

# SALE

## FORMER BANK BRANCH

73301 California 111 Palm Desert, CA 92260



### PROPERTY DESCRIPTION

Exceptional opportunity to acquire a highly visible, freestanding retail building along Highway 111 in the heart of Palm Desert. Formerly occupied by California Bank & Trust, the property offers outstanding exposure and signage, with traffic counts exceeding 33,000–37,000 vehicles per day and approximately 155 feet of Highway 111 frontage.

The ±8,620 SF building sits on an approximately 31,800 SF parcel and is well suited for a variety of retail, medical, financial, or service-oriented uses. The site benefits from ample parking, strong access, and a CoStar Location Score of 97 (Best Location) in one of the Coachella Valley's most established commercial corridors.

Priced to sell and offered below recent appraised value, this offering presents a compelling opportunity for both owner-users and investors seeking a below-market basis in a premier Palm Desert location.

### OFFERING SUMMARY

Sale Price:	\$1,900,000
Number of Units:	2
Lot Size:	32,091 SF
Building Size:	8,620 SF

**Brian Ward**  
(760) 333-7878  
CalDRE #01212003

**Michael Lyle**  
(760) 774-6533  
CalDRE #02002995

**Steve Lyle**  
(760) 578-9927  
CalDRE #00762911



**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP



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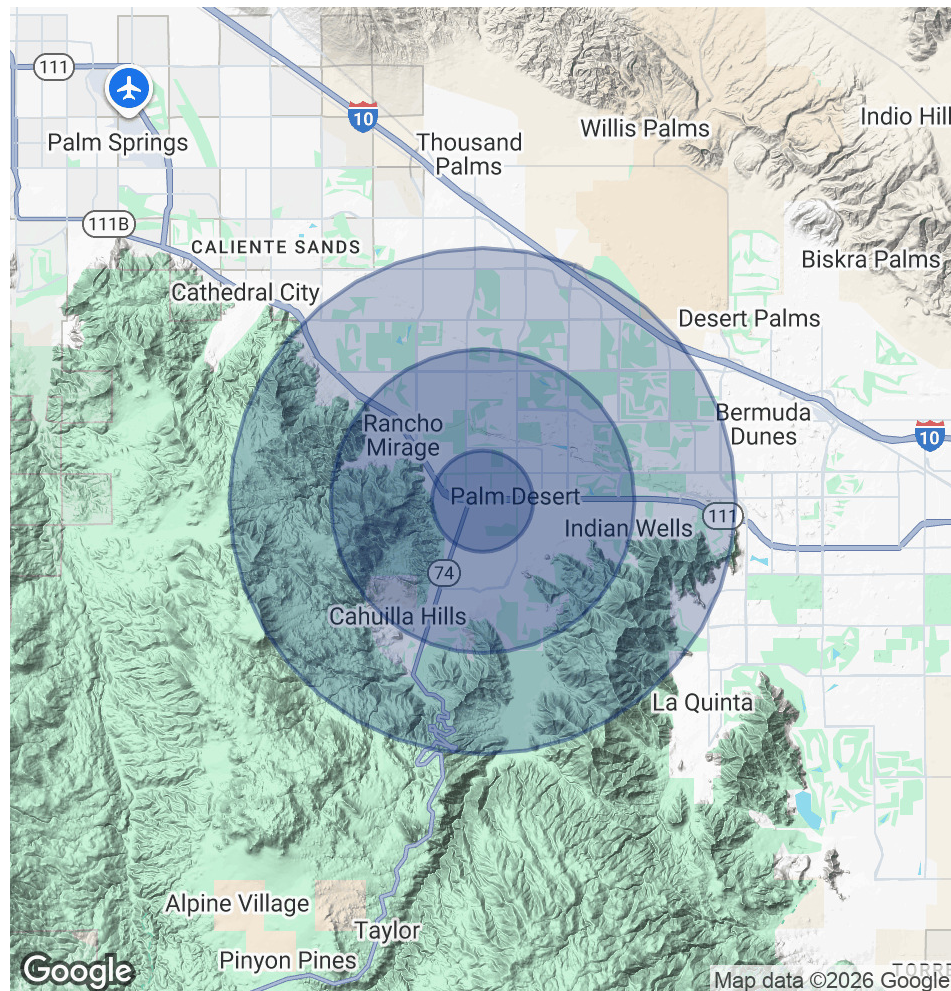
## FORMER BANK BRANCH

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,960	40,537	68,445
Average Age	46	54	55
Average Age (Male)	44	52	54
Average Age (Female)	47	55	56

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,526	19,821	33,644
# of Persons per HH	2.2	2	2
Average HH Income	\$90,917	\$116,910	\$122,751
Average House Value	\$647,230	\$734,635	\$763,274

Demographics data derived from AlphaMap



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