



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

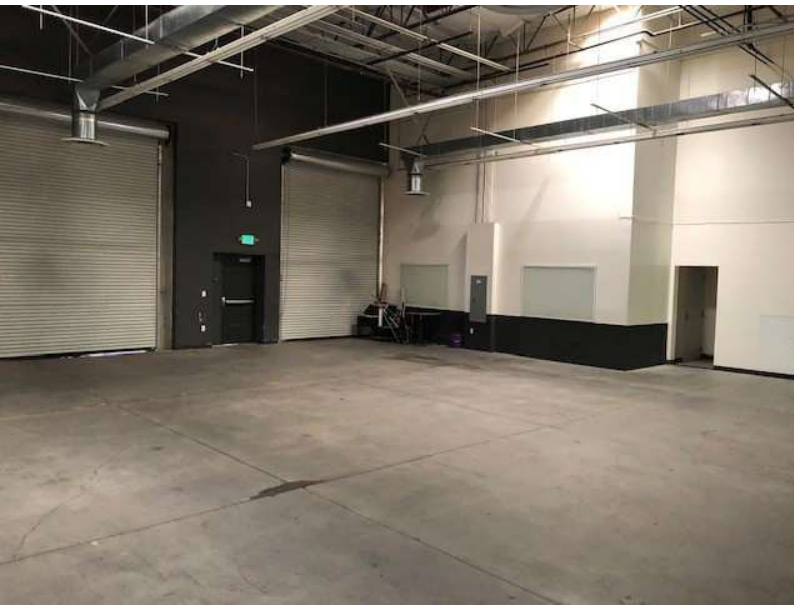
Nancy Portolesi

Associate | 760.834.3631 | C: 760.409.9197
nportolesi@naicapital.com | CalDRE #02120787

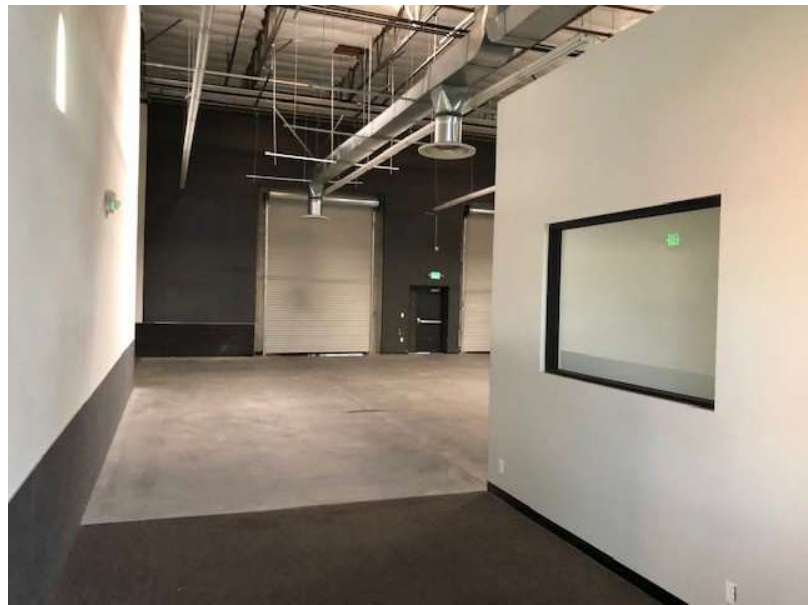
Kathleen Howard

Executive Managing Director | 760.834.3636 | C: 949.510.6200
khoward@naicapital.com | CalDRE #00751479

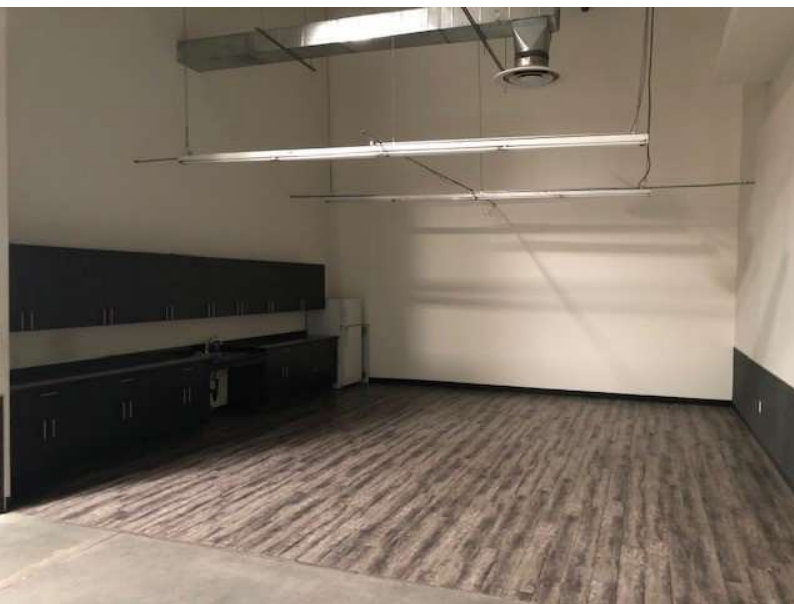




SUITE 106



SUITE 106



SUITE 106



SUITE 106

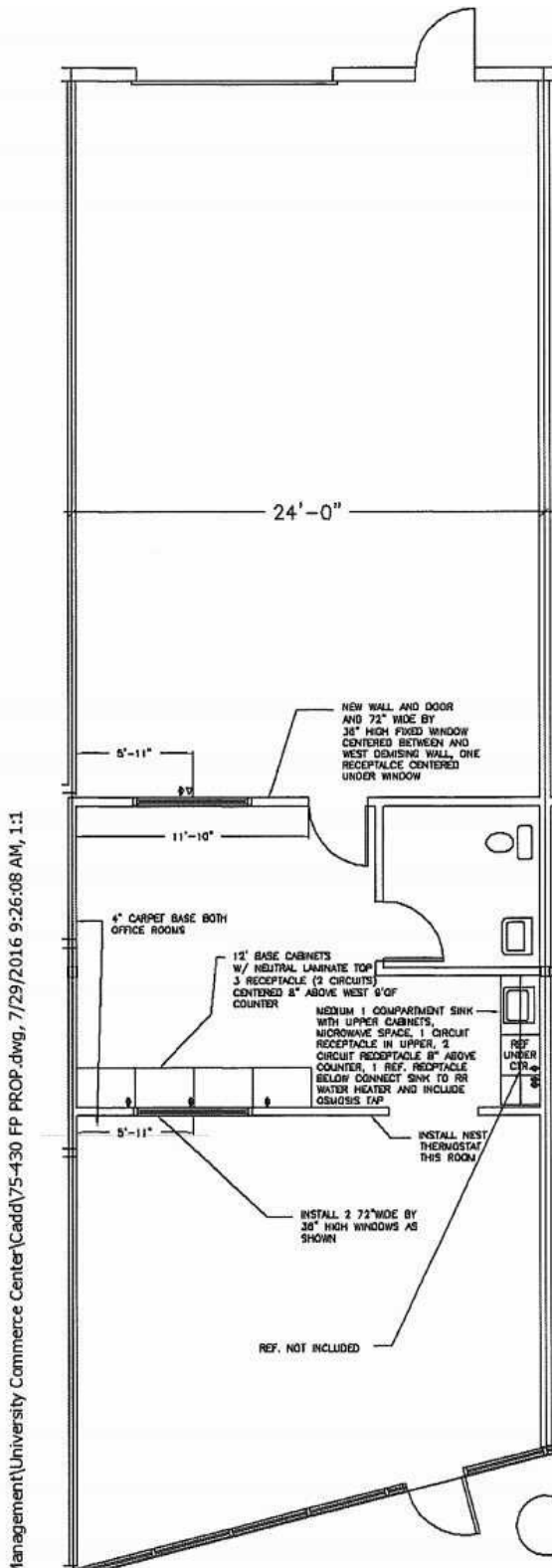


Nancy Portolesi

Associate | 760.834.3631 | C: 760.409.9197
nportolesi@naicapital.com | CalDRE #02120787

Kathleen Howard

Executive Managing Director | 760.834.3636 | C: 949.510.6200
khoward@naicapital.com | CalDRE #00751479



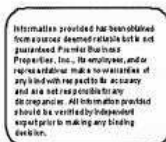
Suite: 202
1st Floor SF: 1,850
Office SF: up to 1,850 1st FLOOR
Power: 208V 100 A 3 PH

FINISHES:

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



1/8" = 1'0"



Nancy Portolesi

Associate | 760.834.3631 | C: 760.409.9197
nportolesi@naicapital.com | CalDRE #02120787

Kathleen Howard

Executive Managing Director | 760.834.3636 | C: 949.510.6200
khoward@naicapital.com | CalDRE #00751479





SUITE 202



SUITE 202



SUITE 202



SUITE 202

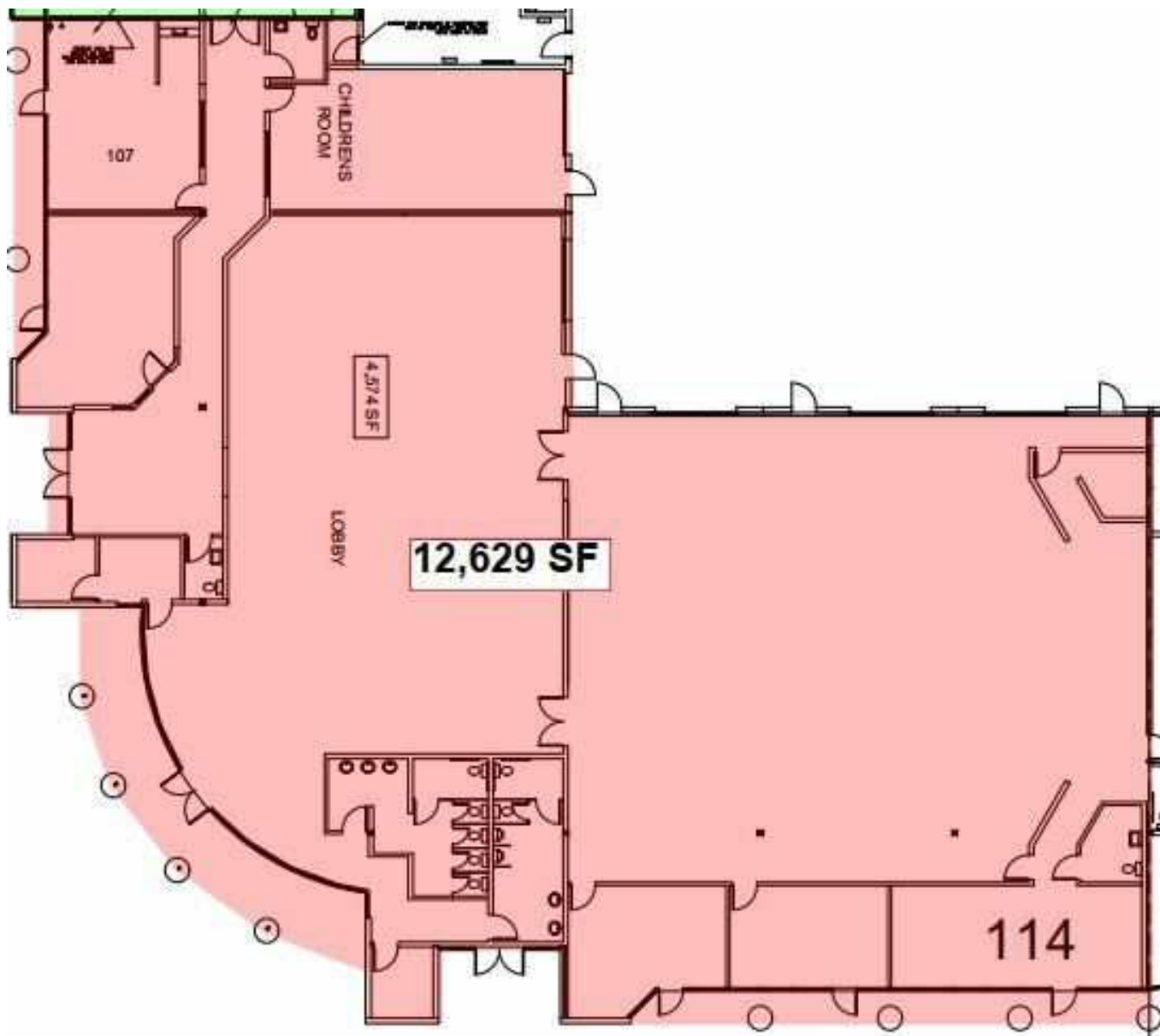


Nancy Portolesi

Associate | 760.834.3631 | C: 760.409.9197
nportolesi@naicapital.com | CalDRE #02120787

Kathleen Howard

Executive Managing Director | 760.834.3636 | C: 949.510.6200
khoward@naicapital.com | CalDRE #00751479



SUITE 107-114

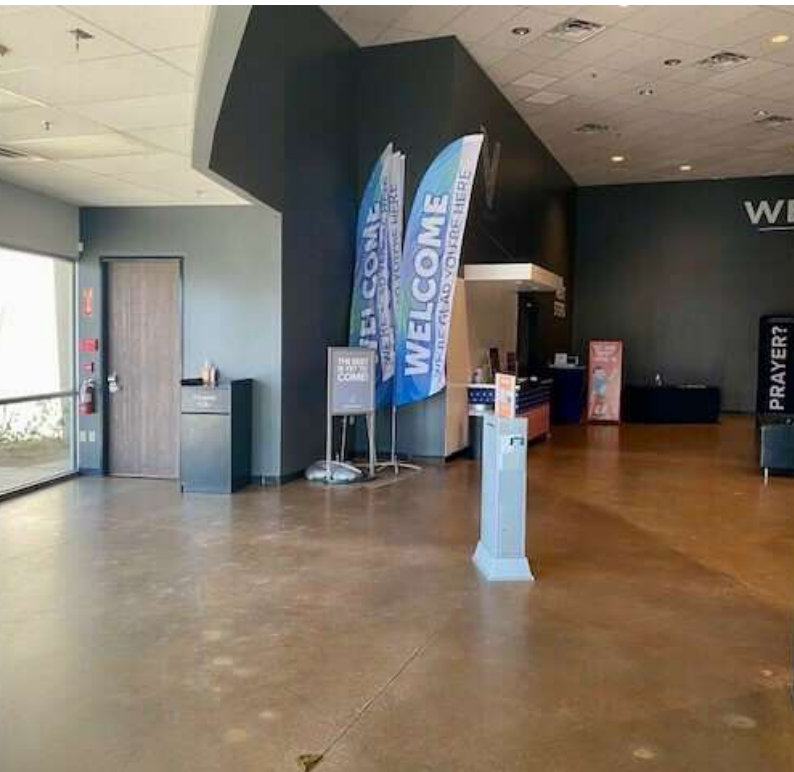
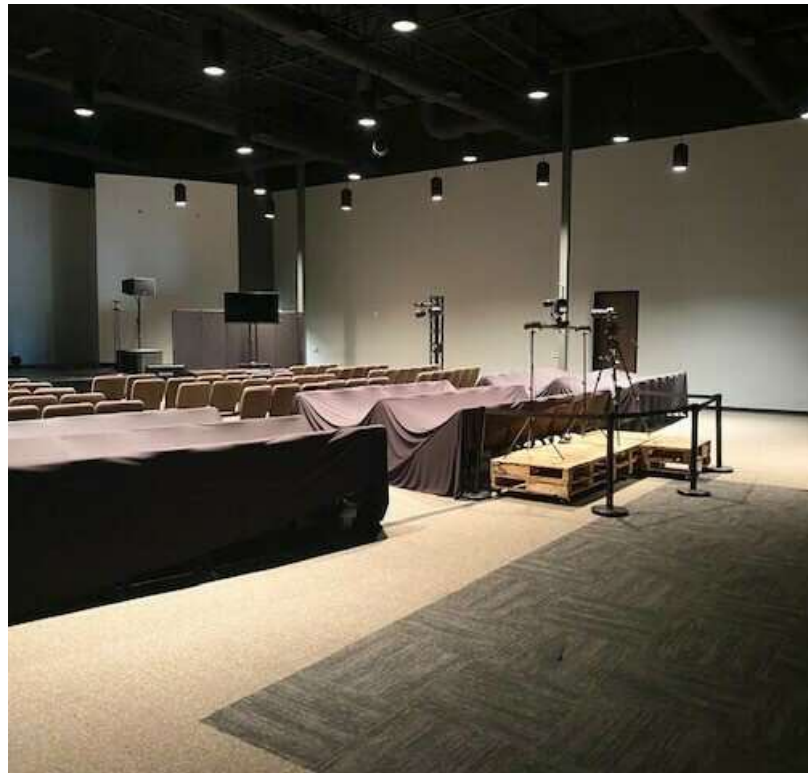
Nancy Portolesi

Associate | 760.834.3631 | C: 760.409.9197
nportolesi@naicapital.com | CalDRE #02120787

Kathleen Howard

Executive Managing Director | 760.834.3636 | C: 949.510.6200
khoward@naicapital.com | CalDRE #00751479





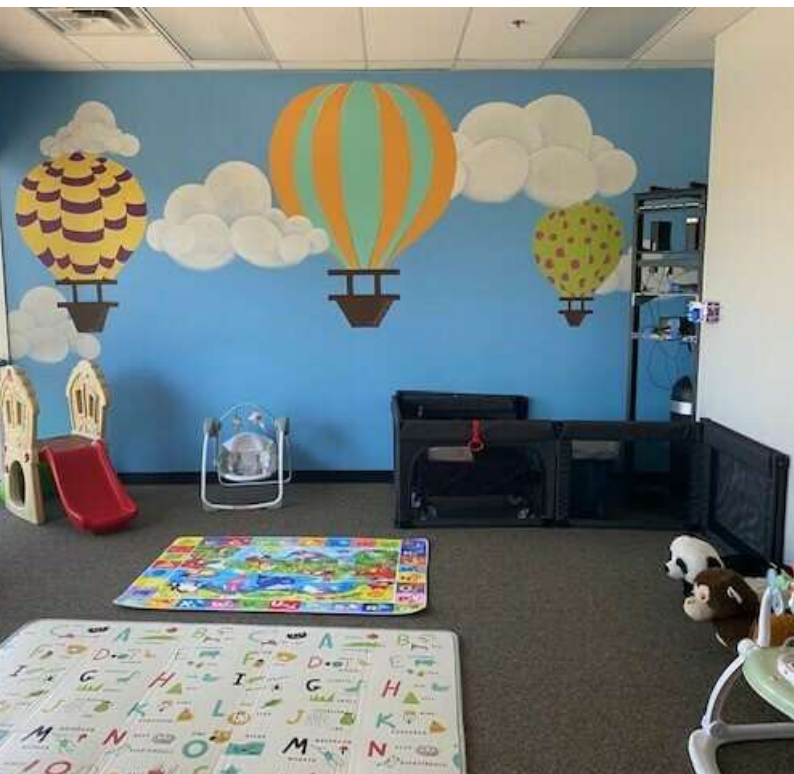
Nancy Portolesi

Associate | 760.834.3631 | C: 760.409.9197
nportolesi@naicapital.com | CalDRE #02120787

Kathleen Howard

Executive Managing Director | 760.834.3636 | C: 949.510.6200
khoward@naicapital.com | CalDRE #00751479





Nancy Portolesi

Associate | 760.834.3631 | C: 760.409.9197
nportolesi@naicapital.com | CalDRE #02120787

Kathleen Howard

Executive Managing Director | 760.834.3636 | C: 949.510.6200
khoward@naicapital.com | CalDRE #00751479





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.

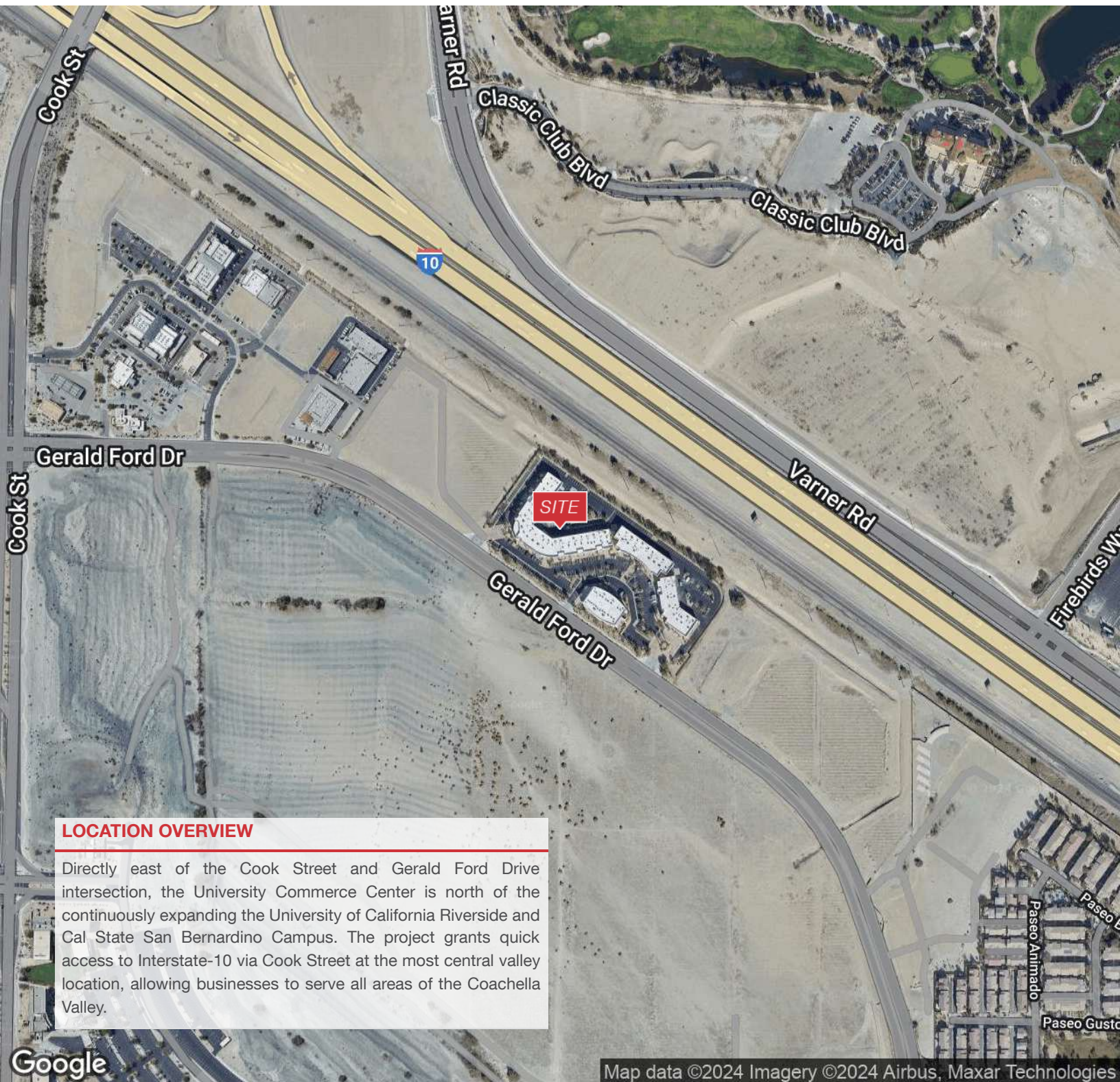
Nancy Portolesi

Associate | 760.834.3631 | C: 760.409.9197
nportolesi@naicapital.com | CalDRE #02120787

Kathleen Howard

Executive Managing Director | 760.834.3636 | C: 949.510.6200
khoward@naicapital.com | CalDRE #00751479





LOCATION OVERVIEW

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.

Nancy Portolesi

Associate | 760.834.3631 | C: 760.409.9197
nportolesi@naicapital.com | CalDRE #02120787

Kathleen Howard

Executive Managing Director | 760.834.3636 | C: 949.510.6200
khoward@naicapital.com | CalDRE #00751479

