

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



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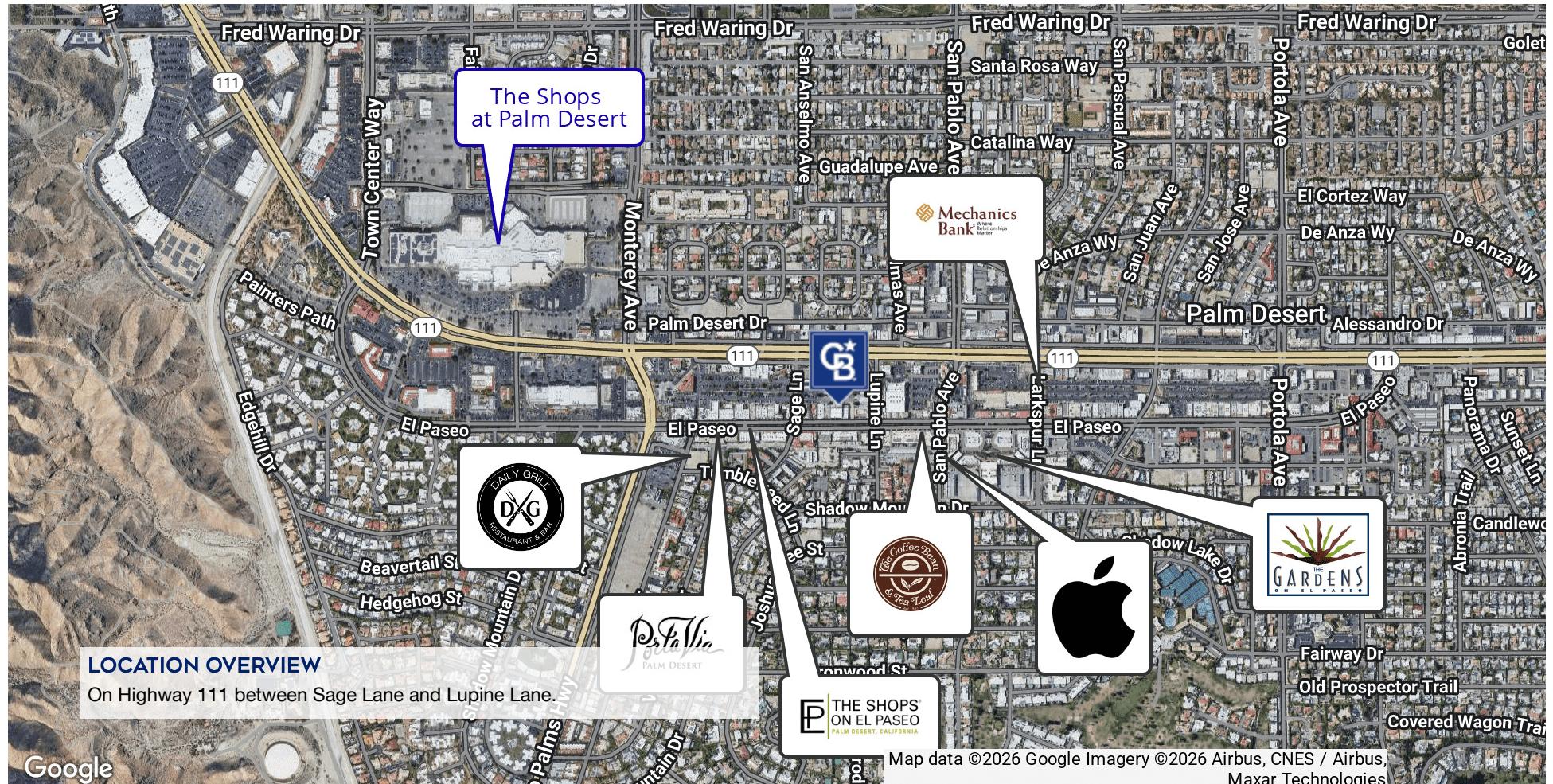


COLDWELL BANKER
COMMERCIAL
LYLE & ASSOCIATES,
LP

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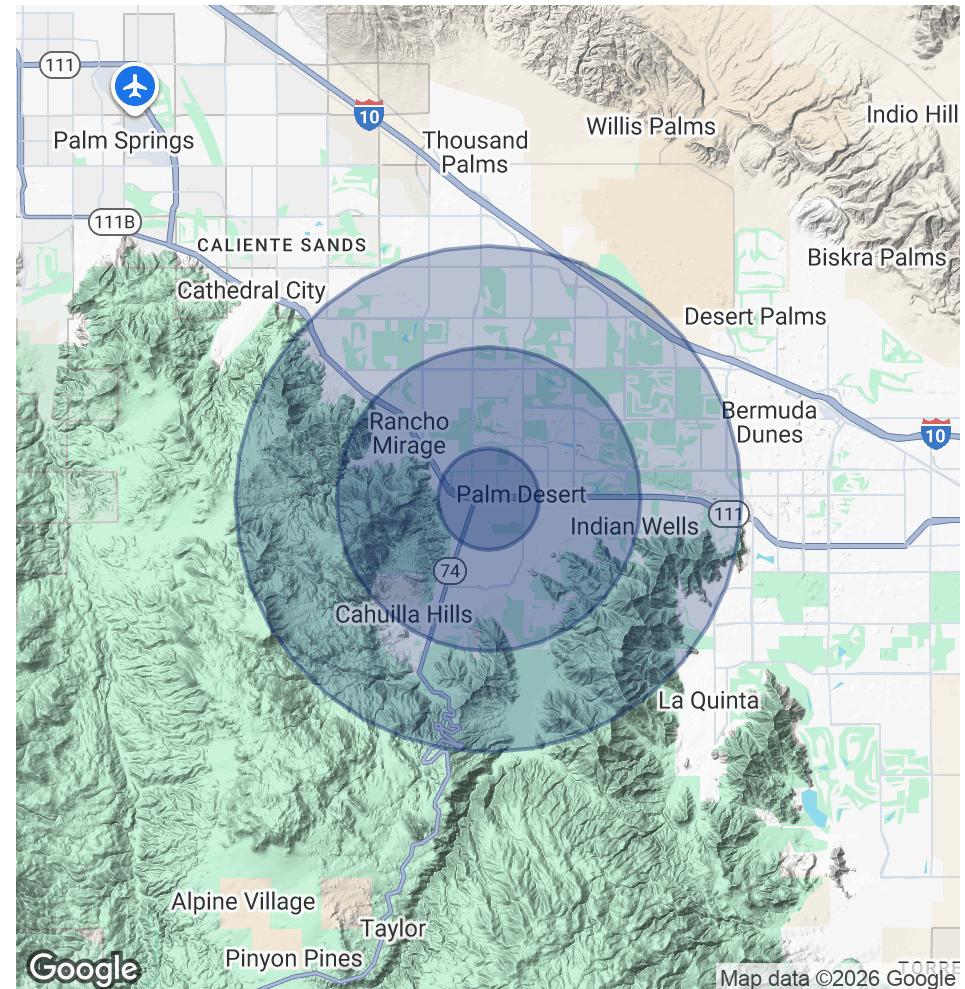
POPULATION

	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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