

RETAIL

FOR LEASE

PRIME GROCERY ANCHORED SHOPPING CENTER



COLDWELL BANKER COMMERCIAL LYLE & ASSOCIATES
78000 FRED WARING DR | SUITE 200
PALM DESERT, CA 92211
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74600 HIGHWAY 111 , PALM DESERT, CA 92260

DEEP CANYON PLAZA



OFFERING SUMMARY

AVAILABLE SF: 1,200 - 3,550 SF

LEASE RATE: \$2.85 SF/month
(1.30/SF NNN)

BUILDING SIZE: 9,200

ZONING: S

PROPERTY HIGHLIGHTS

- 74600 Highway 111 is located in Palm Desert's premier grocery-anchored shopping center anchored by Albertsons and includes Starbucks, Dominoes, Panda Express, Wing Stop, and other retailers.
- Located at Highway 111 and Deep Canyon Rd, the property offers convenient access to residents of Palm Desert, Indian Wells, and La Quinta.
- The property boasts quality construction with prime visibility and signage opportunities.
- Prime co-tenancy with two spaces adjacent to national tenants. The 1,250 SF space is adjacent to Starbucks, and the 1,618 SF space is adjacent to Wing Stop.

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PROPERTY DESCRIPTION

74600 Highway 111 is a pad building in the neighborhood shopping center known as Deep Canyon Plaza, a grocery-anchored shopping center anchored by Albertsons. It also includes Starbucks, Dominoes, Panda Express, Wing Stop, and other retailers. 74600 Highway 111 is situated on the East side of the shopping center; Starbucks anchors this pad building on the prime corner closest to Highway 111 with Wing Stop, located in an in-line suite.

LOCATION DESCRIPTION

The property is in Deep Canyon Plaza, located in the heart of Palm Desert, CA, along the prominent Highway 111 corridor. This prime location is close to the vibrant downtown area and numerous commercial, retail, and dining establishments. With easy access to major thoroughfares, the location offers excellent visibility and accessibility, making it ideal for businesses looking to capitalize on the high-traffic area in the heart of Palm Desert.

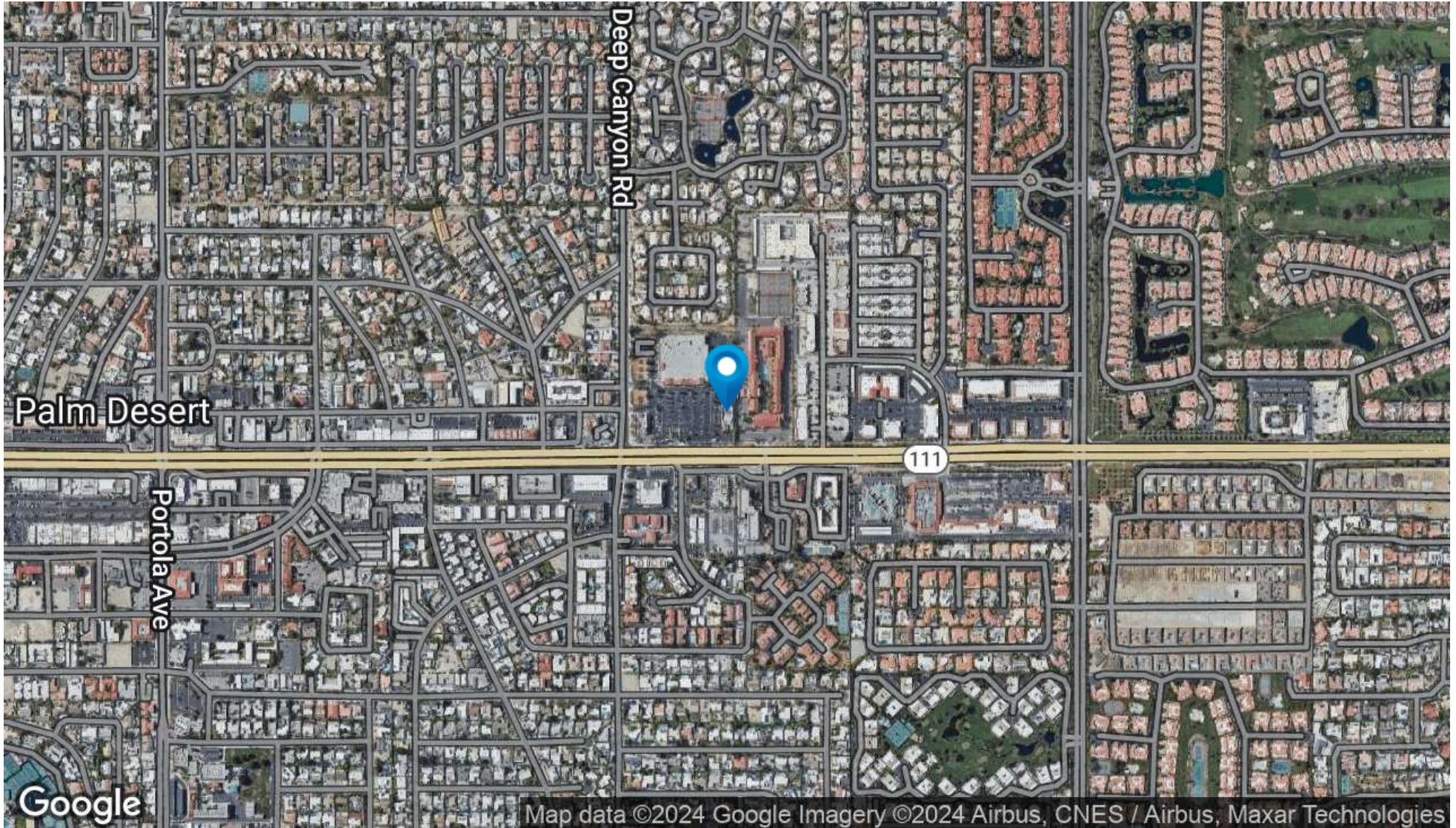
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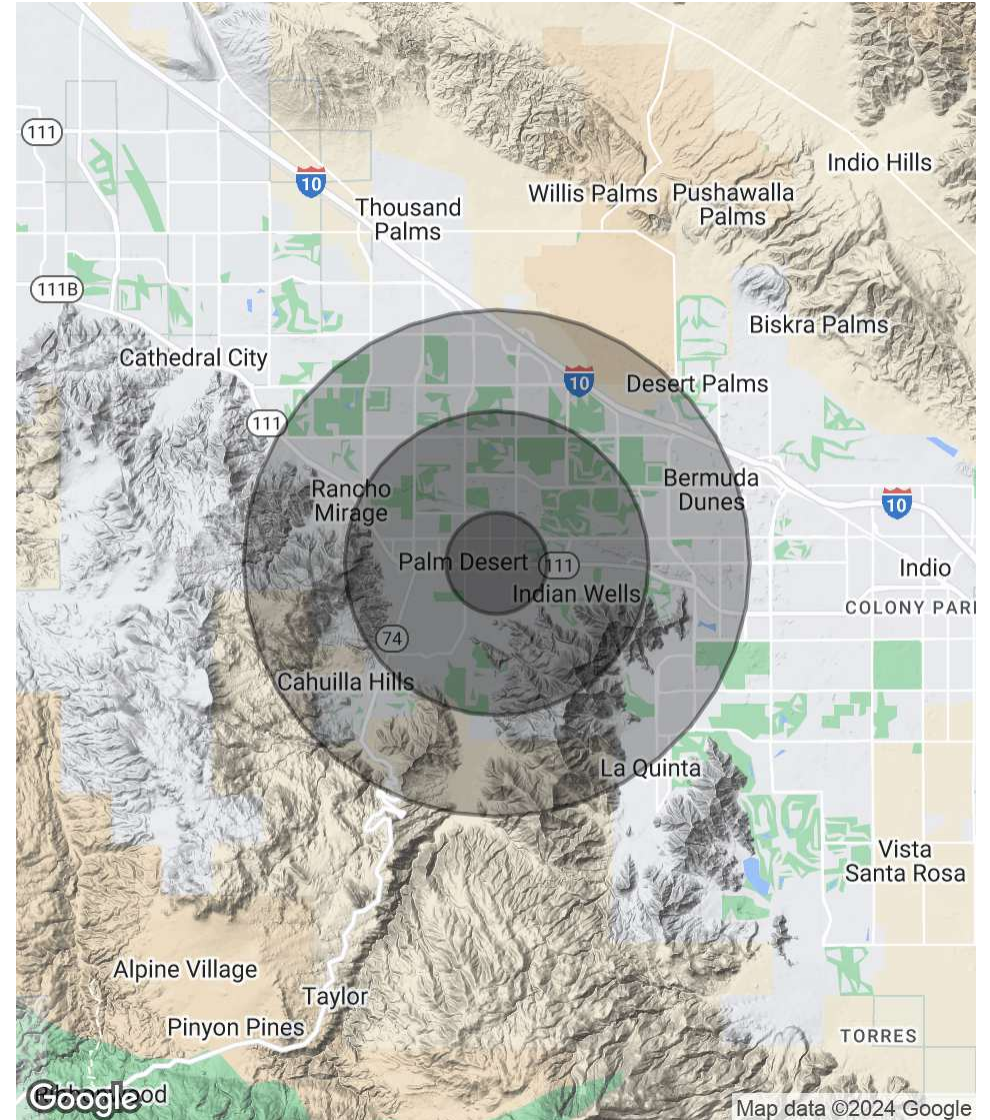
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DEEP CANYON PLAZA

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,758	44,788	92,359
Average Age	47.1	53.3	52.3
Average Age (Male)	49.1	51.9	51.4
Average Age (Female)	47.5	54.3	53.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,247	33,101	66,576
# of Persons per HH	1.9	1.4	1.4
Average HH Income	\$76,201	\$67,567	\$65,897
Average House Value	\$391,953	\$434,734	\$436,999

2020 American Community Survey (ACS)



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