

SALE / LEASE

EL PASEO STOREFRONT RETAIL/OFFICE

73940 El Paseo Palm Desert, CA 92260



Rob Wenthold
Vice President
760 641 7602
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CalDRE #01153834



**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
LP

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PROPERTY DESCRIPTION

73940 EL PASEO Located in the "Heart" of El Paseo's Shopping, Dining and Entertainment District, this meticulously maintained free-standing Building provides unparalleled exposure with unobstructed street frontage, including extremely desirable floor to ceiling display windows! The Building is easily accessible with ample on-street front parking and abundant private direct-access rear parking. A completely "open" interior floor plan adds to its many accolades and invites immediate occupancy for an endless variety of Retailers, Restaurants and/or Office users.

OFFERING SUMMARY

Sale Price:	\$1,900,000
Lease Rate:	\$2.50 SF/month (NNN)
Available SF:	4,971 SF
Lot Size:	0.24 Acres
Building Size:	4,971 SF

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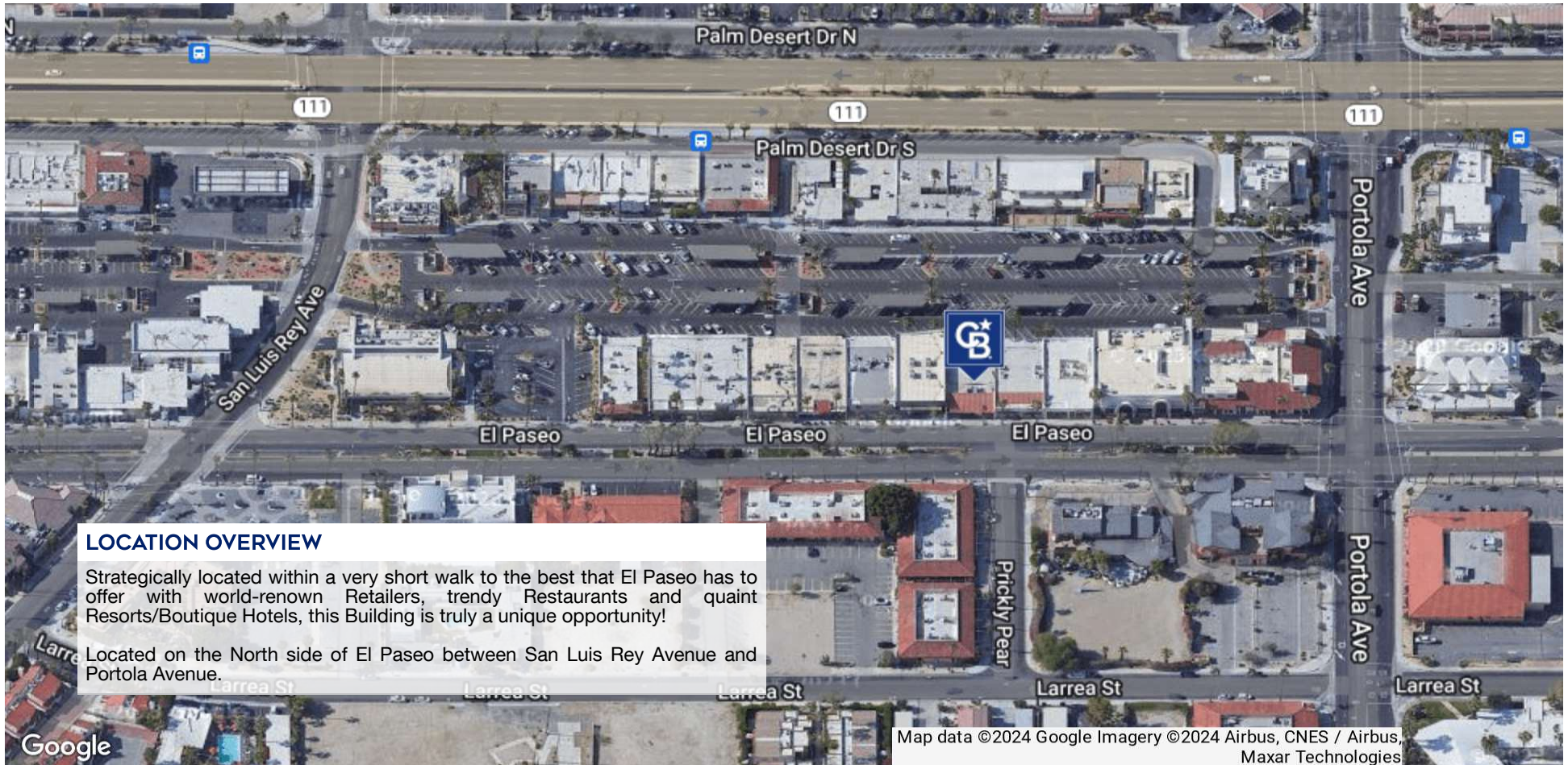


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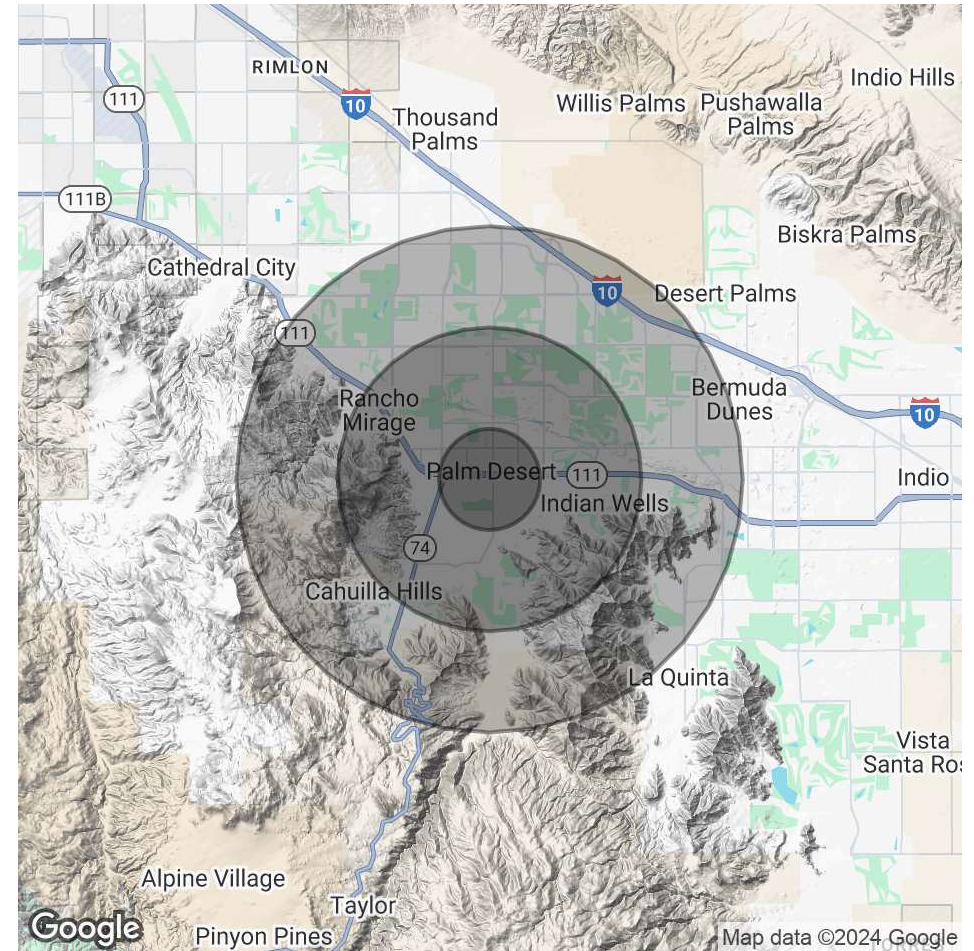
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,843	40,425	85,386
Average Age	46	53	53
Average Age (Male)	44	52	51
Average Age (Female)	48	55	54
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,850	19,750	40,895
# of Persons per HH	2.2	2	2.1
Average HH Income	\$102,683	\$116,866	\$122,493
Average House Value	\$634,004	\$735,867	\$759,411

Demographics data derived from AlphaMap



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