

FOR SALE & FOR LEASE

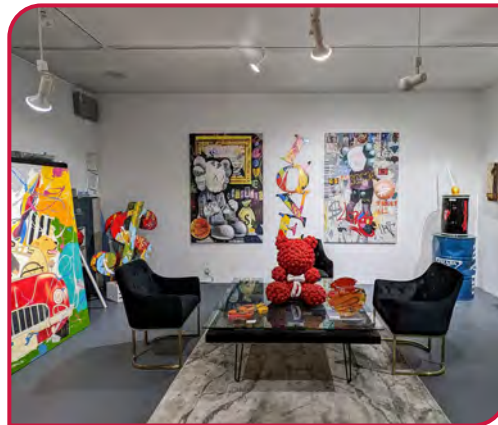
73190 EL PASEO

PALM DESERT, CA



5,467 SF | SALE \$2,750,000.00 | LEASE \$2.25 NNN PER SF PER MONTH

- A rare opportunity to own or lease in the heart of El Paseo's prime retail district.
- Perfect for an owner/occupant
- Available Now!
- Generous frontage with many windows and great signage.
- Beautiful improvements throughout
- Heavy foot-trafficked area with tenants such as Ralph Lauren, Chico's, Soma and more
- Ample parking on street and in rear large parking area.
- Located on an 11,761 SF parcel.



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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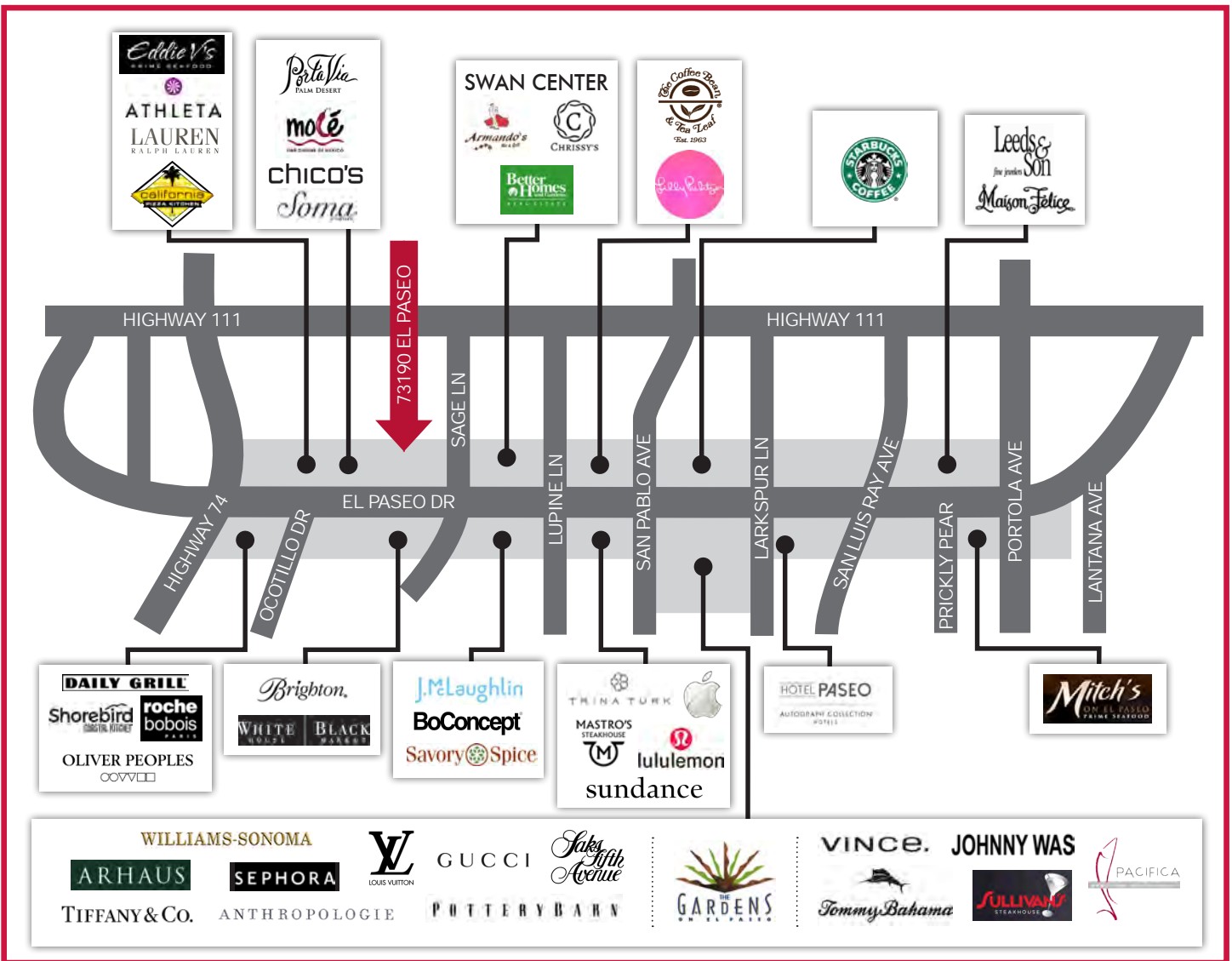
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EL PASEO, PALM DESERT FEATURES

- El Paseo is the premier shopping district in the Coachella Valley, home to more than 400,000 Full-time residents, 180,000 "snowbirds" and is visited by three million tourists every year.
- More than 300 upscale retailers such as Saks 5th Avenue, Apple, Tiffany & Co., Gucci, Ralph Lauren, Louis Vuitton plus many, many more.
- In close proximity to numerous hotels and resorts, including Desert Springs JW Marriott Resort, Hotel Paseo, Hyatt Grand Champions and the Renaissance Esmeralda Resort and Spa.



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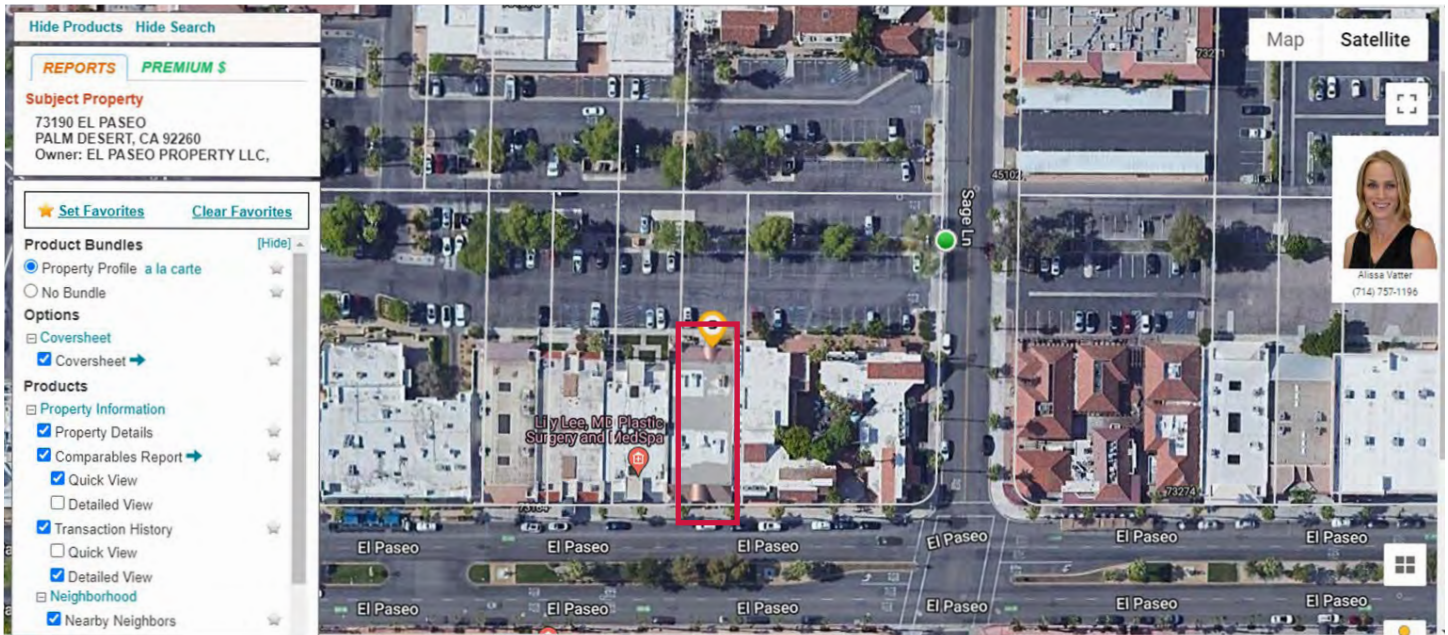
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MAP



ESTIMATED EXPENSES

ESTIMATED EXPENSES:	ANNUAL
Taxes (Estimated New)	\$ 37,500.00
Insurance	\$2,000.00
Management	\$6,900.00
Utilities	\$ 650.00
Repairs	\$3,220.00
Total Estimated Expenses	\$50,270.00

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