

USASIA Pacific, Inc. is proud to offer for sale a Burlington Coat within Coachella Valley.

The property boasts an irreplaceable location with potential for future pad development or ground leases at the NEC of Date Palm & Gerald Ford.

**For a Complete Offering Memorandum:**

**Contact Michael Lai @ 206-838-5990 / [michaellai@usasiapacific.com](mailto:michaellai@usasiapacific.com)**



# Burlington Coat

Cathedral City, California

- ❖ REO - Bank Owned / Distressed Asset Sale
- ❖ National Tenant with 425 Locations
- ❖ Long Term NNN Lease with Scheduled Increases
- ❖ Low Cost Per Foot - \$90 Per Square Foot
- ❖ Value Add Development - Over \$1 Million in Upside Potential
- ❖ Busy Signalized Intersection
- ❖ Newly Renovated / Pride of Ownership

**\$7,242,000**  
8.5% In Place Cap Rate  
13% Proforma Cap Rate

NEC of Date Palm Drive  
and Gerald Ford Drive  
Cathedral City, California

Lead Investment Advisor:

**Michael Lai**

CEO

206-838-5990 Direct

<mailto:MichaelLai@usasiapacific.com>



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