

Town Center Plaza
44100 – 44250 Town Center Way
Palm Desert CA, 92260

Under New Ownership!
Attractive TI Incentives Available



TERRY BORTNICK
Tel: 888-301-1888 x 2
terry@axiomra.com
CA DRE License #01005344

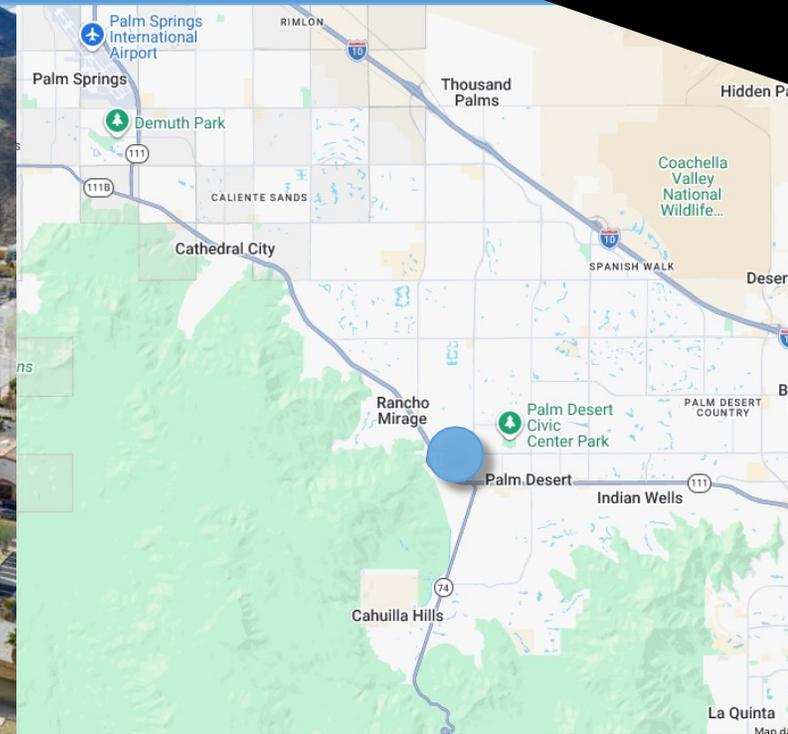
CHARLIE BORTNICK
Tel: 888-301-1888 x 7
charlie@axiomra.com
CA DRE License #02288778

axiomra.com

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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Property Highlights:

- Anchored by a recently remodeled Trader Joes!
- Also anchored by a busy Michaels Arts & Crafts
- 8,400 SF outparcel building (divisible)
- 18,040 SF end-cap anchor tenant space (divisible)
- Adjacent to The Shops at Palm Desert a 980,000 SF Regional Mall with over 140 stores
- Nearby retailers include Whole Foods, Nordstrom Rack, Macy's, Dick's Sporting Goods, Home Goods, Target, Ulta, Aldi, Old Navy, and more
- Major thoroughfare Fred Waring Drive with 27,165 SF CPD

Demographics:

2025 Estimates	3 MILE	5 MILE
Population	48,687	87,509
Households	24,321	44,035
AHH Income	\$146,327	\$165,605
Daytime Population	20,261	35,326



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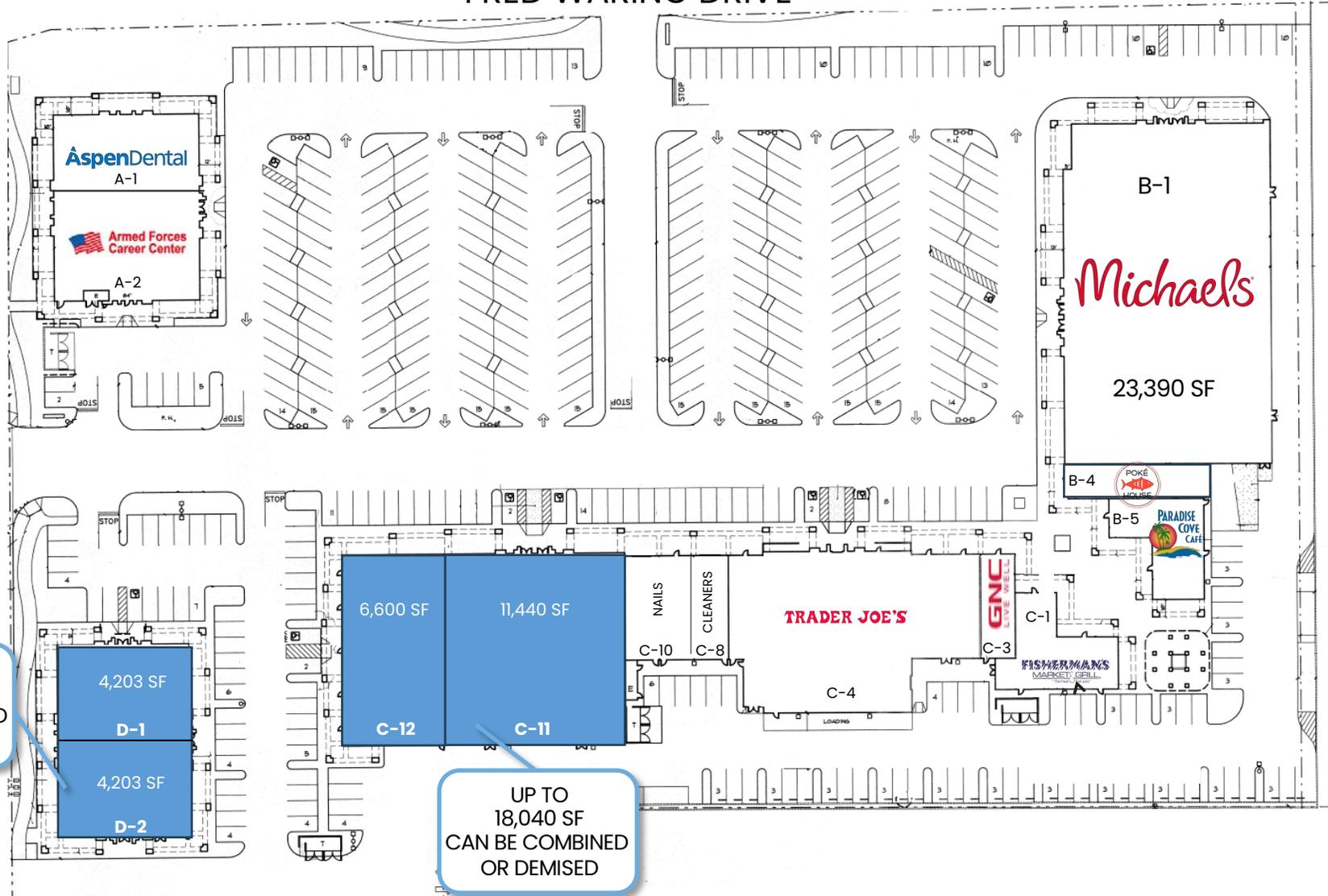
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FRED WARING DRIVE

TOWN CENTER WAY

FAIR HAVEN DRIVE



UP TO
 8,406 SF
 CAN BE COMBINED
 OR DEMISED

UP TO
 18,040 SF
 CAN BE COMBINED
 OR DEMISED



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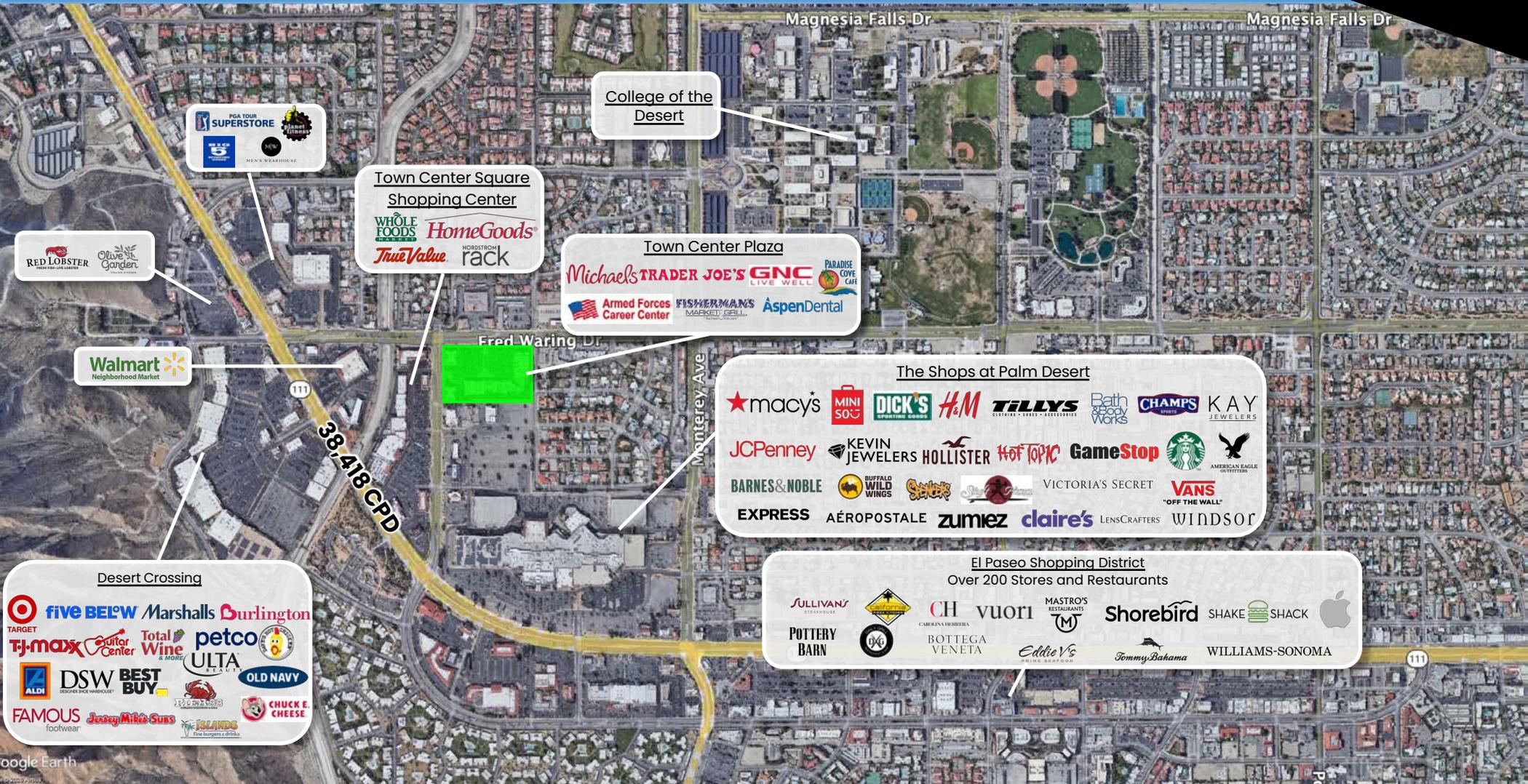
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