



## 73600 Alessandro Dr

73600 Alessandro Dr, Palm Desert, CA 92260

Cafe & A

Health & Wellness Center



### Silva Mirzoian

Green Properties

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## 73600 Alessandro Dr

\$24.00 /SF/YR

Cafe and a Health & Wellness Center in a unique building in Palm Desert with approx. Spacious and open feel throughout. High ceiling at the entry and throughout. Currently a café by the entrance with indoor and outdoor eating. A large event room which is perfect to hold conferences and meeting events. Outdoor cocktail area complete with garden and bar. Cafe space also available. A perfect setting for a retail/ health & wellness spa as it is complete with his/her dressing rooms, dry sauna and spa. Ample parking available - onsite and offsite. 16 spaces are available for lease ranging from 116 sq.ft. to 2320 sq.ft. submit terms....

- heavy traffic, close to El Paseo & Hwy111, FWY10.
- Courtyard
- Mezzanine
- Conference Room
- Security System
- Air conditioning



Photo by Gregg Felsen

Rental Rate:	\$24.00 /SF/YR
Property Type:	Retail
Property Subtype:	Health Club
Gross Leasable Area:	23,000 SF
Year Built:	1980
Walk Score ®:	81 (Very Walkable)
Rental Rate Mo:	\$2.00 /SF/MO

### 1st Floor Ste 1

Space Available	1,160 SF
Rental Rate	\$24.00 /SF/YR
Date Available	30 Days
Service Type	Full Service
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

2 spaces at this size. Enter this unique Mediterranean styled building through a bright and two story entrance in Palm Desert with ample parking. Space is spacious, bright and centrally located. Close to HWY 111 & Monterey. Building also includes locker rooms for his/her with dry sauna and spa. Tiled floors. Perfect location for a health & wellness business owner. Master lease is also available for the entire building to the right business entrepreneur.

1

### 1st Floor Ste 101

Space Available	1,095 SF
Rental Rate	\$24.00 /SF/YR
Date Available	December 15, 2023
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Existing Cafe space available with food prep area. Includes indoor and outdoor dining area on Alessandro near San Pablo, Set in a beautiful health and wellness building with ample parking. Build your online/instore business or start your own cafe. Great terms available with many of the equipment to help you get started or just continue your business.

2

### 1st Floor Ste 101

Space Available	1,095 SF
Rental Rate	\$24.00 /SF/YR
Date Available	December 15, 2023
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Cafe space available in a great building on Alessandro near San Pablo. Close to Hwy 111. Start your own cafe or expand your current online/onsite cafe business. Spacious outdoor seating with ample parking. Full set up with equipment's to get you going. Flexible terms. Prep area next to the storefront.

3

### 1st Floor Ste 2

Space Available	1,680 SF
Rental Rate	\$24.00 /SF/YR
Date Available	60 Days
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	1 - 3 Years

Flexible terms. could also be retail. Rare to find building. Spacious unit could be perfect for a gym, yoga, Pilates workout room. His/Her locker rooms available with Dry sauna and spa for additional \$\$\$. High ceilings, lighting and additional reception area is also available. Private office space adjoining the gym. Additional space for cycling can also be added to this space.

4

### 1st Floor Ste 3

Space Available	116 SF
Rental Rate	\$24.00 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 - 3 Years

3 spaces available which could be perfect for a make up artist, therapist, nail salon, facial, or consulting room. You could also have a reception area to receive your clients.

5

### 1st Floor Ste 4

Space Available	1,536 SF
Rental Rate	\$24.00 /SF/YR
Date Available	30 Days
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Space by the elegant entrance with large windows facing street and garden. Tiled floor 2 story entrance.

6

### 1st Floor Ste 5

Space Available	2,280 SF
Rental Rate	\$24.00 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 5 Years

7

### 1st Floor Ste 6

Space Available	1,600 SF
Rental Rate	\$24.00 /SF/YR
Date Available	30 Days
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	1 - 5 Years

Large open space would be perfect for retail, gym, yoga or art. Unique building with great ambiance. Outdoor garden area plus locker rooms with dry sauna and spa.

8

9

### 1st Floor Ste 7

Space Available	2,320 SF
Rental Rate	\$24.00 /SF/YR
Date Available	30 Days
Service Type	Full Service
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Spacious space with high ceilings, glass door. Perfect for a gym, yoga, cycling, workout room, showroom.

10

### 1st Floor Ste 8

Space Available	144 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

1 space available between 144 sq.ft. which could be perfect for a make up artist, therapist, nail salon, facial, or consulting room. You could also have a reception area to receive your clients.



## 7360 Alessandro Dr, Palm Desert, CA 92260

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A perfect setting for a retail/ health & wellness spa as it is complete with his/her dressing rooms, dry sauna and spa. Ample parking available - onsite and offsite. 16 spaces are available for lease ranging from 116 sq.ft. to 2320 sq.ft. submit terms.

# Property Photos



Photo By RJ MuTaylor ~ ZencomMe Entrance

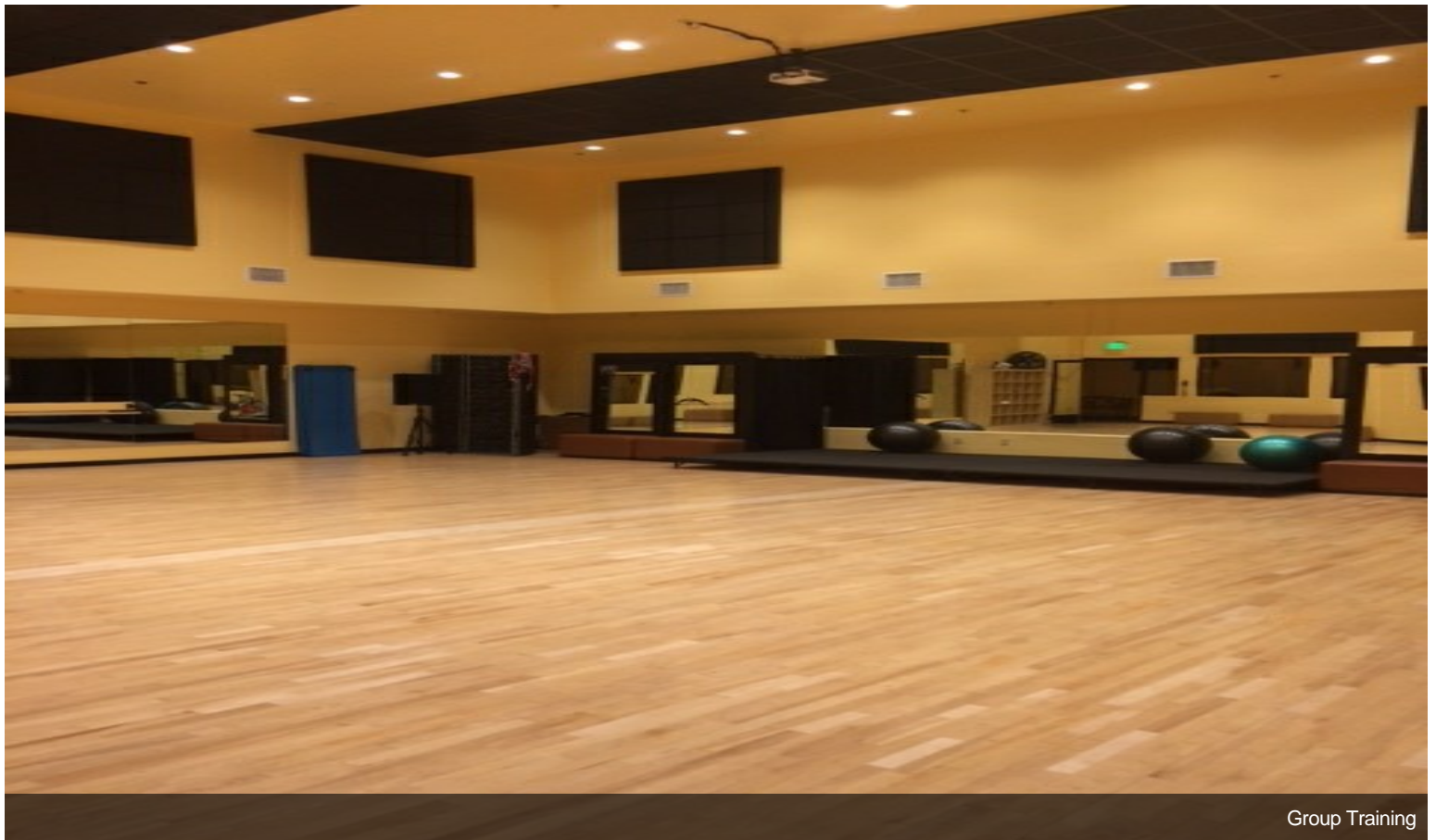


Cafe Patio 1

## Property Photos



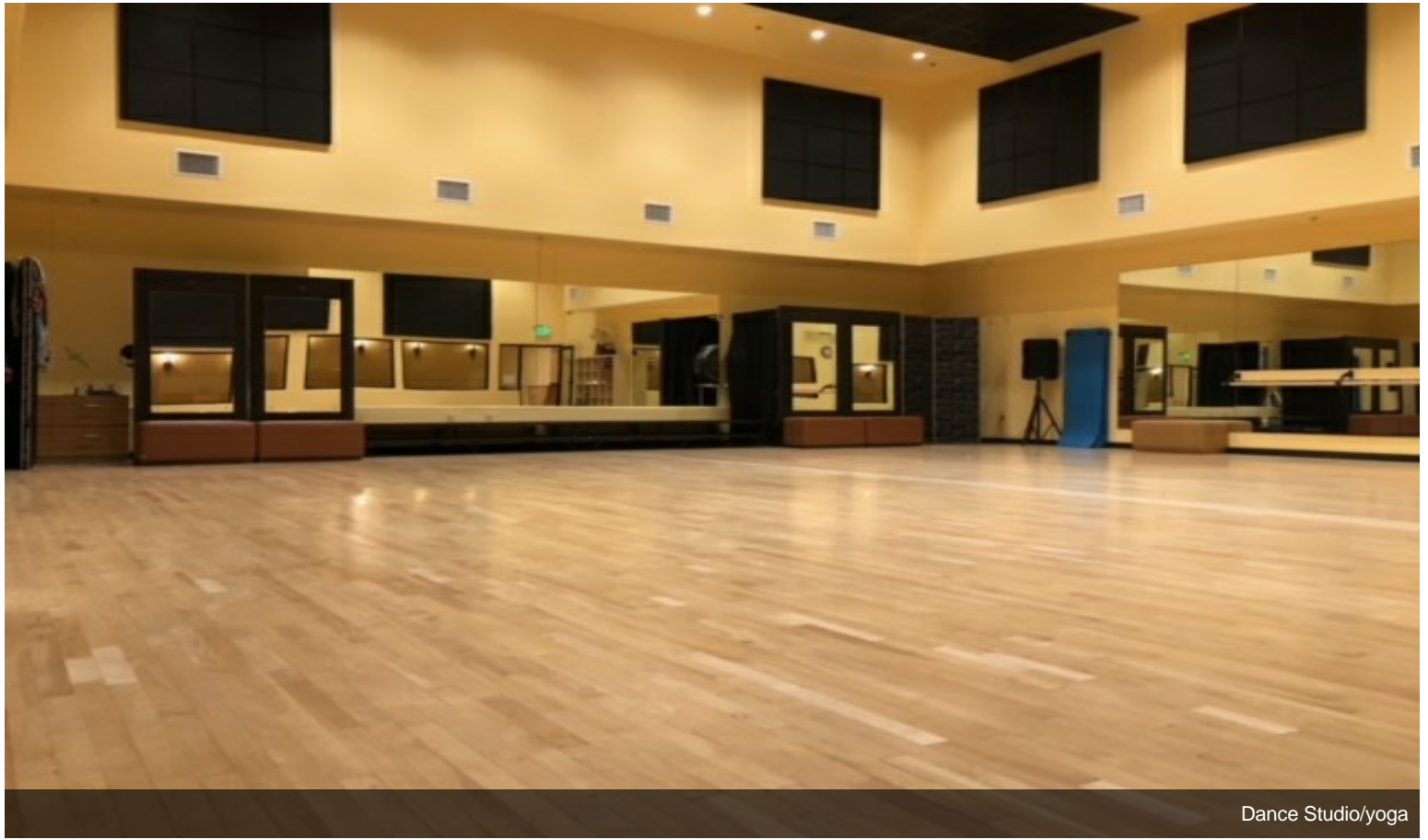
Cafe Patio 2



Group Training



# Property Photos



Dance Studio/yoga

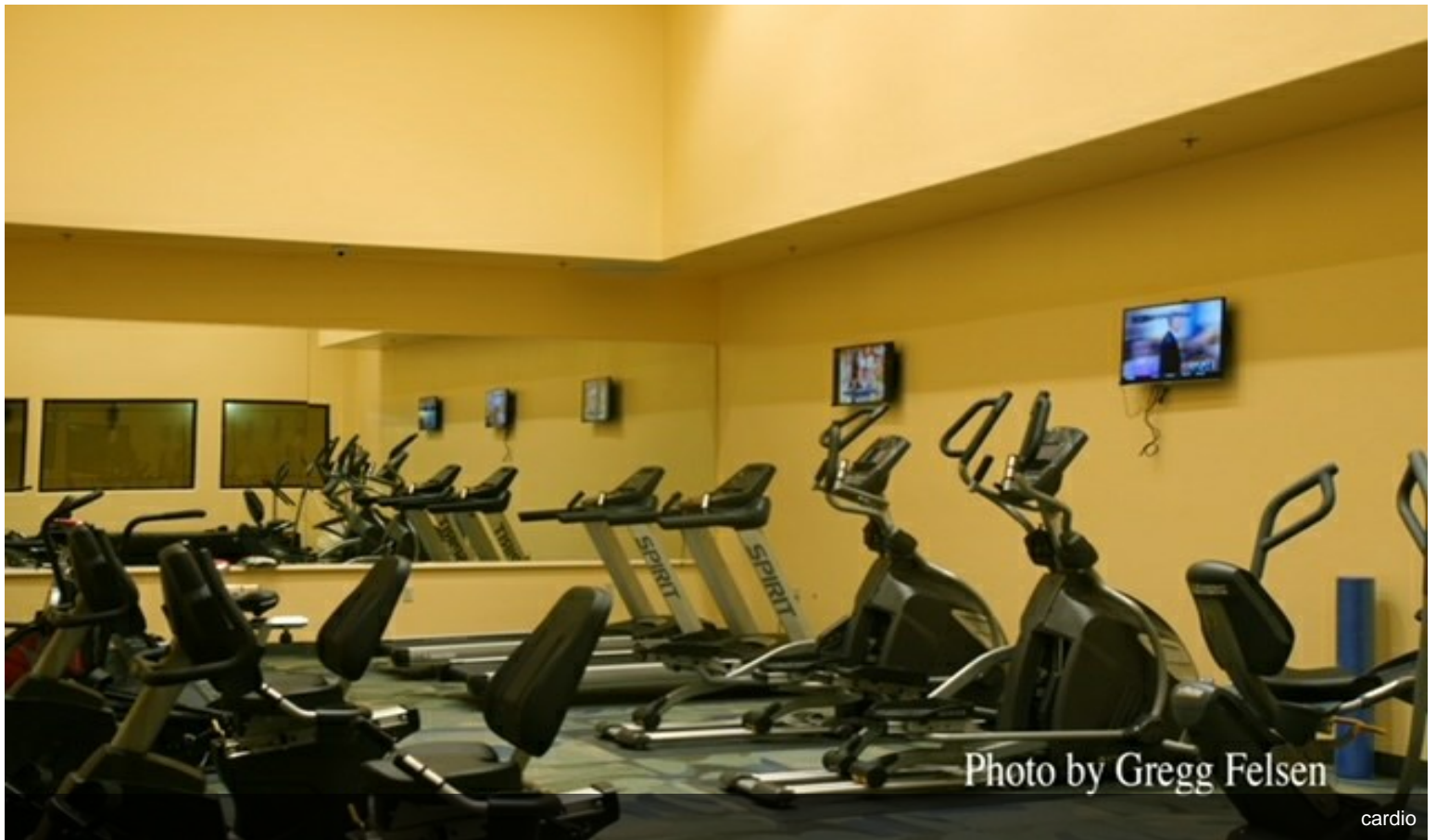
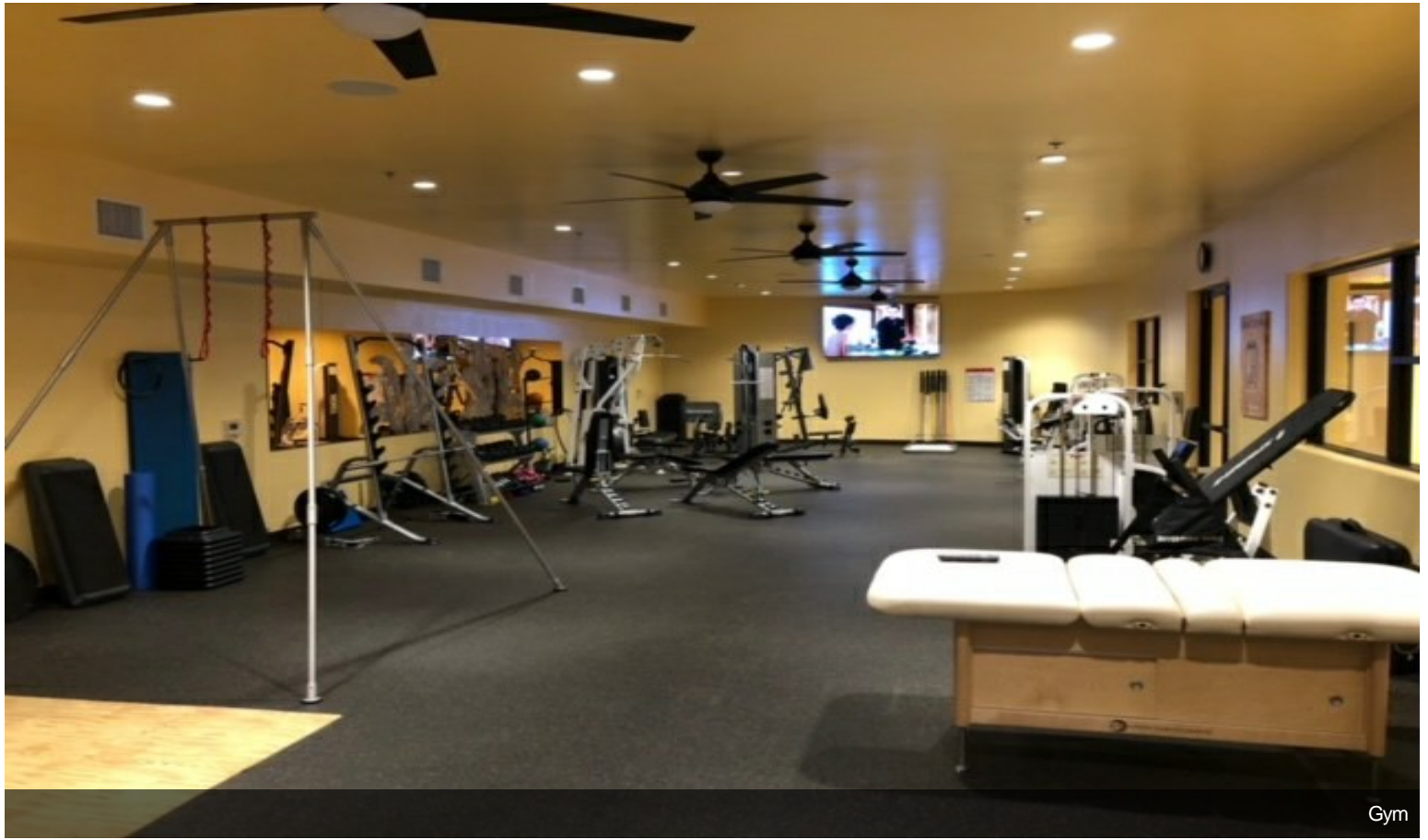


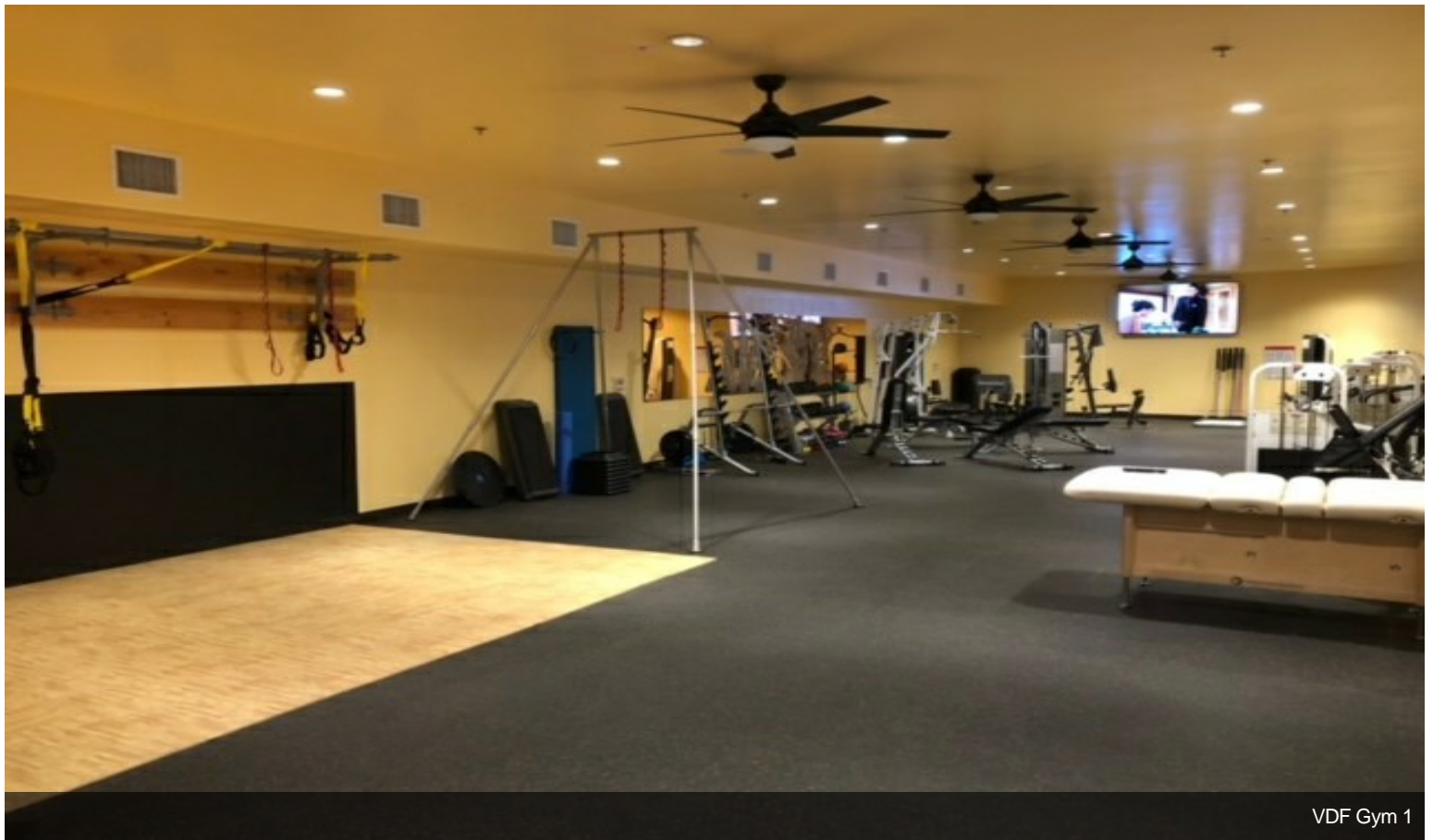
Photo by Gregg Felsen

cardio

# Property Photos



Gym

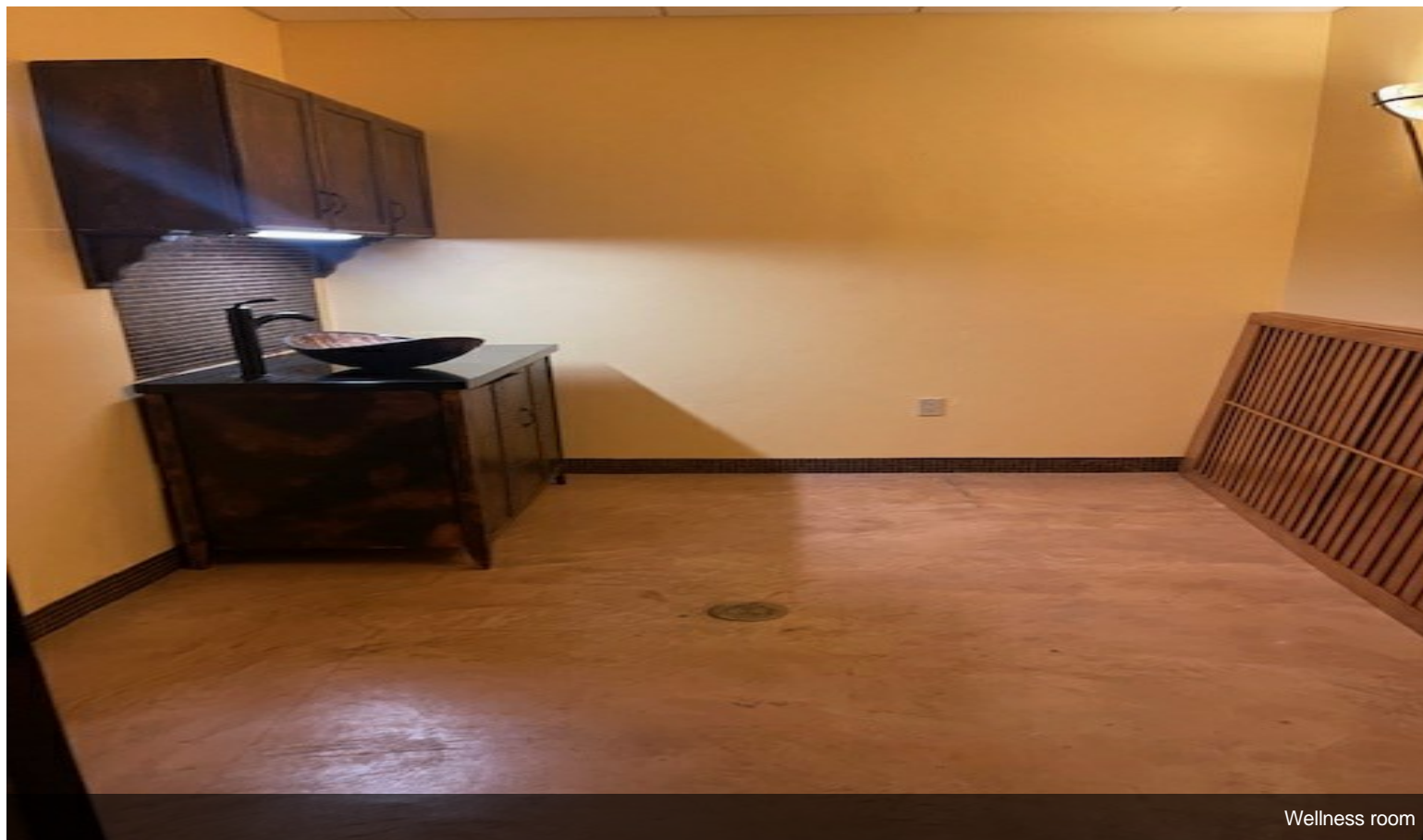


VDF Gym 1

# Property Photos

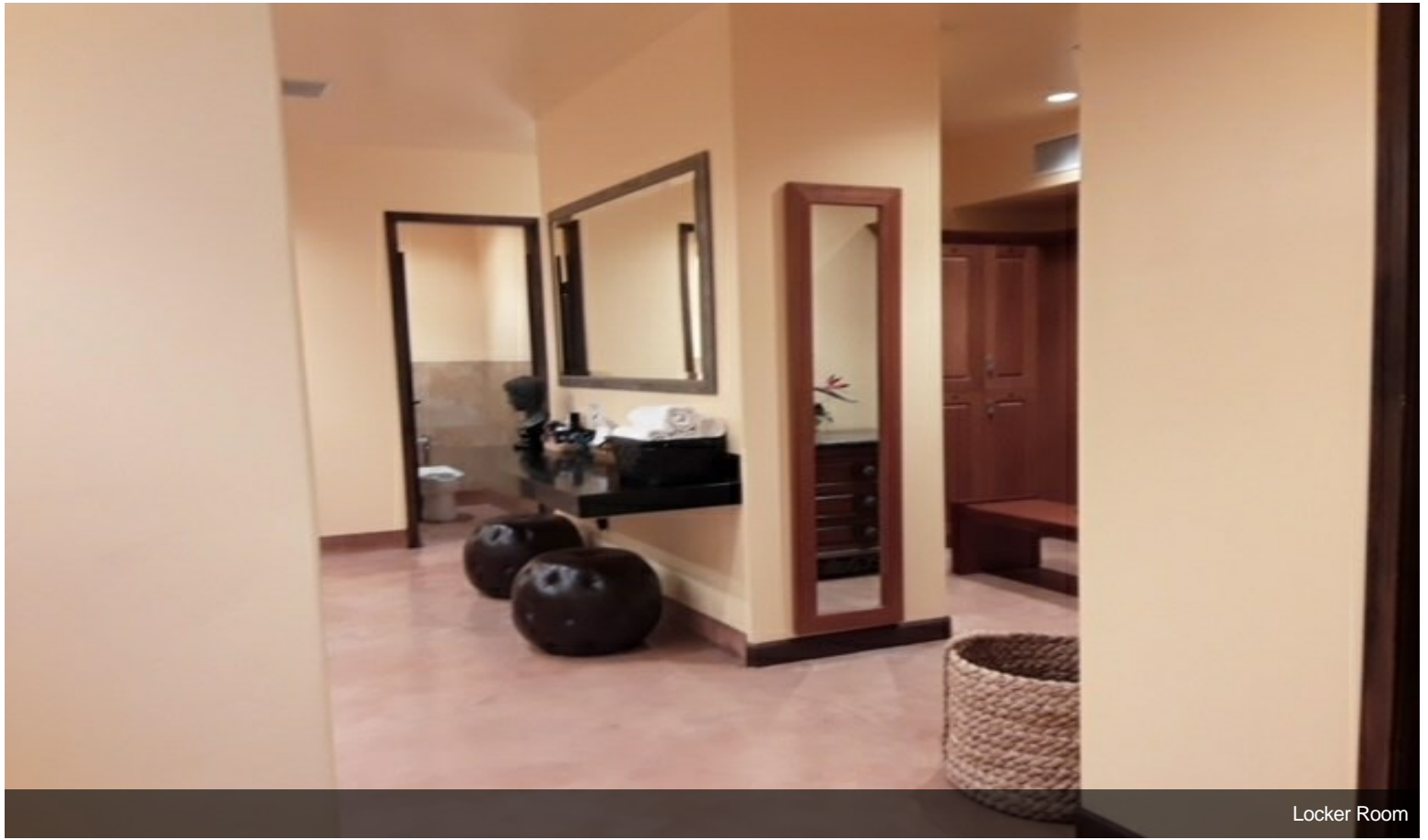


Dry sauna

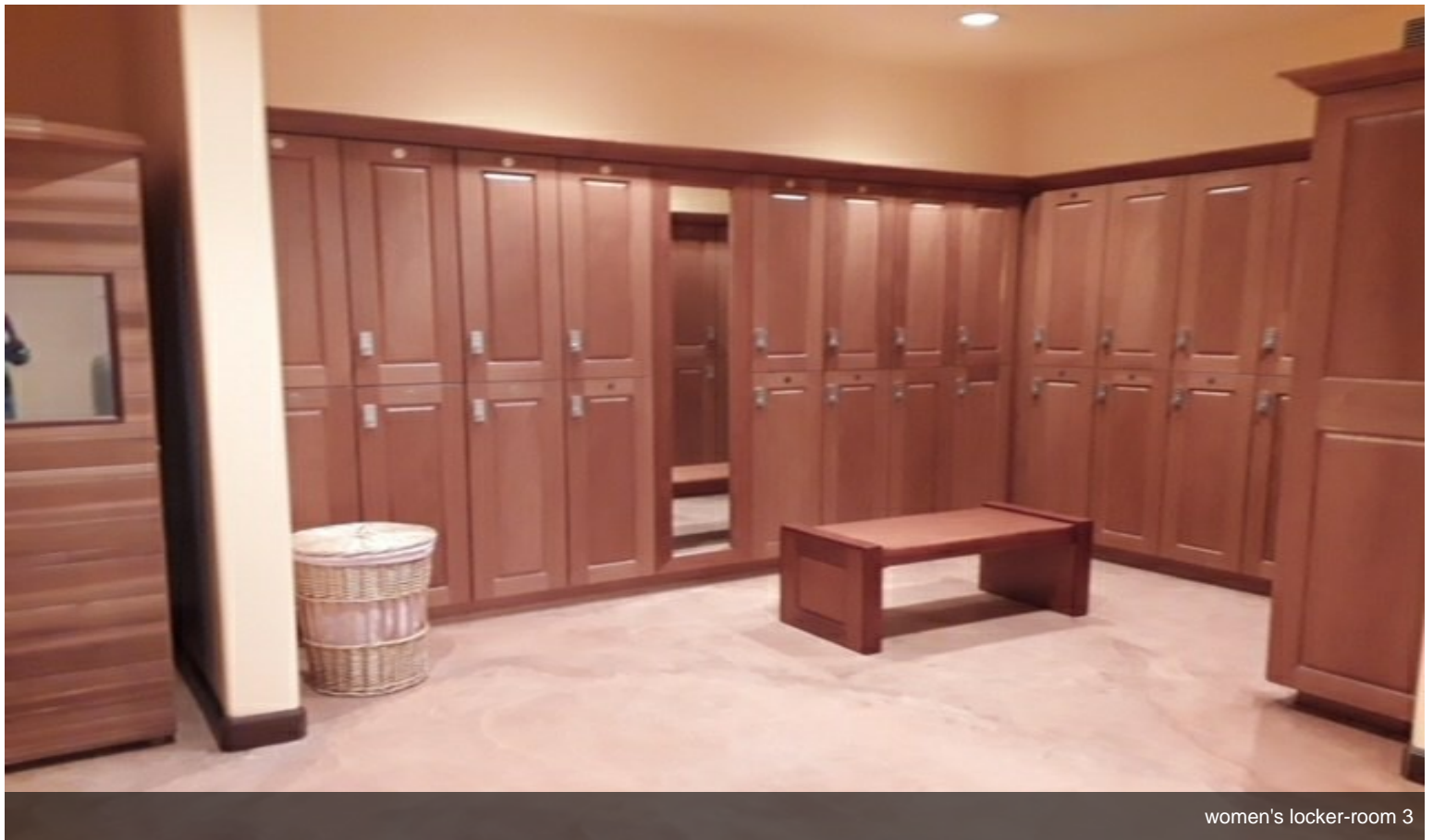


Wellness room

# Property Photos



Locker Room



women's locker-room 3

# Property Photos

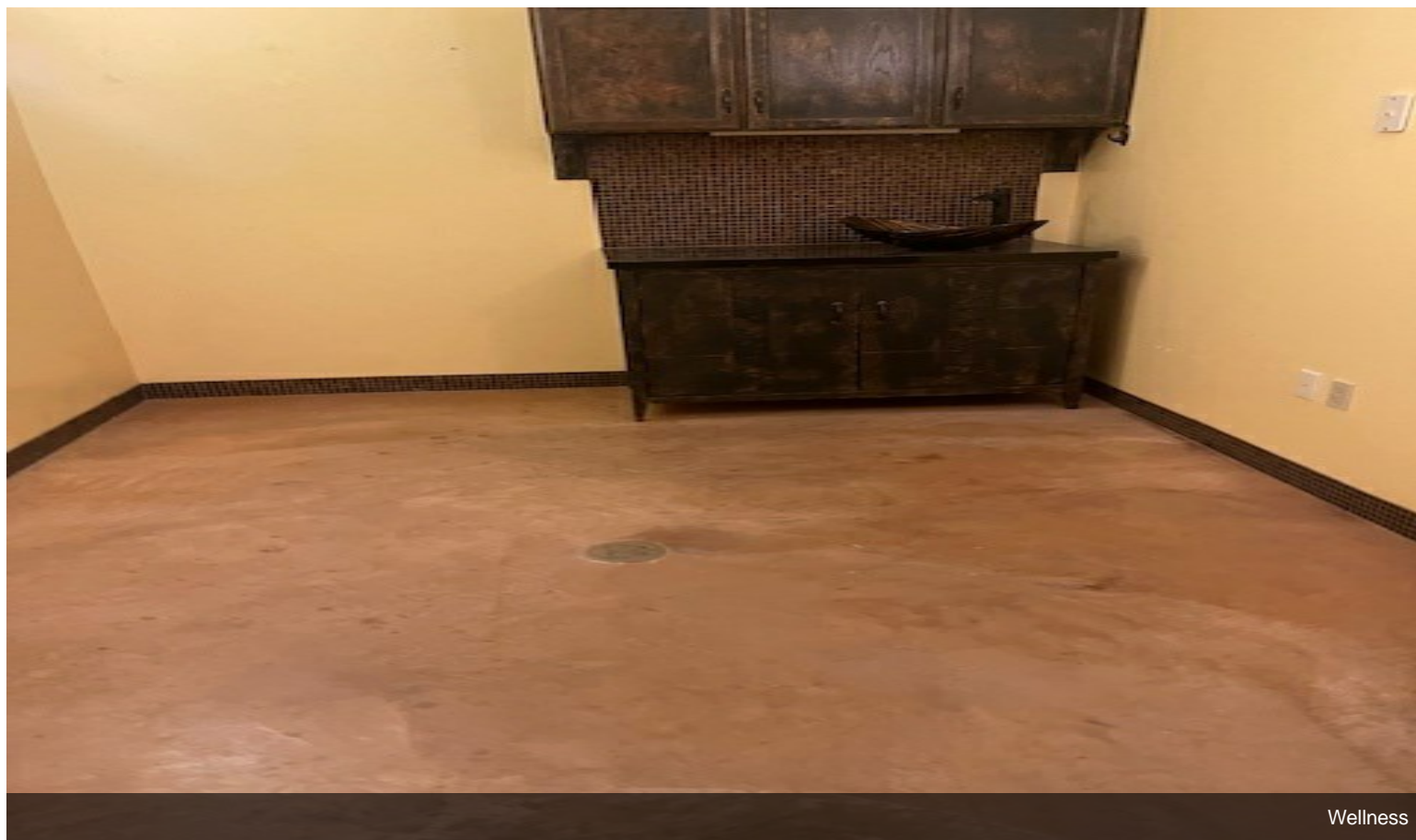


VDF Salt cave

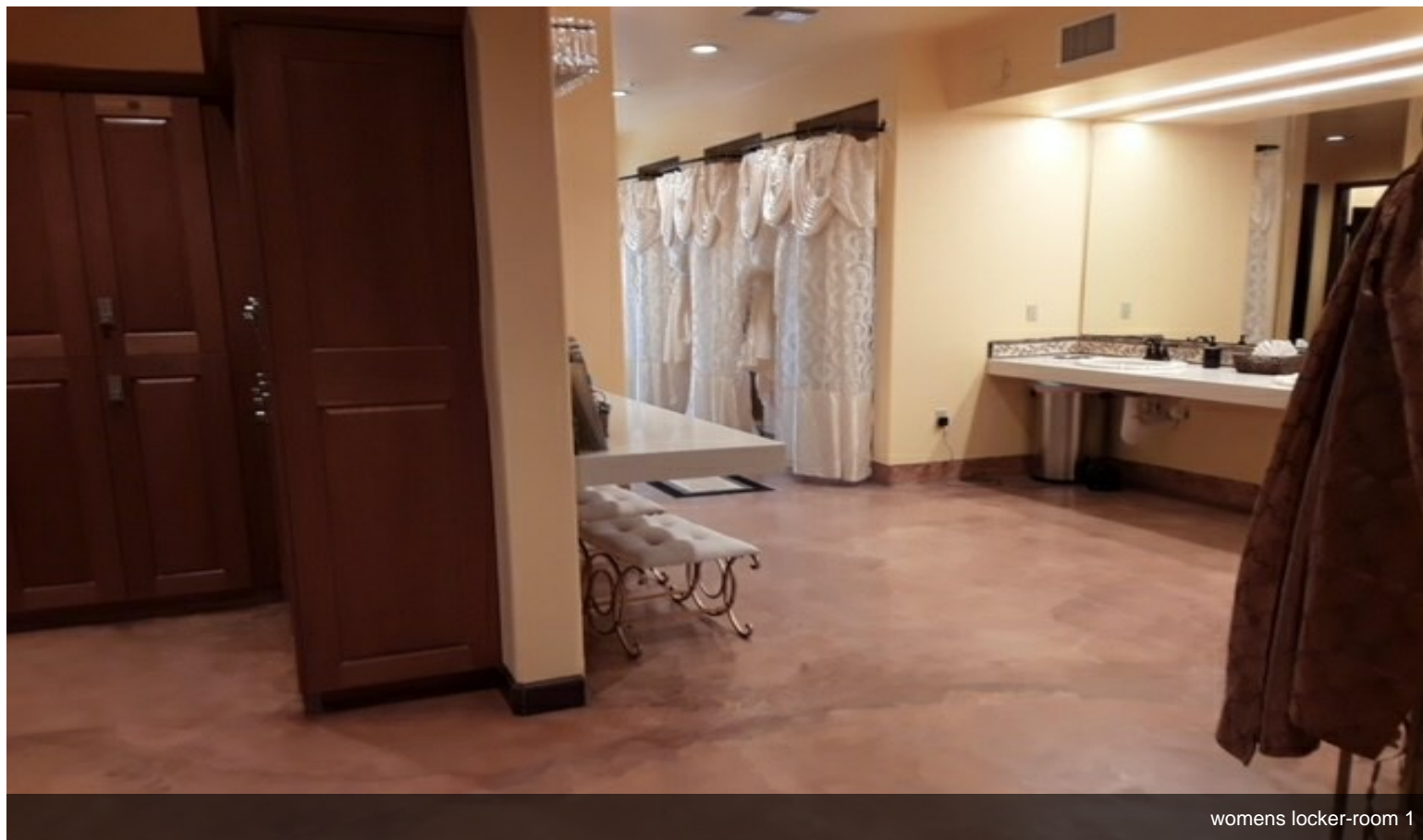


Wellness

# Property Photos

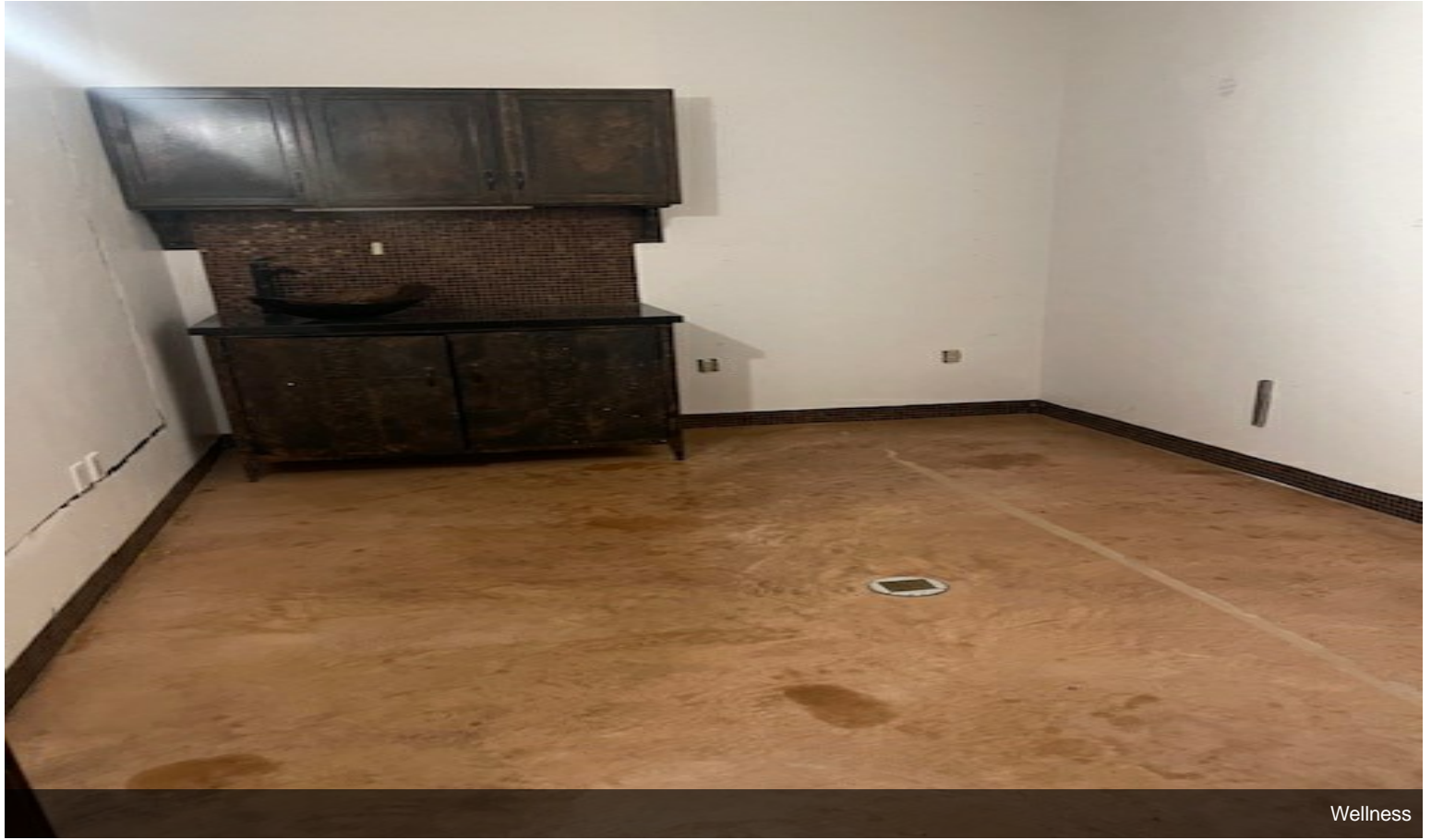


Wellness



womens locker-room 1

## Property Photos



Wellness



Outdoor Entertaining

# Property Photos



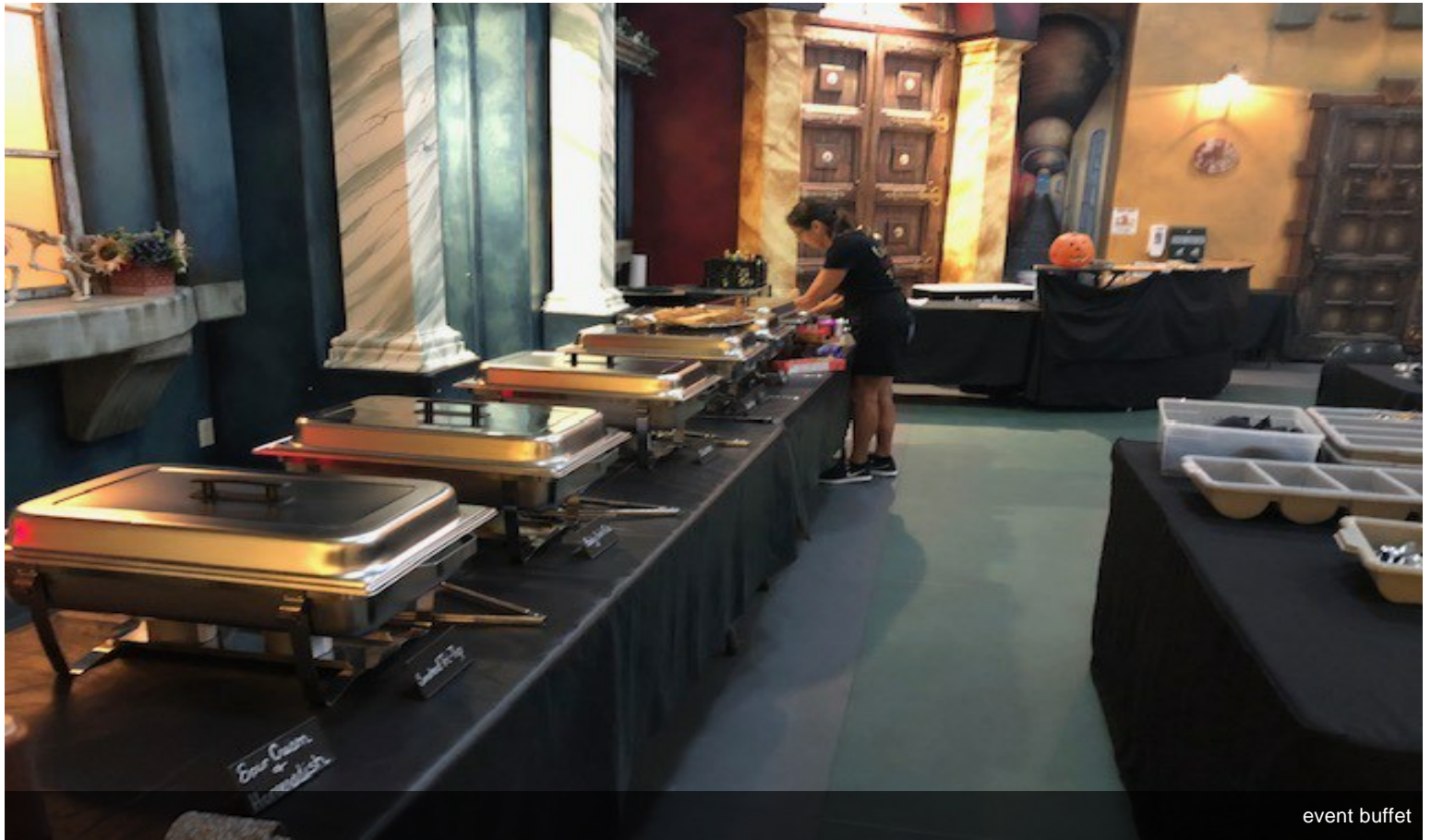
Spa - hot/cold



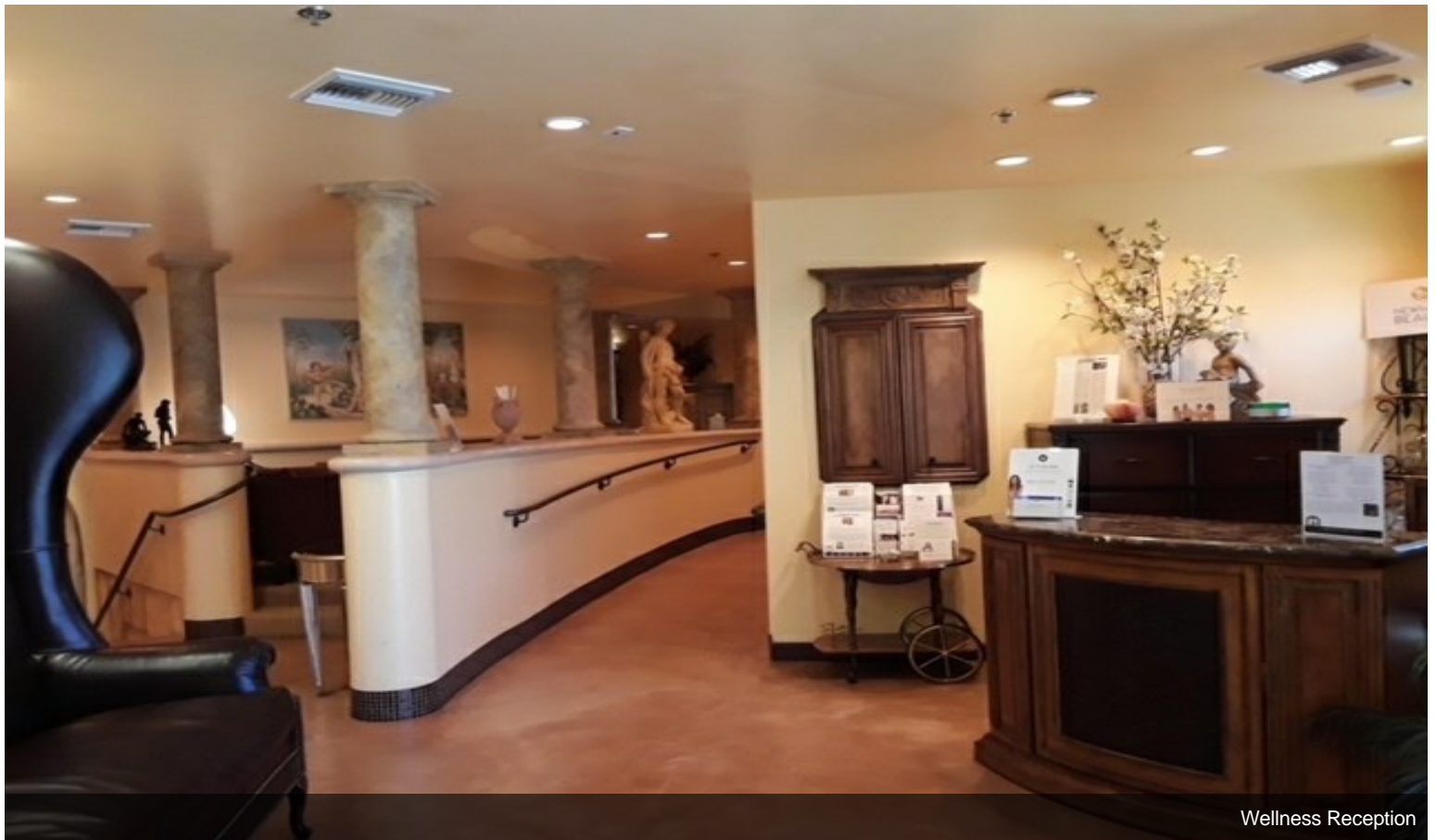
Event Room



# Property Photos

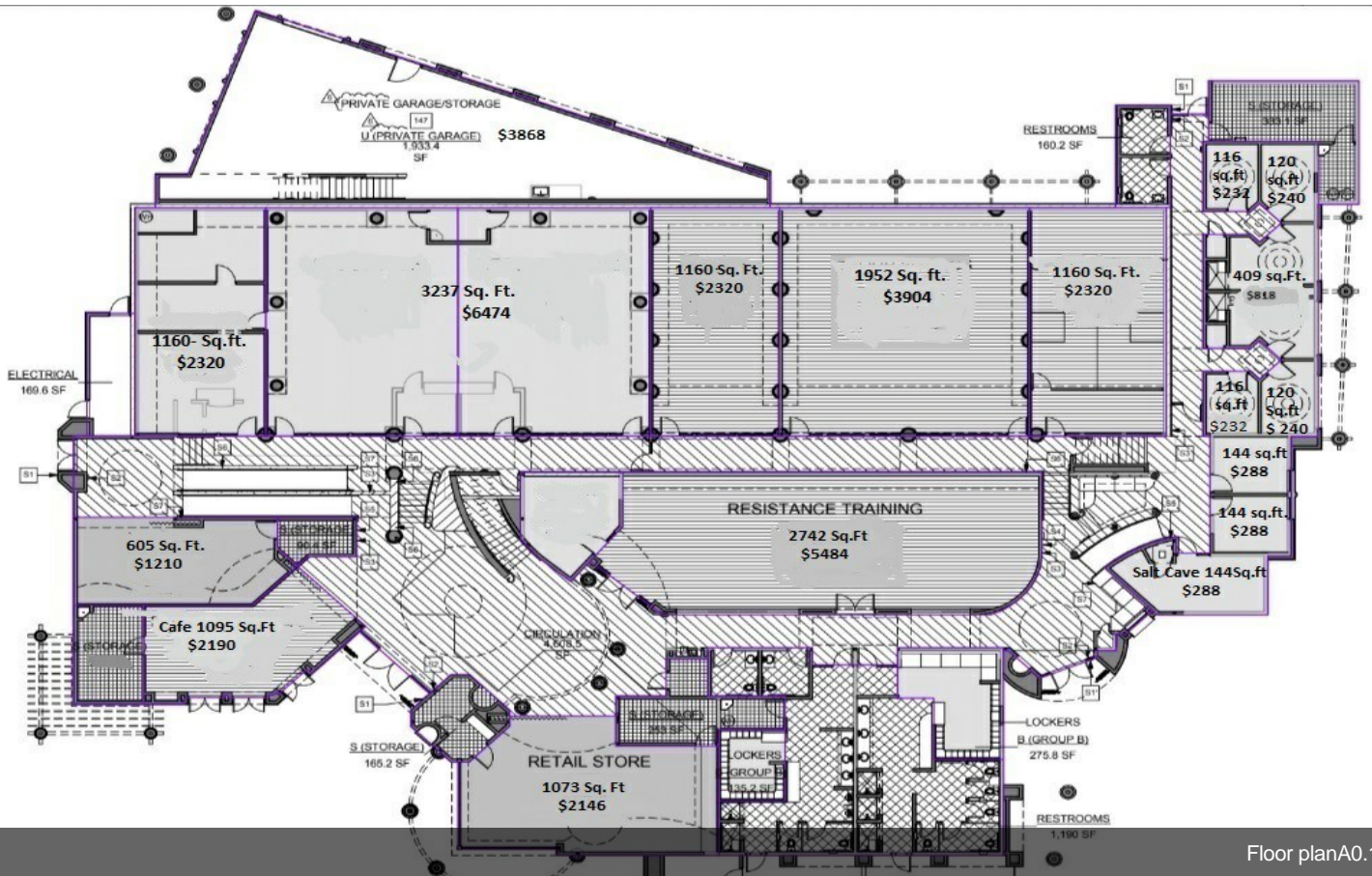
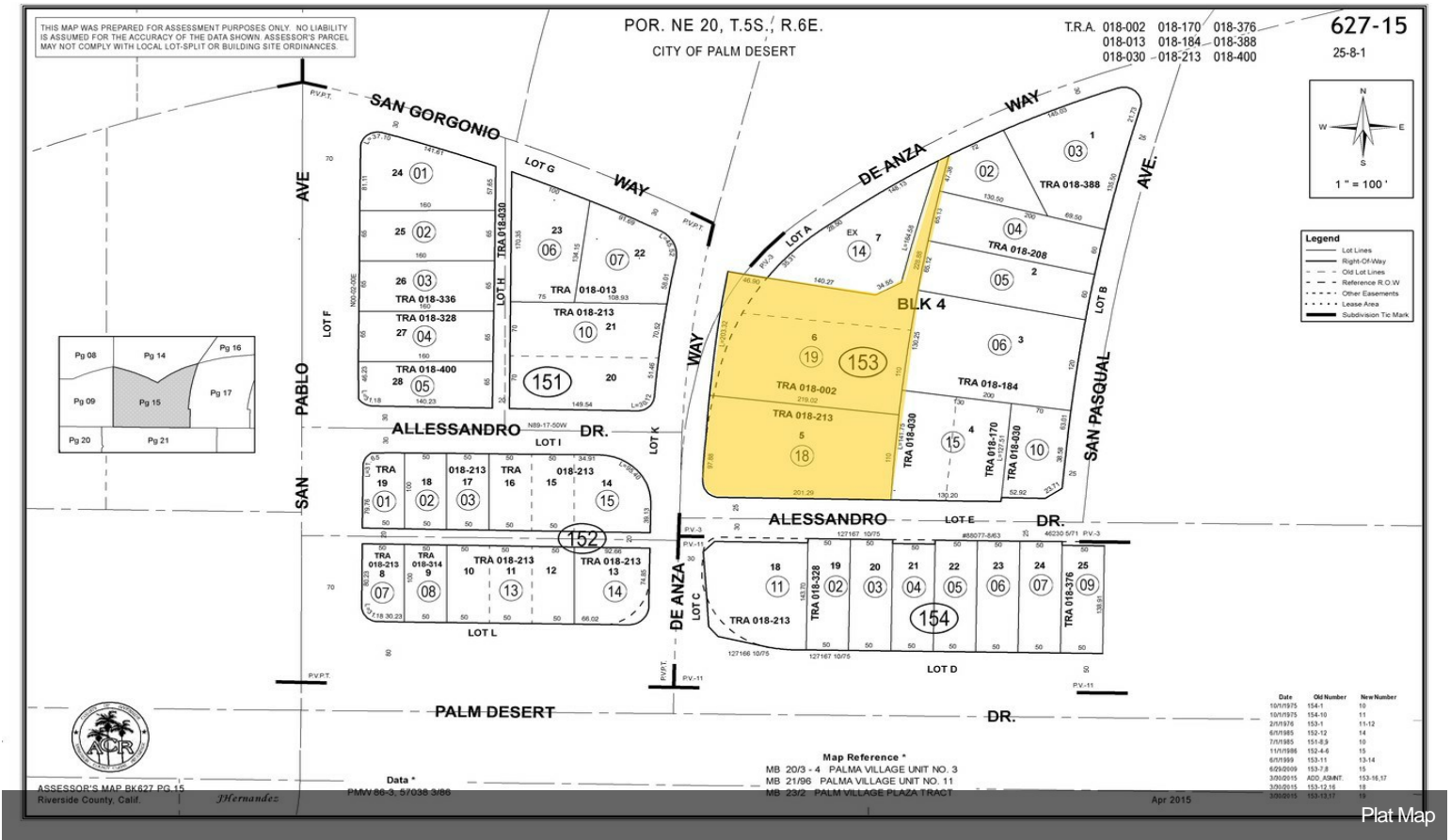


event buffet



Wellness Reception

# Property Photos



Floor plan A0.11