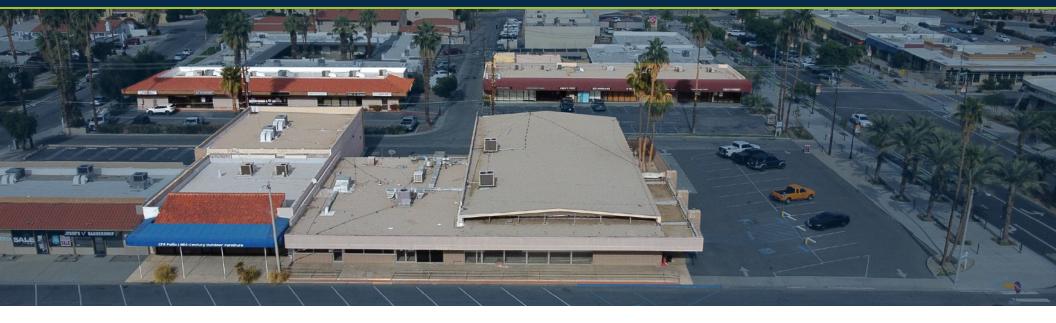
FOR LEASE | PRIME RETAIL-OFFICE SPACE THE VILLAGE COMPLEX | ±28,815 SF





73446-73468 Highway 111 | 44855 San Pablo | 44850 Las Palmas Palm Desert, CA 92260



Location, Location, Location!

Bring your business to this prime corner location in the heart of Palm Desert, located on Highway 111 and San Pablo Avenue. This center is in the heart of the new vision Palm Desert revitalization project. The City invested \$18 million into bringing Beknew Roadway and pedestrian pathways along with bike lanes stretching from Highway 111 to the Palm Desert Civic park. The center offers suite sizes ranging from 745 SF up to 10,000 SF welcoming for many different types of retailers, restaurants, and more. Contact Broker for details.

PROPERTY HIGHLIGHTS

- Signalized corner of Highway 111 and San Pablo
- Centrally located in the Coachella Valley
- Great visibility and traffic counts
- Heart of San Pablo **Corridor Improvements**
- Highway 111 frontage
- Centrally located
- Redevelopment potential

BUILDING HIGHLIGHTS

	Total SF:	28,815 SF
	Land Size:	1.57 AC
	Buildings:	Four (4)
	Suites:	Seventeen (17)
	Rate:	\$1.45-\$2.25/SF
	Type:	NNN (\$0.50/SF)
	Zoning:	Downtown Core (D-O&D)
	Parking:	101 Spaces

COMING SOON

Sassy Fancy Nails

0

SITE PLAN



UNIT	TENANT	SIZE
Α	VACANT	1,065 SF
В	ANGEL CASTRO TATTOO	745 SF
С	CIYA PET GROOMING	745 SF
D	PRINCESS PROBLEMS CONSIGNMENT	745 SF
Е	BRAZIL FRESH	745 SF
F	VACANT	745 SF
G	SHOE DR.	425 SF



UNIT	TENANT	SIZE
1-2	RUTINA COFFEE (COMING SOON)	2,000 SF
3	NAIL SALON	1,000 SF
4	TATTOO	1,000 SF
5	ORIENTAL THAI MASSAGE	1,000 SF
6	NICK'S BARBERSHOP	1,000 SF
7-8	VACANT	1,500 SF



UNIT	TENANT	SIZE
-	VACANT	5,400 SF



UNIT TENANT		SIZE
-	SIRENS SALON	700 SF

Tattoo

D

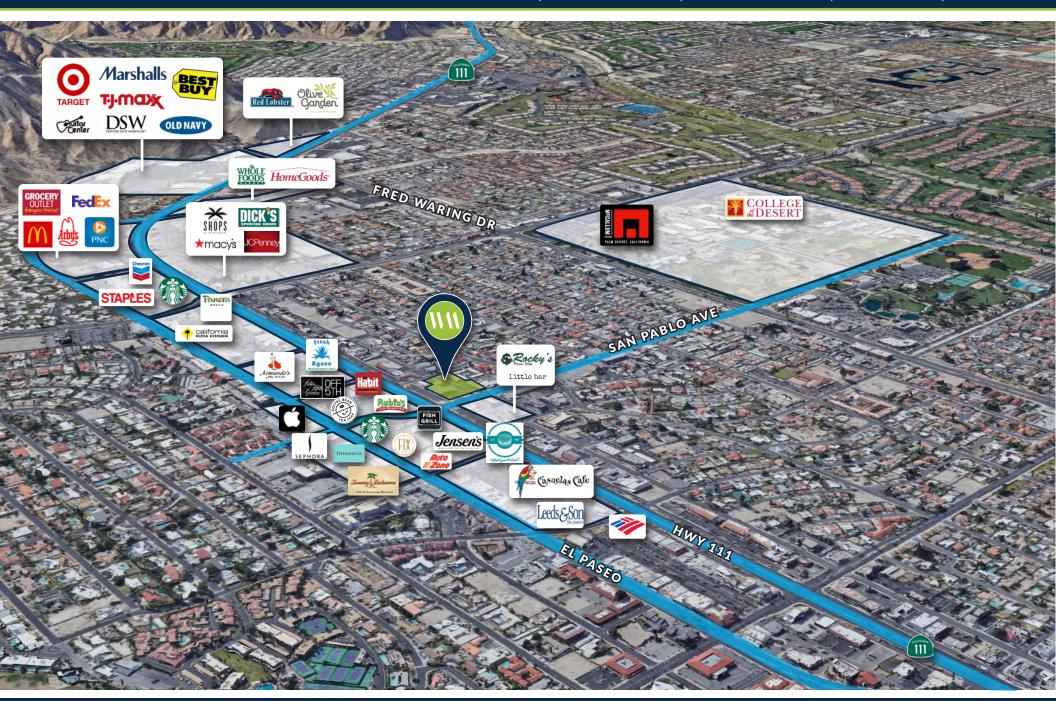
73468 HIGHWAY 111

UNIT	TENANT	SIZE
Α	VACANT	7,000 SF
В	VACANT	3,000 SF

73446-73468 HIGHWAY 111, 44855 SAN PABLO, 44850 LAS PALMAS, PALM DESERT, CA 92260



2024	1-Mile	3-Mile	5-Mile
Population	12,378	56,330	101,755
Households	5,534	27,036	49,305
Median Household Income	\$55,956	\$80,008	\$85,803
2022 Average Daily Traffic (ADT)		Hwy 111 32,553 ADT	



YOUR ADVISOR



CAMERON RAWLINGS
Executive Vice President
DRE# 02102158
crawlings@wilson-meade.com
(760) 534-2584



Online Listing



DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

COPYRIGHT NOTICE

©2024 Wilson Meade Commercial, Inc. All Rights Reserved.

Wilson Meade Commercial, INC. Broker Lic. 02051182

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

Phone Number: 760.837.1880 | wilson-meade.com