



15.46 ACRE RETAIL CENTER NOW LEASING!

MONTEREY AVENUE & DICK KELLY DRIVE | PALM DESERT, CA 92260

NEW RETAIL CENTER!

- Become part of this major mid-valley, Monterey Avenue retail trade area with the highest retail sales in the Coachella Valley
- Area major retailers include Walmart, Sam's Club, Kohls, Costco, Home Depot
- 1,076 feet of frontage on Monterey Avenue
- Full turn lighted intersection
- Major residential growth surrounding the site with 4,000 residences under construction or entitlement, including 3,400 + homes in north Palm Desert and Cortino by Disney in Rancho Mirage, just minutes away



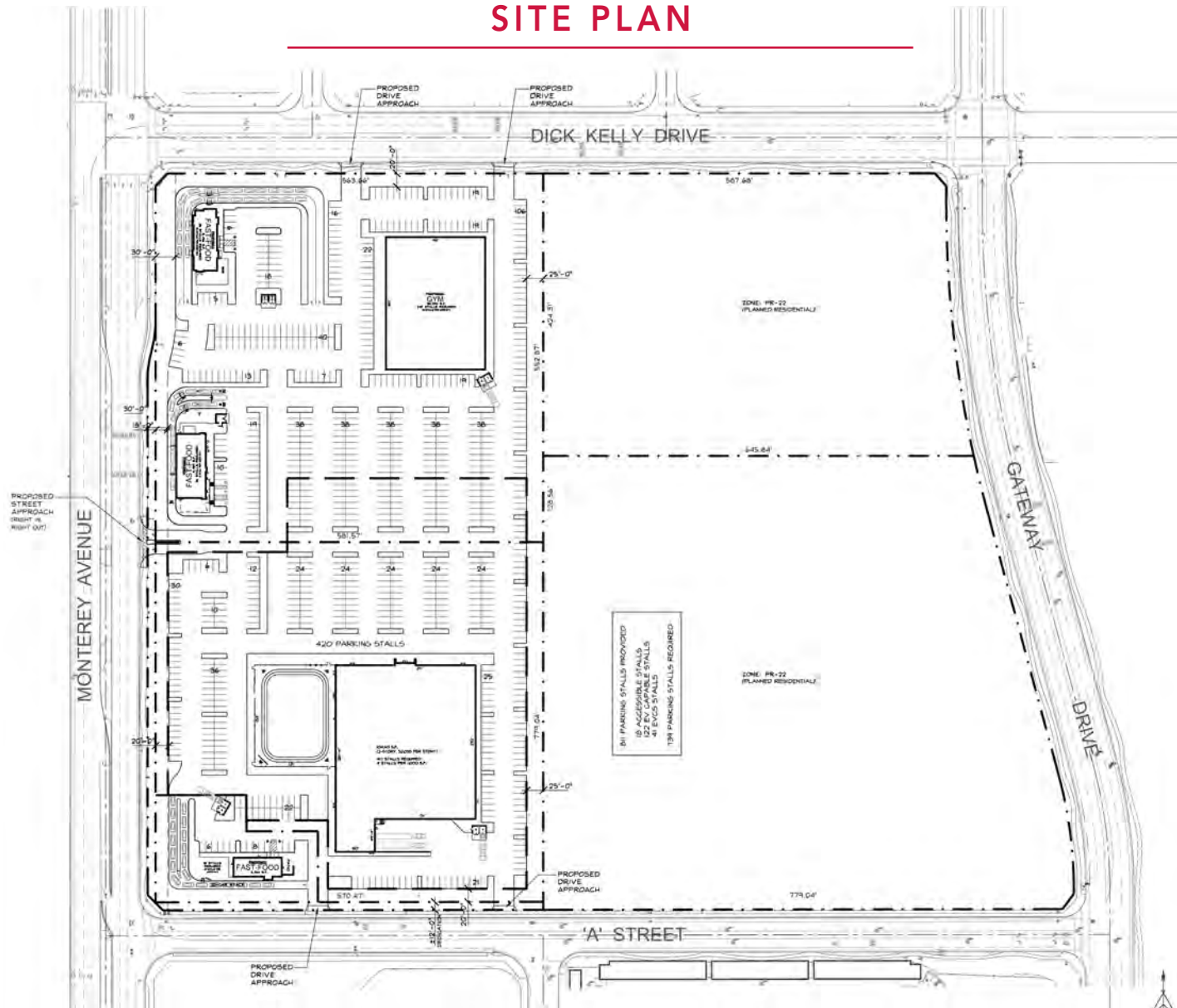
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

73000 Highway 111, Suite 200
Palm Desert, CA 92260
www.LeePalmDesert.com

Maggie Montez
mmontez@leedesert.com
760.346.2520
LIC #01070683

Shawna Strange
sstrange@leedesert.com
760.346.2533
LIC #01718495

SITE PLAN



DEMOGRAPHIC HIGHLIGHTS

Coachella Valley - 370,000 People



PEOPLE

Estimated Population

3 Mile - 33,426 | 5 Mile - 105,339 | 10 Mile - 295,524



HOUSEHOLDS

Estimated Households

3 Mile - 15,844 | 5 Mile - 45,762 | 10 Mile - 131,740

Total Household Expenditures

3 Mile - \$1.32 B | 5 Mile - \$3.43 B | 10 Mile - \$10.2 B



BUSINESSES

Total Businesses

3 Mile - 1,588 | 5 Mile - 4,765 | 10 Mile - 12,915



HOUSEHOLD INCOME

Average Household Income

3 Mile - \$127,529 | 5 Mile - \$110,560 | 10 Mile - \$114,866

Average Household Networth

3 Mile - \$1.25 M | 5 Mile - \$1.11M | 10 Mile - \$1.1 M

TRAFFIC COUNTS



MONTEREY AVENUE & DICK KELLY DRIVE | PALM DESERT, CA

RESIDENTIAL UNDER CONSTRUCTION OR IN FOR ENTITLEMENTS

