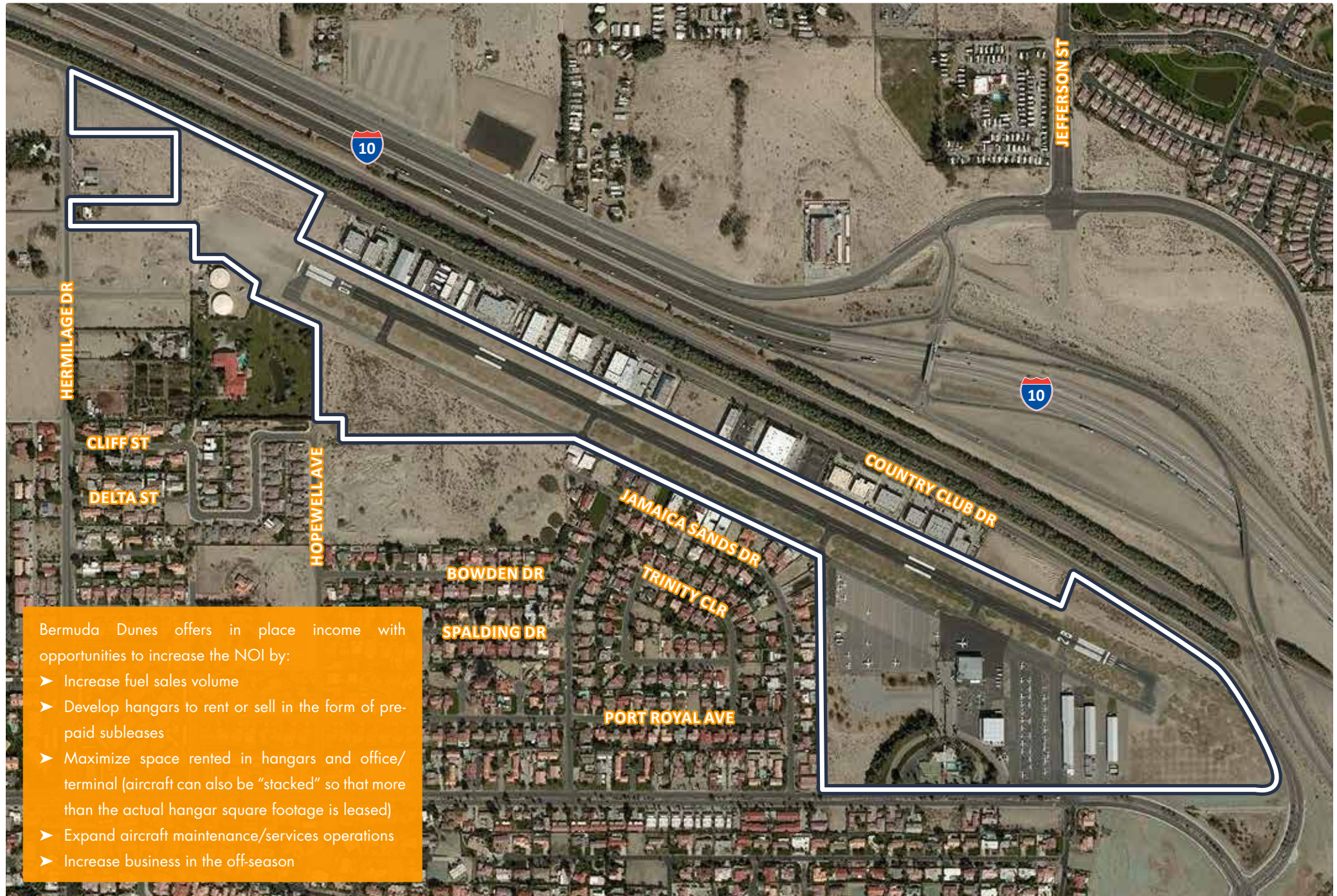
**Bermuda Dunes accommodates between ten and twenty percent of the "General Aviation Traffic" in the Coachella Valley.** "General Aviation Traffic" includes: Business, Corporate, Charter, Aero Medical, Flight Instruction, Aircraft Rental, Scenic, Aircraft Sales and Maintenance, Private and Recreational operations.



### STRONG REDEVELOPMENT POTENTIAL

- ▶ The site is currently zoned Light Industrial. Given the location, the site could be redeveloped in the future to either industrial or residential. During the entitlement process, a future owner would benefit from cash flow given the Airport is generating profit from its operations.

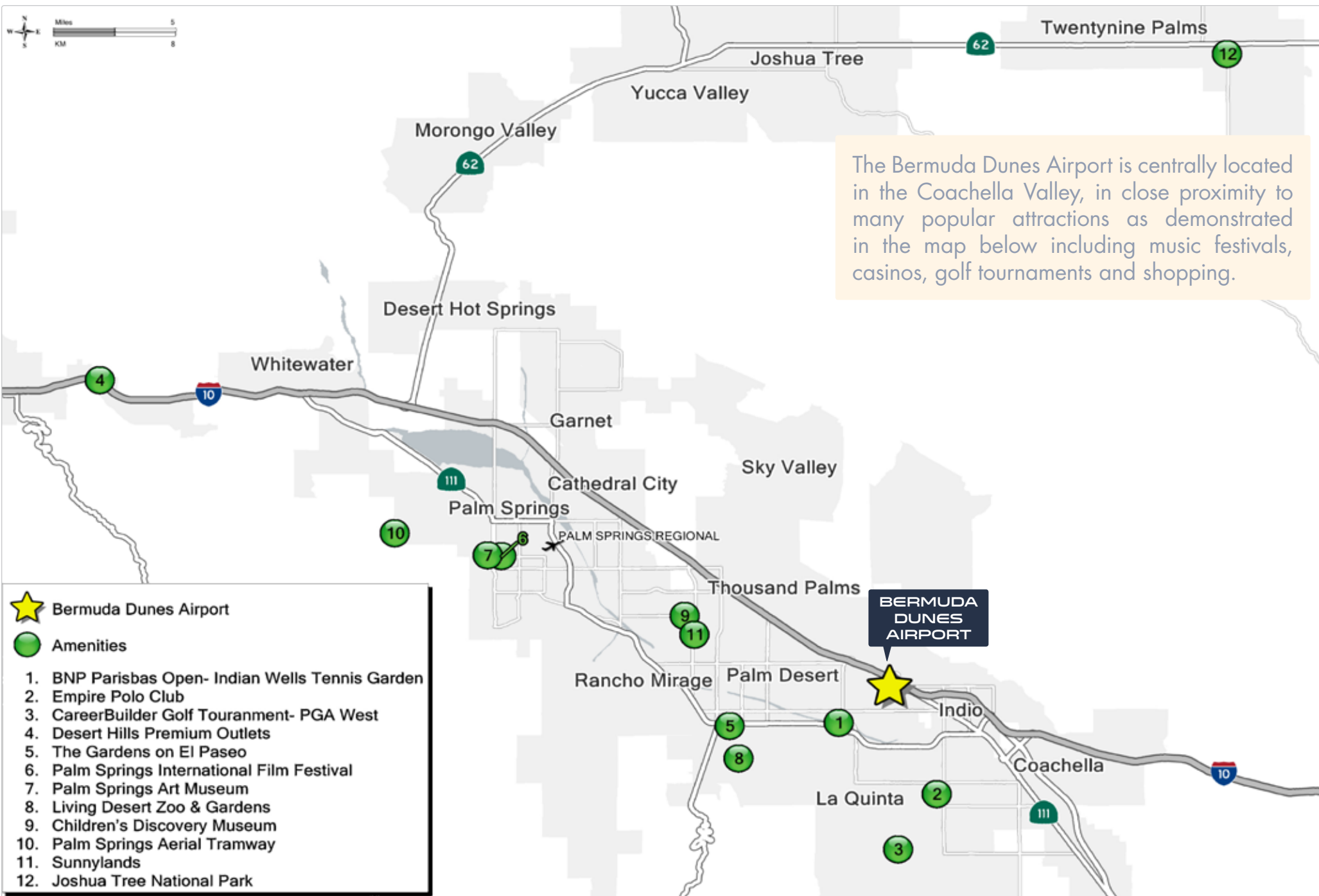
## SITE AERIAL



Bermuda Dunes offers in place income with opportunities to increase the NOI by:

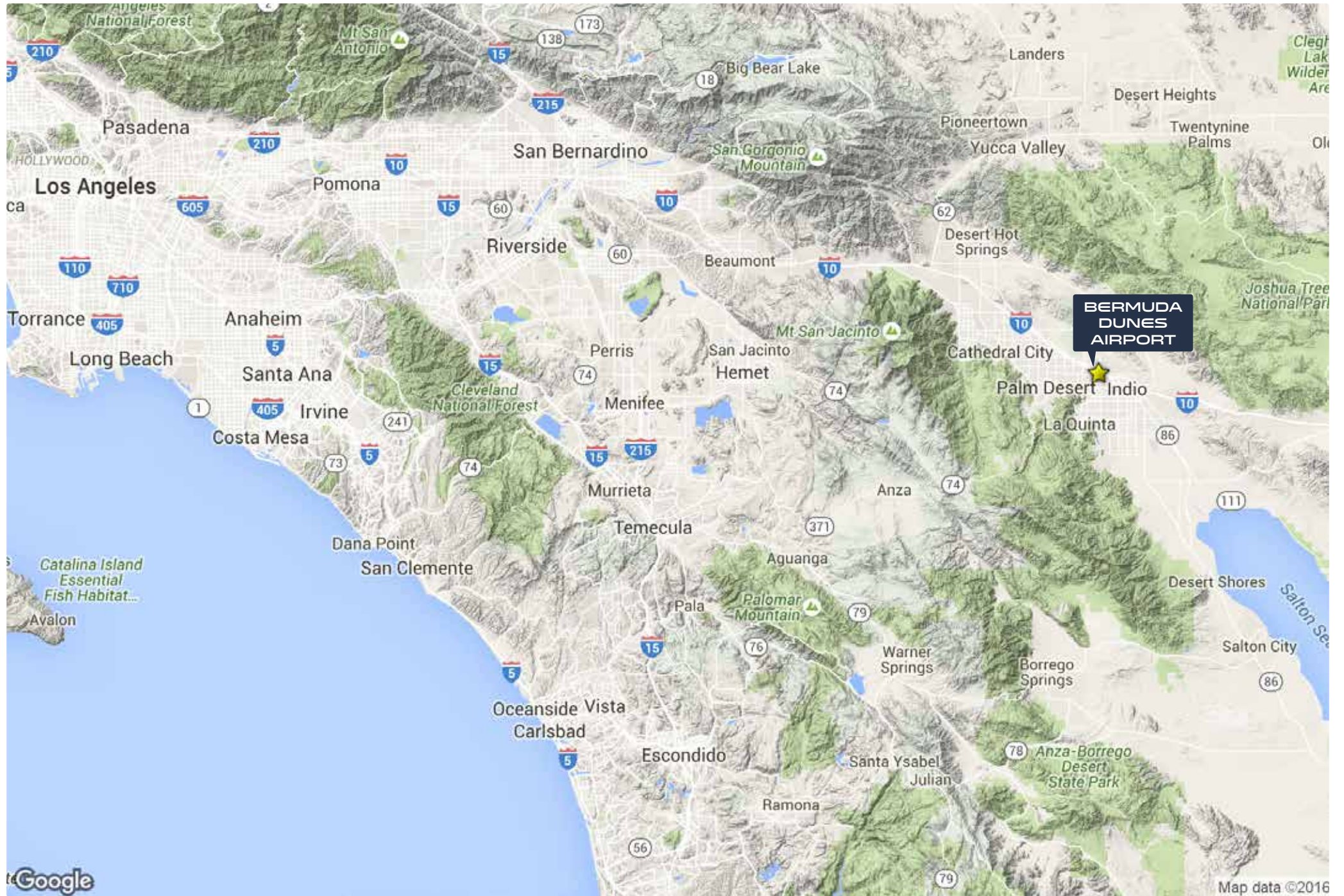
- ▶ Increase fuel sales volume
- ▶ Develop hangars to rent or sell in the form of pre-paid subleases
- ▶ Maximize space rented in hangars and office/terminal (aircraft can also be "stacked" so that more than the actual hangar square footage is leased)
- ▶ Expand aircraft maintenance/services operations
- ▶ Increase business in the off-season

LOCAL AMENITIES AERIAL



# BERMUDA DUNES AIRPORT

## REGIONAL MAP



# BERMUDA DUNES AIRPORT



## CAPITAL MARKETS EXPERTS

DARLA LONGO  
Vice Chairman/Managing Director  
Lic. 00639911  
+1 909 418 2105  
darla.longo@cbre.com

BARBARA EMMONS  
Vice Chairman  
Lic. 00969169  
+1 213 613 3033  
barbara.emmons@cbre.com

MICHAEL KENDALL  
Senior Vice President  
Lic. 01895979  
+1 909 418 2034  
michael.kendall@cbre.com

REBECCA PERLMUTTER, CFA  
Vice President  
Lic. 01838624  
+1 310 922 5237  
rebecca.perlmutter@cbre.com

## AIRPORT REAL ESTATE SPECIALIST

KATRIN M. GIST  
Senior Associate  
Lic. 01928732  
+1 425.462.6986  
katrin.gist@cbre.com

## AIR CARGO FACILITY EXPERT

MICHAEL CAPRILE  
Vice Chairman  
+1 630 573 7071  
michael.caprile@cbre.com

## COACHELLA VALLEY LAND SPECIALIST

MARCO ROSSETTI  
Senior Associate  
+1 760 346 2300  
marco.rossetti@cbre.com

## DEBT & STRUCTURED FINANCE

VAL ACHEMEIER  
Executive Vice President  
Lic. 01868169  
+1 213 613 3109  
val.achteimeier@cbre.com

SHARON WORTMANN  
Capital Markets Operations Director  
+1 213 613 3543  
sharon.wortmann@cbre.com

## NATIONAL PARTNERS WEST

Darla Longo  
Barbara Emmons  
Brett Hartzell  
Rebecca Perlmutter  
Mike Kendall  
Gina Christen  
Taylor Odegard

# NATIONAL PARTNERS

WWW.CBRE.COM/NP

## CBRE

**NORTHEAST**  
Michael D. Hines  
Brian Fiumara  
Brad Ruppel

**SOUTHEAST**  
Chris Riley  
Frank Fallon  
Brian Budnick  
Jennifer Klingler

**SOUTH CENTRAL**  
Jack Fraker  
Josh McArtor  
Jonathan Bryan  
Heather McClain  
Ryan Thornton

**NORTH CENTRAL**  
Mike Caprile  
Ted Staszak  
Stephanie Park  
Kate Dougherty

**WEST**  
Darla Longo  
Barbara Emmons  
Brett Hartzell  
Rebecca Perlmutter  
Mike Kendall  
Taylor Odegard  
Gina Christen

**DEBT & STRUCTURED FINANCE**  
Val Achtemeier  
Steve Roth  
Steve Kundert  
Sharon Wortmann

Offering integrated real estate capital markets solutions from strategy to execution—delivered by a seamless national partnership

© 2016 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.