

ONE ELEVEN TOWN CENTER

±1,159 SF - ±3,057 SF RETAIL SPACE AVAILABLE

44419 - 44491 Town Center Way, Palm Desert, CA 92260

ONE ELEVEN TOWN CENTER

±2.3M Annual Visitors per Placer.ai

±1,750 SF
Available

±1,159 SF
Available

±3,057 SF
Available

JCREW
FACTORY

Coachella Valley's
ONLY Location

Walmart

True Value

HomeGoods

NORDSTROM
rack

Coachella Valley's
ONLY Location

WHOLE
FOODS
MARKET

Coachella Valley's
ONLY Location

WHOLE FOODS MARKET

NORDSTROM rack

Town Center Way

HEATHER SHARP

Senior VP, Retail Sales & Leasing
O: 909.230.4500 | C: 760.880.1858
heather@progressiverep.com
DRE #01146312

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



HEATHER SHARP

Senior VP, Retail Sales & Leasing

T 909.230.4500 | C 760.880.1858

heather@progressiverep.com

CaIDRE #01146312

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY OVERVIEW

HIGHLIGHTS

- The Valley's ONLY Whole Foods, Nordstrom Rack, & J. Crew Factory store.
- Top tier tenant line up that includes, in part, Home Goods, True Value, Crumbl, Handel's Ice Cream, and Breakfast Republic.
- Located at the Main & Main of the Coachella Valley
- Fronts on major thoroughfares, Highway 111, Fred Waring Drive, and Town Center Drive across from Valley's only regional mall.
- Heart of the largest retail district in the Coachella Valley.
- Surrounded by rooftops with an average household income exceeding \$164,000 within 5 miles.
- Whole Foods ranked #3 of 143 stores in chain. (Source:Placer.ai)



SITE PLAN



NATIONAL CO-TENANTS

UNIT	TENANT NAME	SF
419A	Phenix Salon	9,182
419 C/D	Available	3,057
419E	Available	1,159
419F	Carbon Health	3,564
421A	Joseph's Cleaners	2,881
421C	Town Center Dentistry	931
425A	J. Crew Factory	6,010
425F	Yoga Six	2,181
425E	Jeweler	1,285
425H	Available	1,750
429A	True Value	11,954
435A	European Wax	1,739
435B	Eye Dr	2,482
439	Home Goods	22,559
445	Skechers U.S.A., Inc.	3,455
449A	Nordstrom Rack	33,457
452	Whole Foods	31,629
489A	Select Comfort	2,689
489C	Jimmy John's	1,225
489D	The UPS Store	1,485
489E	Good Feet	700
489F	Handels Ice Cream	1,418
489G	French Rotisserie	2,400
491A	Breakfast Republic	3,000
491B	Ann's Nails	1,227
491C	Ann's Nails	804
491D	Merle Norman Cosmetics	750
491E	Great Clips	1,217
491F	Crumbl	1,277
491G	Musashi Ramen	1,494



RETAILER MAP



DEMOGRAPHICS

	3 miles	5 miles	7 miles
<u>POPULATION</u>			
2025 Total Population	47,395	85,034	164,659
2025 Median Age	54.3	56.3	52.2
2025 Total Households	23,465	42,637	77,922
2025 Average Household Size	2.0	2.0	2.1
<u>INCOME</u>			
2025 Average Household Income	\$145,930	\$164,031	\$144,022
2025 Median Household Income	\$92,367	\$104,678	\$95,722
2025 Per Capita Income	\$72,367	\$82,353	\$68,238
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	3,830	4,970	8,586
2025 Total Employees	28,890	39,046	66,265

