



FOR LEASE



INDUSTRIAL SPACE



1,850 - 12,629 SF



# University Commerce Center

75400-75450 Gerald Ford Dr.  
Palm Desert, California 92211

## Property Highlights

- 20' Min. Clear Height
- Easy Freeway Access
- Low-Cost IID Electrical Service
- 100% Office Build-out possible
- Parking 4.4 spaces per 1,000 SF
- Freeway Visible Tenant Signage

## OFFERING SUMMARY

Lease Rate:	Negotiable + NNN
Available SF:	1,850 - 12,629 SF
Building Size:	31,100 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	818	38,180	108,285
Total Population	1,676	81,629	270,015
Average HH Income	\$89,069	\$93,518	\$85,199

SPACES	LEASE RATE	SPACE SIZE
106	Negotiable	3,865 SF
202	Negotiable	1,850 SF
107-114	Negotiable	12,629 SF

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### Kathleen Howard

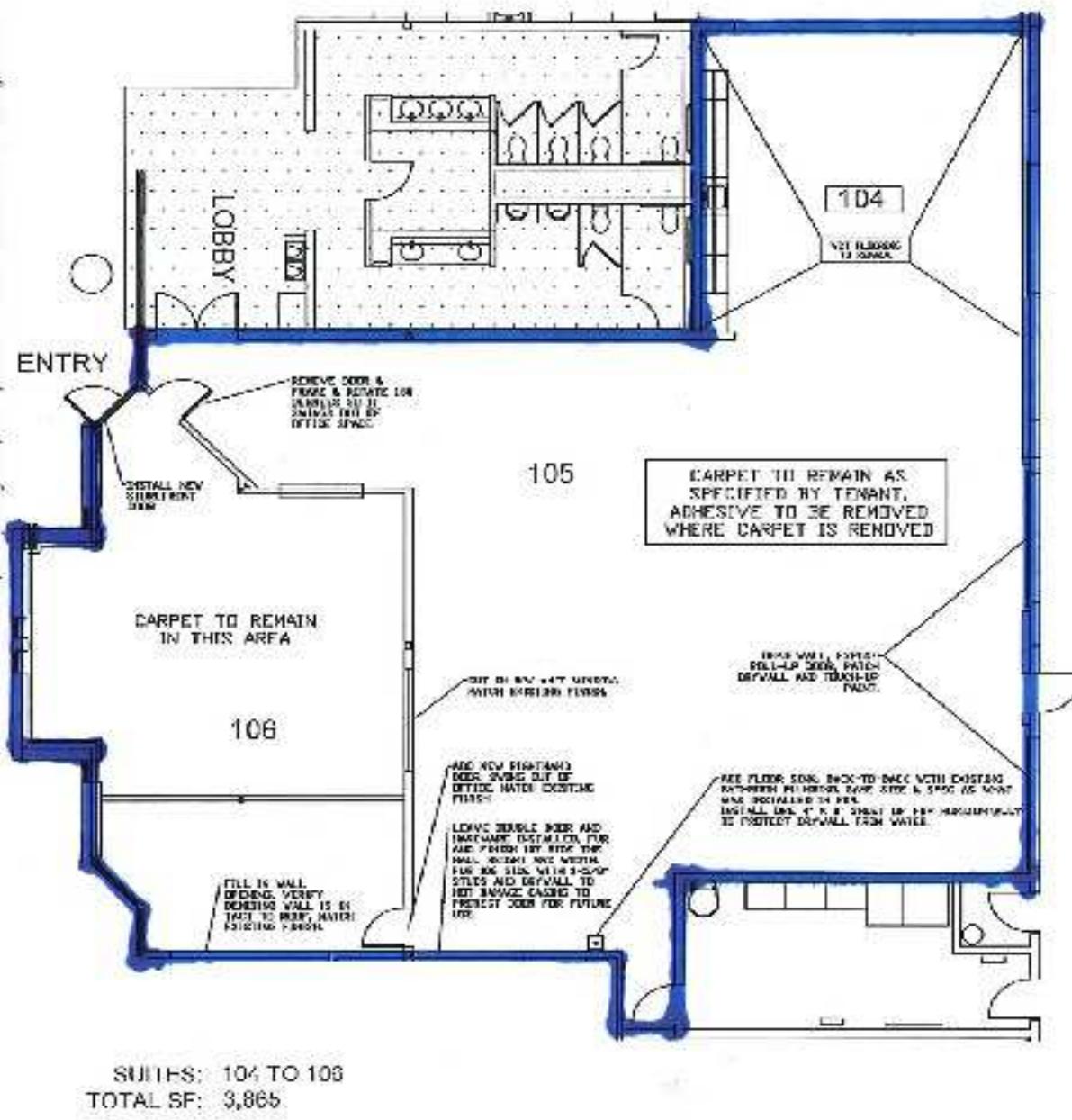
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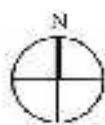
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**FLOORPLAN- STE. 104-106**



TOTAL SF DOES NOT INCLUDE THE COMMON AREA LOBBY AND RESTROOMS

COMMON AREA RESTROOM AND LOBBY



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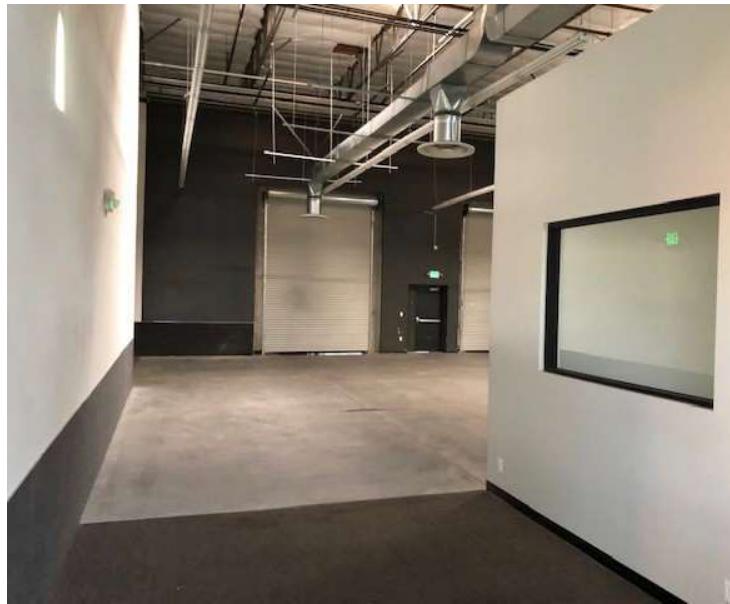
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SUITE 106



SUITE 106



SUITE 106



SUITE 106

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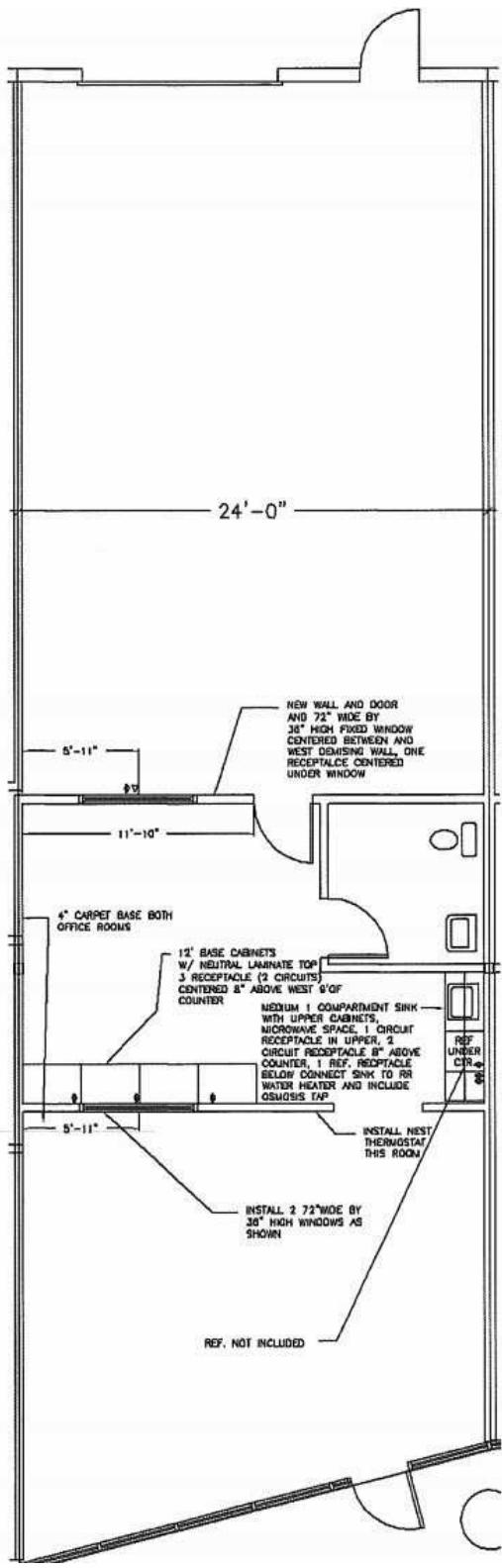


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1/8" = 12"

Suite: 202  
 1st Floor SF: 1,850  
 Office SF: up to 1,850 1st FLOOR  
 Power: 208V 100 A 3 PH

#### FINISHES:

SUSPENDED CEILING 2 FRONT  
 OFFICES ONLY  
 ALL CARPET TO MATCH  
 WAREHOUSE TO BE GROUND TO  
 400 GRIT FINISH AND SEALED



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**PREMIER**  
**BUSINESS PROPERTIES**

3150 E. La Palma Ave., Suite A  
 Anaheim CA 92806  
 714.630.6476 ph | 714.632.5009 fax

**FLOOR PLAN 75-430 Suite 202**  
**UNIVERSITY COMMERCE CENTER**  
 Palm Desert, CA  
 October 12, 2013

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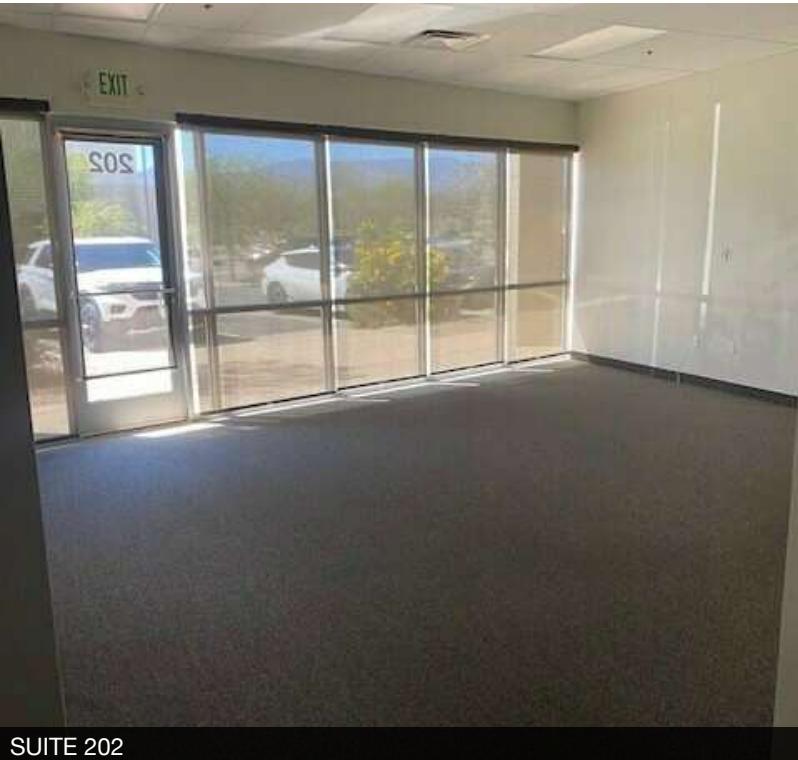
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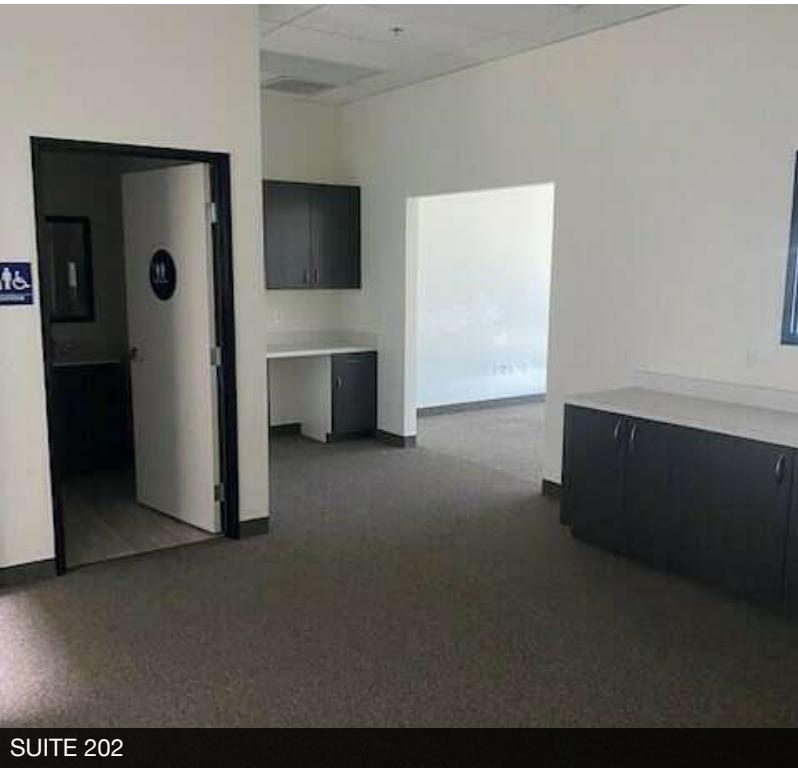
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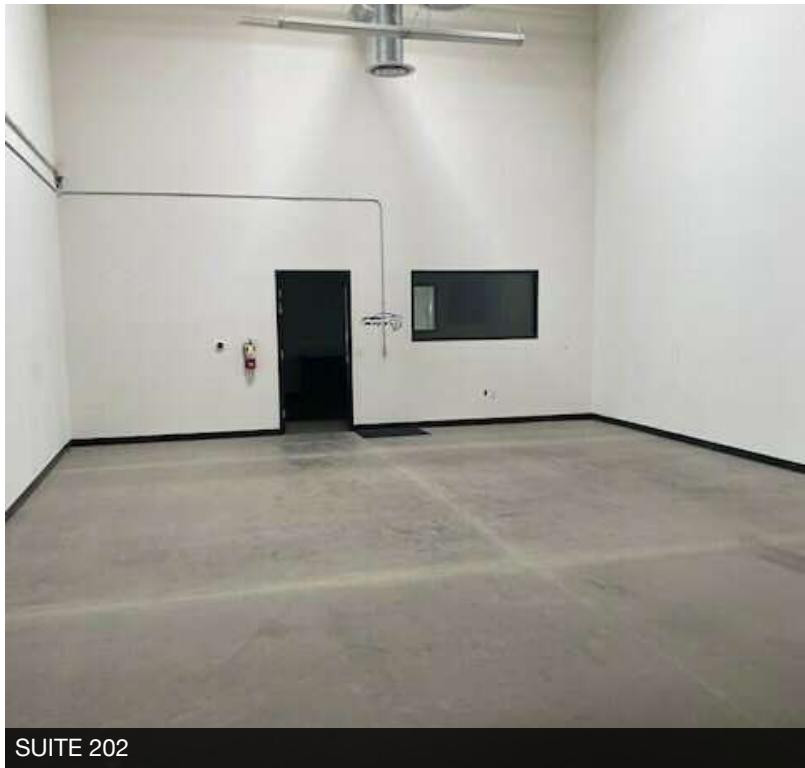
SUITE 202



SUITE 202



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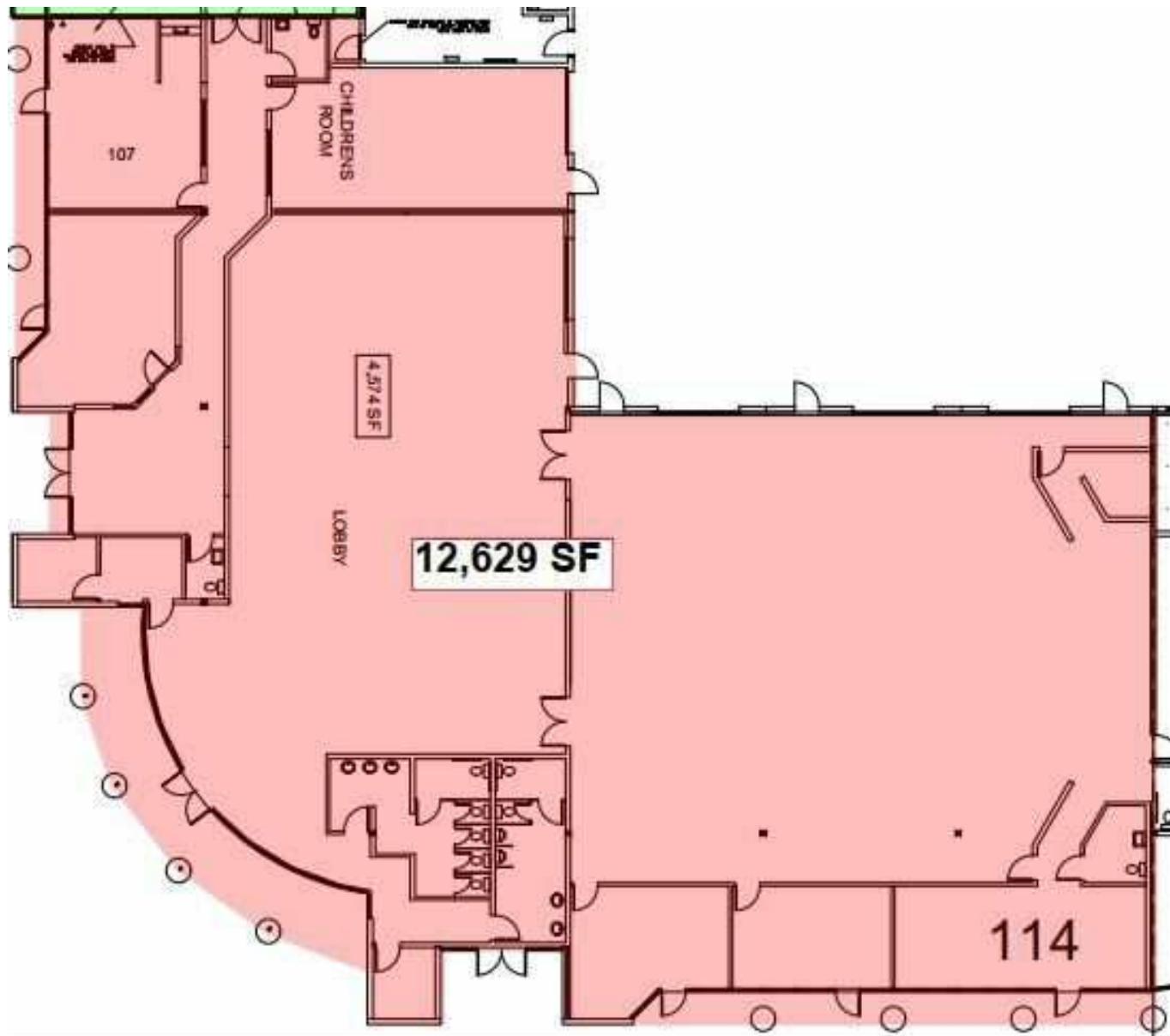
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SUITE 107-114

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SUITE 107-114

#### PROPERTY DESCRIPTION

The University Commerce Center offers a premium business park setting with an optimal blend of professional and industrial businesses. The center provides upscale architecture and a sleek design with ample parking at 4 per thousand, as well as freeway signage. Suites 106 and 202 are showroom/warehouse suites with roll-up doors. Suite 107-114 is currently occupied by a church with large auditorium and worship areas that can be demised into showroom, office, and warehouse space.

#### LOCATION DESCRIPTION

Directly east of the Cook Street and Gerald Ford Drive intersection, the University Commerce Center is north of the continuously expanding the University of California Riverside and Cal State San Bernardino Campus. The project grants quick access to Interstate-10 via Cook Street at the most central valley location, allowing businesses to serve all areas of the Coachella Valley.

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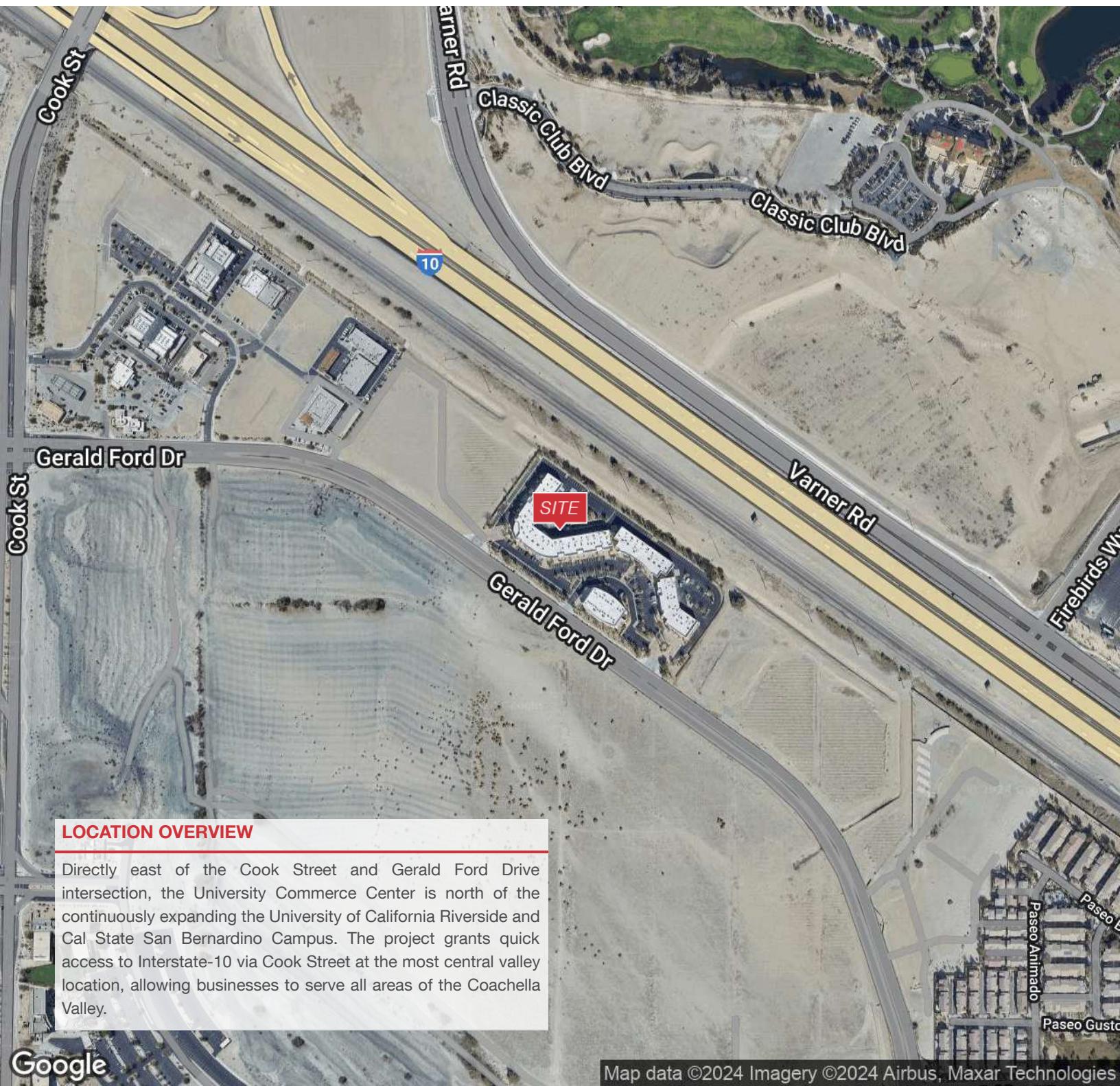
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