

# PRIME INVESTMENT OPPORTUNITY FOR SALE

## FULLY LEASED OFFICE BUILDING IN THE HEART OF PALM DESERT - ALESSANDRO PLAZA

- Beautiful Well-Maintained Center with Stable Tenants
- Central Valley Location - One Block from Hwy 111
- On-site Property Manager
- Elevator & Stairs

**FOR SALE**  
**\$2,990,000**  
**5% CAP**



73726 Alessandro Drive, Palm Desert, CA 92260



www.baxleyproperties.com  
Phone: 760-773-3310  
Fax: 760-773-3013  
73712 Alessandro Drive, Ste B-4,  
Palm Desert, CA 92260

**Building Size: 18,183 SF**

**Matthew Longstreth**  
matthew@baxleyproperties.com  
**Ofc: 760-773-3310**  
**Cell: 949-293-1314**  
DRE# 01322594



# INVESTMENT OPPORTUNITY - OFFICE BUILDING FOR SALE

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Alessandro Plaza is a meticulously maintained 18,182 square foot two-story office building with on-site management, located in the highly desirable Downtown Edge Overlay District of Palm Desert. This turnkey investment offers a rare blend of stability, location, and future potential.

The property is fully leased with a solid roster of long-term tenants who show no signs of relocating, ensuring steady income and minimal turnover. The building features an elevator, updated common areas, and sits across two parcels—one for the structure and one for the dedicated parking lot, which includes convenient covered parking for tenants and guests.

Strategically positioned near the thriving San Pablo corridor and just minutes from world-renowned El Paseo, the property benefits from flexible zoning that allows for a wide range of future uses and redevelopment potential. With a current CAP rate of 5%, Alessandro Plaza presents an attractive yield in today's economic climate.

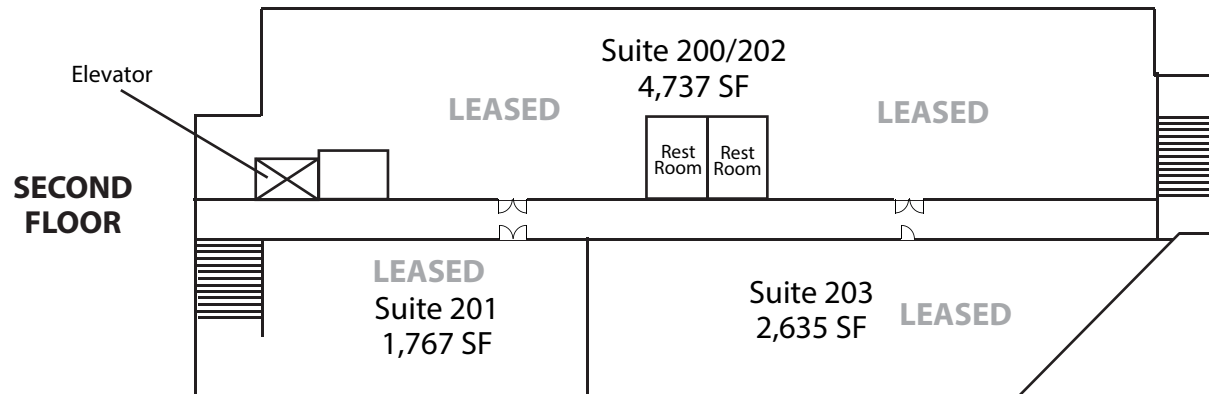
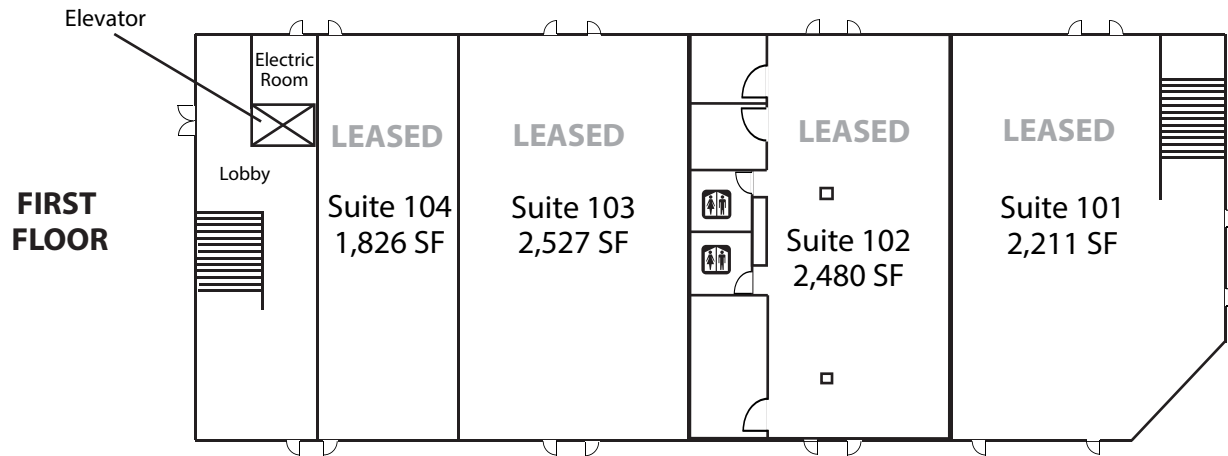
Whether you're a seasoned investor or seeking a stable asset in a growing market, this is a rare opportunity to own a high-performing property in one of the Coachella Valley's most sought-after commercial hubs.





# INVESTMENT OPPORTUNITY - OFFICE BUILDING FOR SALE

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## **FOR SALE**

BLDG SIZE: 18,183 SF

**\$2,990,000**

- Elevator & Stairs
- Year Built: 2006
- APN(s) 627-171-021; 023
- Lot Size: 40,511 SF (.93 Acres)
- 60 Parking Spaces - Plenty of Covered Spaces
- Zoning: Downtown Edge Transition Overlay (DEO)

**100% Occupied**



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# INVESTMENT OPPORTUNITY - OFFICE BUILDING FOR SALE

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Palm Desert is the premier desert area for high-profile retailers and El Paseo Drive is a primary choice for shoppers. There are over 250 upscale shops and restaurants along this exclusive tree-lined street where over 500,000 residents and 3 million tourists enjoy the exquisite ambiance.

More than 250 upscale retailers such as Saks 5th Avenue, Escada, Coach, Tiffany & Co., Gucci, Ralph Lauren, Kate Spade Stuart Weitzman, Louis Vuitton plus many more.

**College of the Desert**

**Civic Center Park**

**Fred Waring Dr.**

**Westfield Mall**

**Monterey Ave.**

**San Pablo Ave.**

73726 Alessandro Dr

**Highway 111**

**El Paseo Drive**

**Portola Ave.**

**DAILY GRILL**

**GUCCI**  
**SEPHORA**

**TIFFANY & CO.**

**ANN TAYLOR**

**Pinkie Brand**

**SAKS FIFTH AVENUE**

**LOUIS VUITTON**

**bebe**

**COACH**

**BANANA REPUBLIC**

**NEW BALANCE**

**MASTRO'S RESTAURANTS**

**GARDENS**

**WILLIAMS-SONOMA**

**SAMMY'S WOODFIRED PIZZA**

**francesca's COLLECTIONS**

**SULLIVAN'S STEAKHOUSE**



**Covered Parking**

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