

FOR LEASE | FULLY BUILT-OUT ±7,500 SF SUITE LOCATED IN THE PRESTIGIOUS ONE EL PASEO PLAZA

High-End Turnkey Restaurant/Bar for Lease

74225 HIGHWAY 111, SUITE B
PALM DESERT, CA 92260



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Property Details

Space Size:	7,500 SF Rentable 1,700 SF of Patio Space (free of charge)
Seating:	Inside: 244 Outside: 130 TOTAL: 374
Parking:	320 spaces (valet parking available)
Asking Rent:	\$1.95/SF/mo. (\$14,625/mo.)
Lease Type:	NNN \$0.94/SF/mo. (\$7,050/mo.)
Furniture, Fixtures & Equipment (FF&E):	Inventory List is Available Upon Request (full build- out + FF&E totaling \$4,000,000)
Sub-Market:	Coachella Valley
Market:	Inland Empire



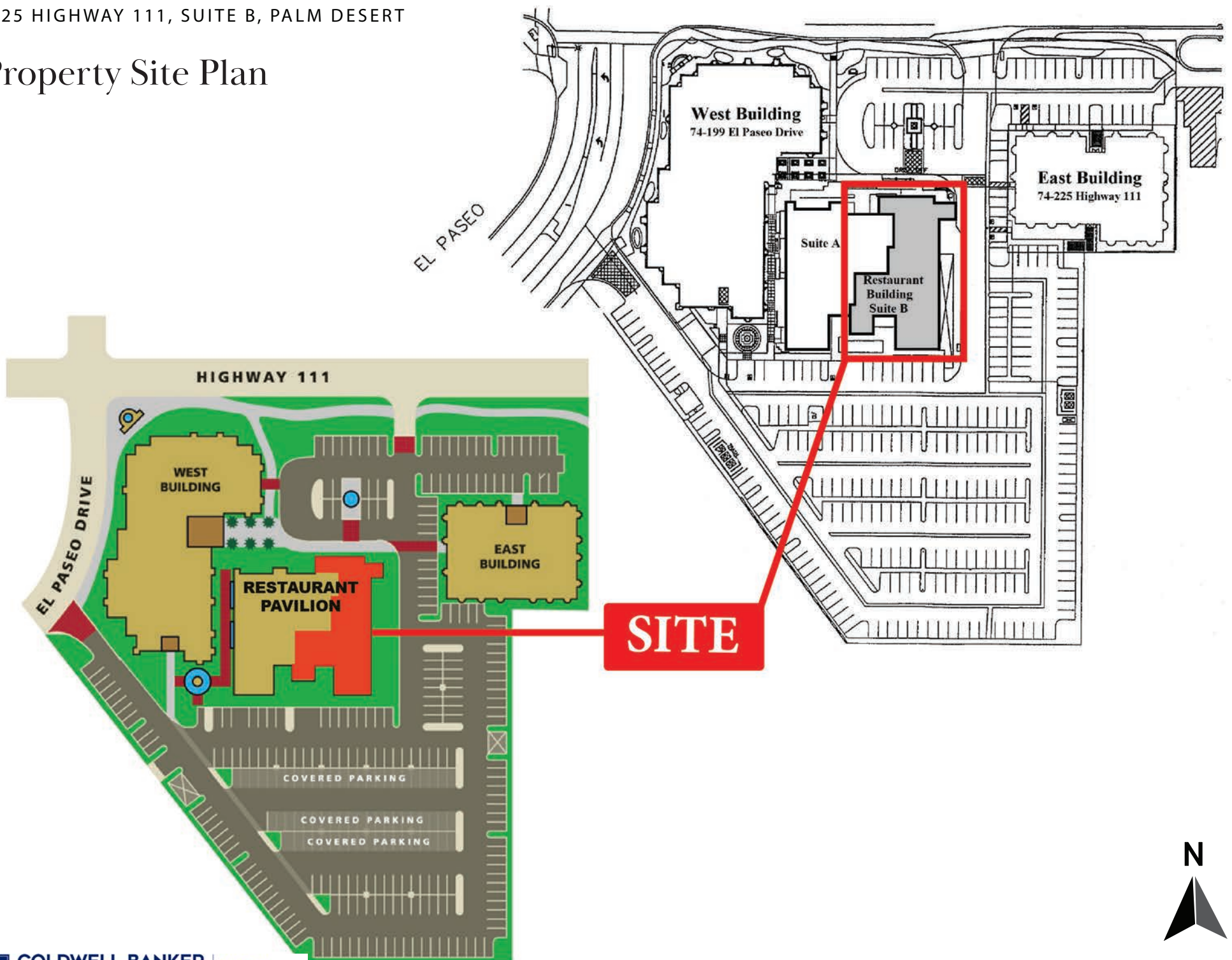
Property Features

- » **Turnkey Restaurant Opportunity:** Fully built-out $\pm 7,500$ SF high-end restaurant space with existing FF&E; ideal for immediate occupancy and operations.
- » **Prime El Paseo Location:** Situated at the intersection of Highway 111 & El Paseo Drive, Palm Desert's premier luxury shopping and dining corridor.
- » **Located in One El Paseo Plaza:** Prestigious Class A campus home to Fortune 500 tenants including Wells Fargo, RBC Wealth Management, Morgan Stanley, and Compass
- » **Expansive Outdoor Patio:** Enjoy 1,700 SF of exterior dining space (rent-free), complete with fire pits and ambient lighting.
- » **High Capacity Layout:** Seats 374 patrons across indoor and patio configurations; space designed for elevated dining experiences.
- » **High Visibility Signage:** Monument and building signage available on Highway 111, offering exceptional brand exposure to 63,100 daily vehicles.
- » **Immediate Availability at Competitive Rate:** Offered at \$1.95/SF NNN; rare Class "A" restaurant space in a center anchored by Fortune 500 tenants.

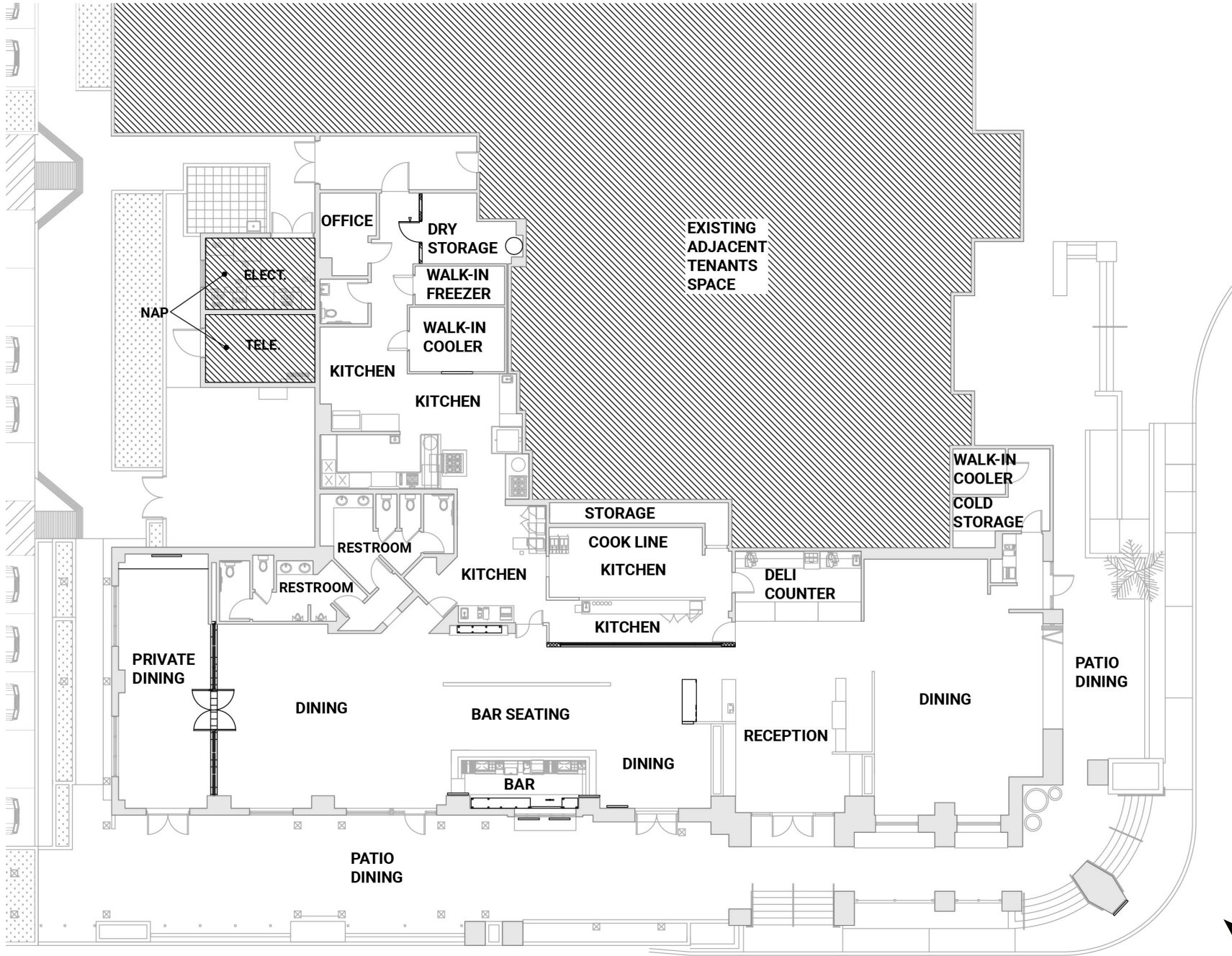


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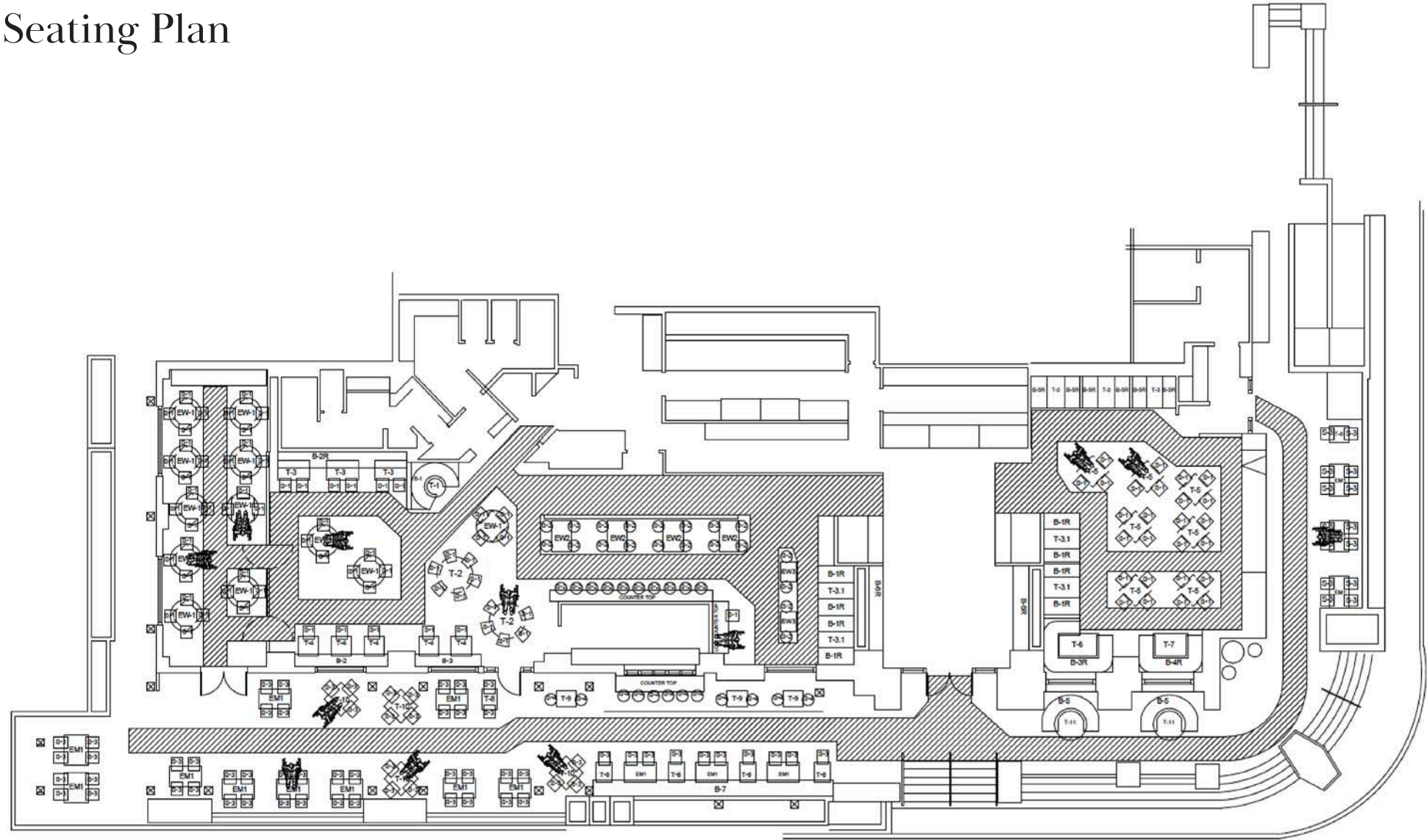
Property Site Plan

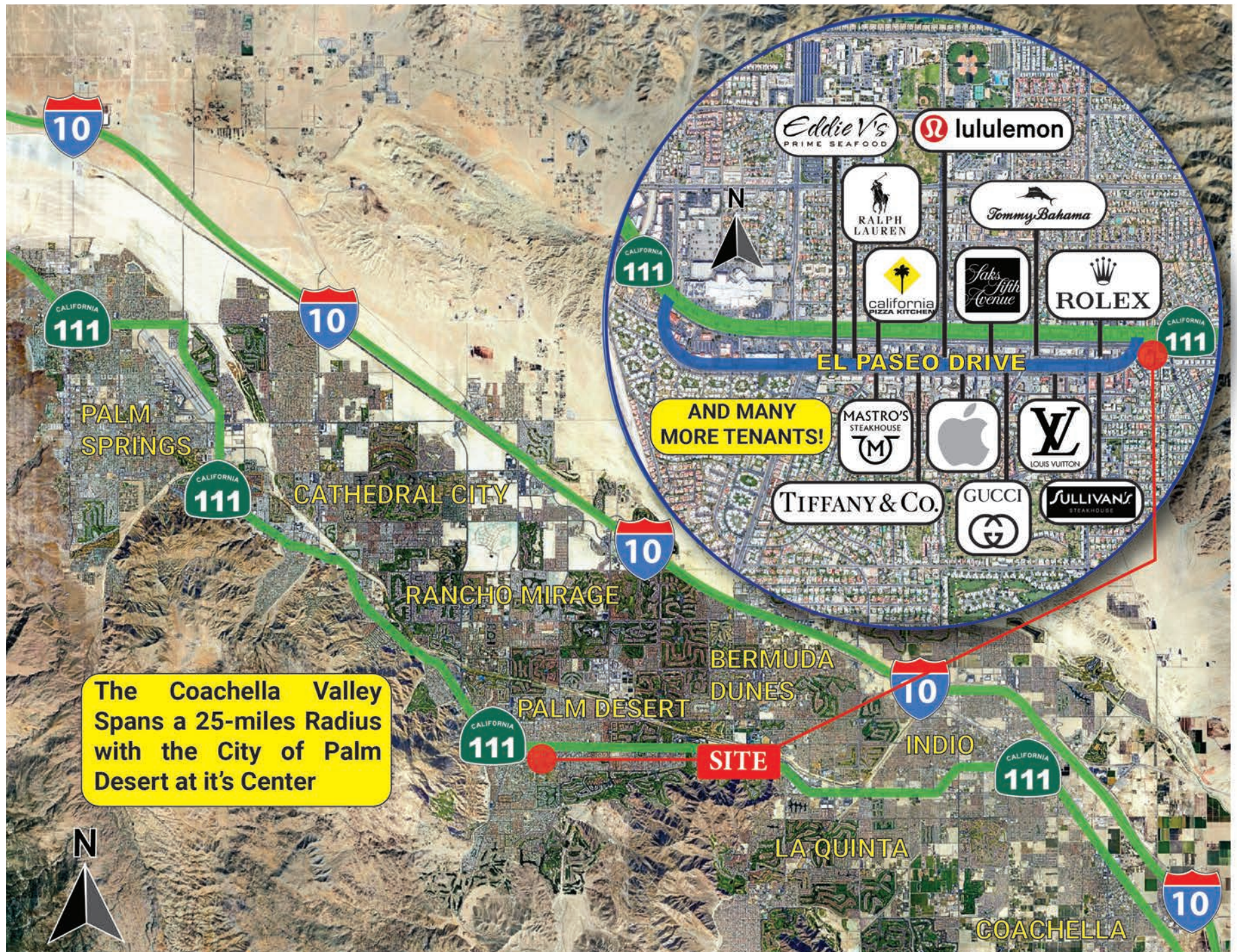


Floor Plan



Seating Plan





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