

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

**WILSON MEADE**  
COMMERCIAL REAL ESTATE



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

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# PROPERTY OVERVIEW

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

## THE VILLAGE COMPLEX



### 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

# SITE PLAN

## THE VILLAGE COMPLEX

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### 1 44850 Las Palmas Avenue

UNIT	TENANT	SIZE
A	VACANT	1,065 SF
B	ANGEL CASTRO TATTOO	745 SF
C	CIYA PET GROOMING	745 SF
D	PRINCESS PROBLEMS CONSIGNMENT	745 SF
E	BRAZIL FRESH	745 SF
F	VACANT	745 SF
G	SHOE DR.	425 SF

### 2 44855 San Pablo Avenue

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



### 3 73446 HIGHWAY 111

UNIT	TENANT	SIZE
-	VACANT	5,400 SF

### 4 73458 HIGHWAY 111

UNIT	TENANT	SIZE
-	SIRENS SALON	700 SF

### 5 73468 HIGHWAY 111

UNIT	TENANT	SIZE
A	VACANT	7,000 SF
B	VACANT	3,000 SF

# DEMOGRAPHICS

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## THE VILLAGE COMPLEX



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	

# AERIAL MAP

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# THE VILLAGE COMPLEX



# YOUR ADVISOR



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Online Listing



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