

# EL PASEO CONDO FOR SALE

## OWNER USER OPPORTUNITY

**COLDWELL  
BANKER  
COMMERCIAL**  
**LYLE & ASSOCIATES**  
CALDRE 01462012



### COBLE BUILDING- 73350 EL PASEO STE 205, PALM DESERT, CA 92260

#### LOCATION DESCRIPTION

Located in the Coble Building on the north side of El Paseo, directly across from The Colonnade, the property enjoys prime visibility and consistent pedestrian traffic. El Paseo—known as the “Rodeo Drive of the Desert”—is home to luxury shopping, dining, art galleries, and resorts that attract locals and visitors year-round, creating strong synergy for any business.

#### PROPERTY DESCRIPTION

An exceptional opportunity to own a 1,000 SF office/retail condo on prestigious El Paseo in Palm Desert. This second-floor suite offers an efficient, flexible layout suited for a variety of professional or retail uses. With low OA dues of \$350/month, it's an attractive option for both owner-users and investors seeking a foothold in one of the desert's most prominent commercial corridors.

#### PROPERTY HIGHLIGHTS

- 1,000 SF office/retail condo on El Paseo
- Second-floor suite with open, flexible floor plan
- Prime visibility & steady pedestrian traffic
- El Paseo = “Rodeo Drive of the Desert”
- Front & rear glass entry doors for natural light & access
- 2 reserved, covered parking spaces in rear lot

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## COBLE BUILDING



### OFFERING SUMMARY

Sale Price:	\$420,000
Available SF:	1,000 SF
Year Built:	1974
Building Size:	14,000 SF
Zoning:	D
Market:	Inland Empire
Submarket:	Coachella Valley
Price / SF:	\$420.00

### CONDO OVERVIEW

The suite offers a clean, open 50' x 20' floor plan with a small private room at the rear, ideal for storage or office use. Recent upgrades include new track lighting at the front, slat wall installations along one side for versatile display or storage, and interior security shutters for added protection. The property is also equipped with 24-hour CCTV for peace of mind, and recent improvements have addressed and resolved prior water issues, ensuring a move-in ready space.

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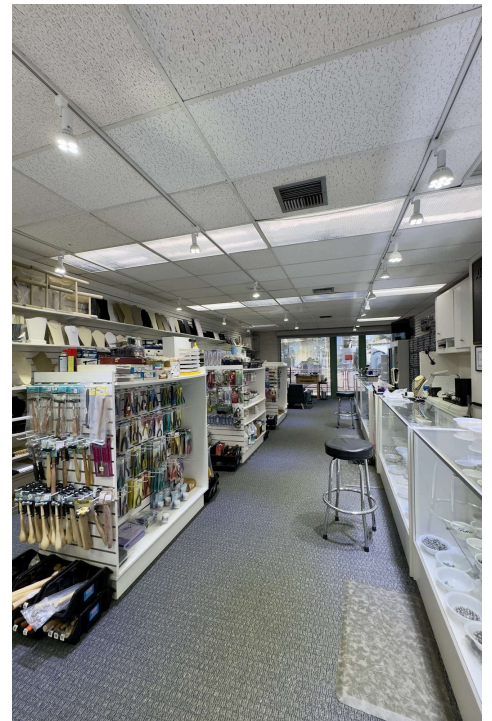
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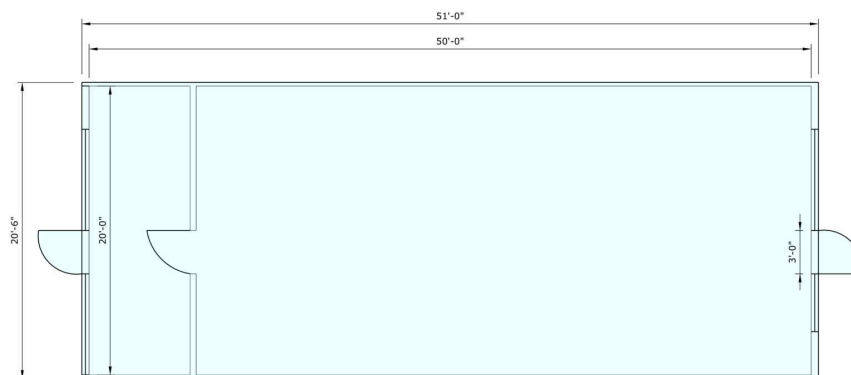
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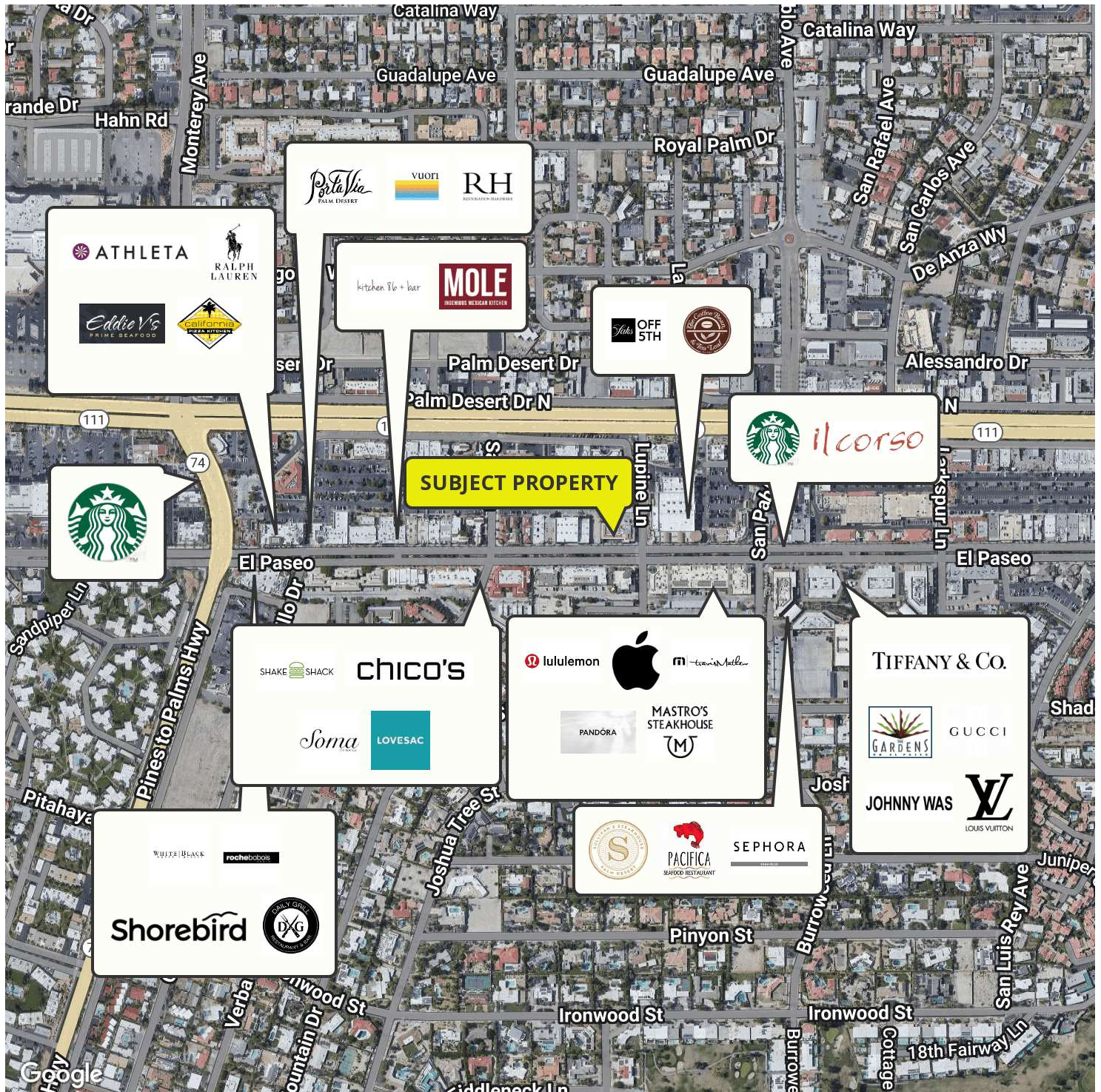
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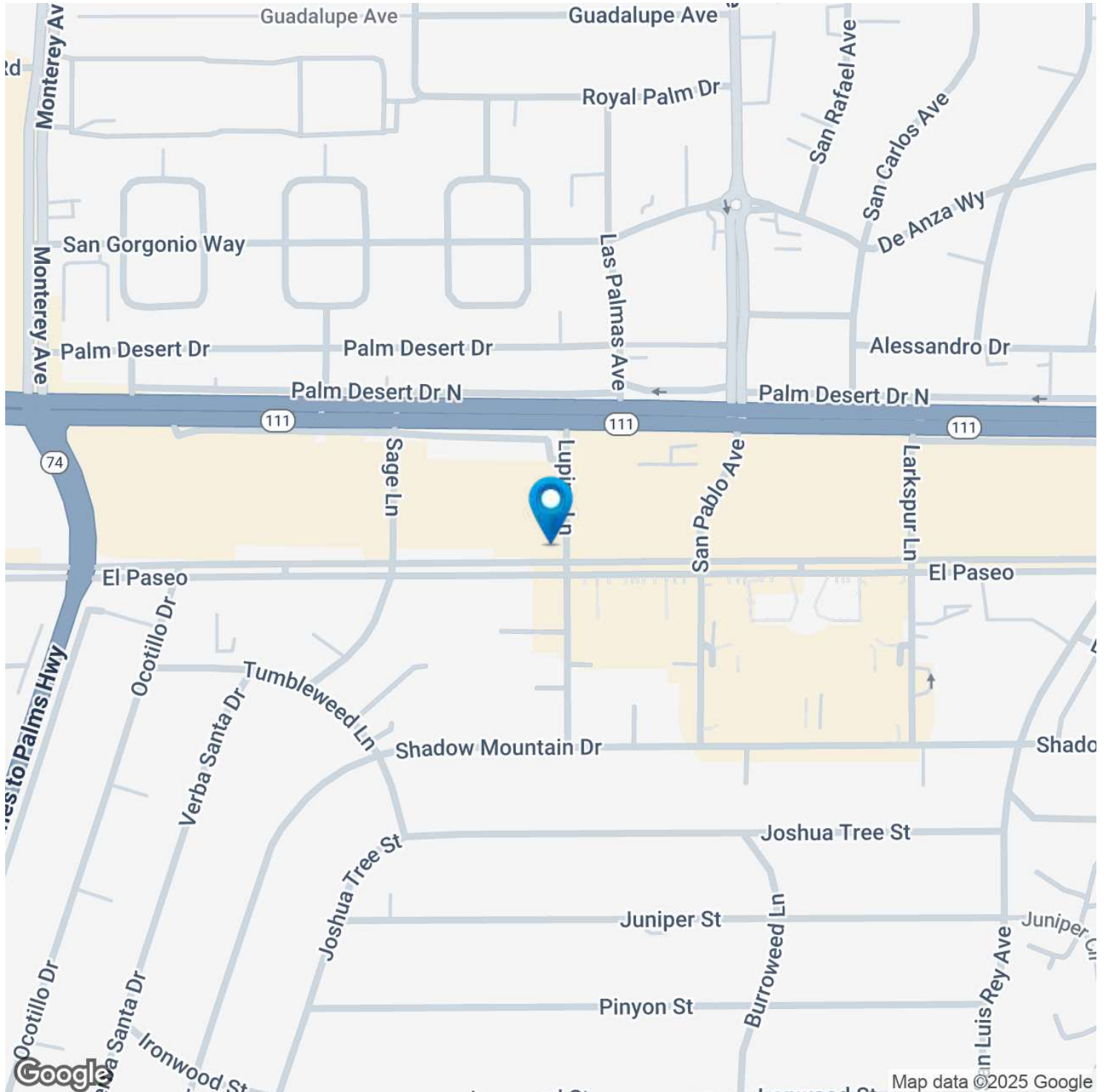


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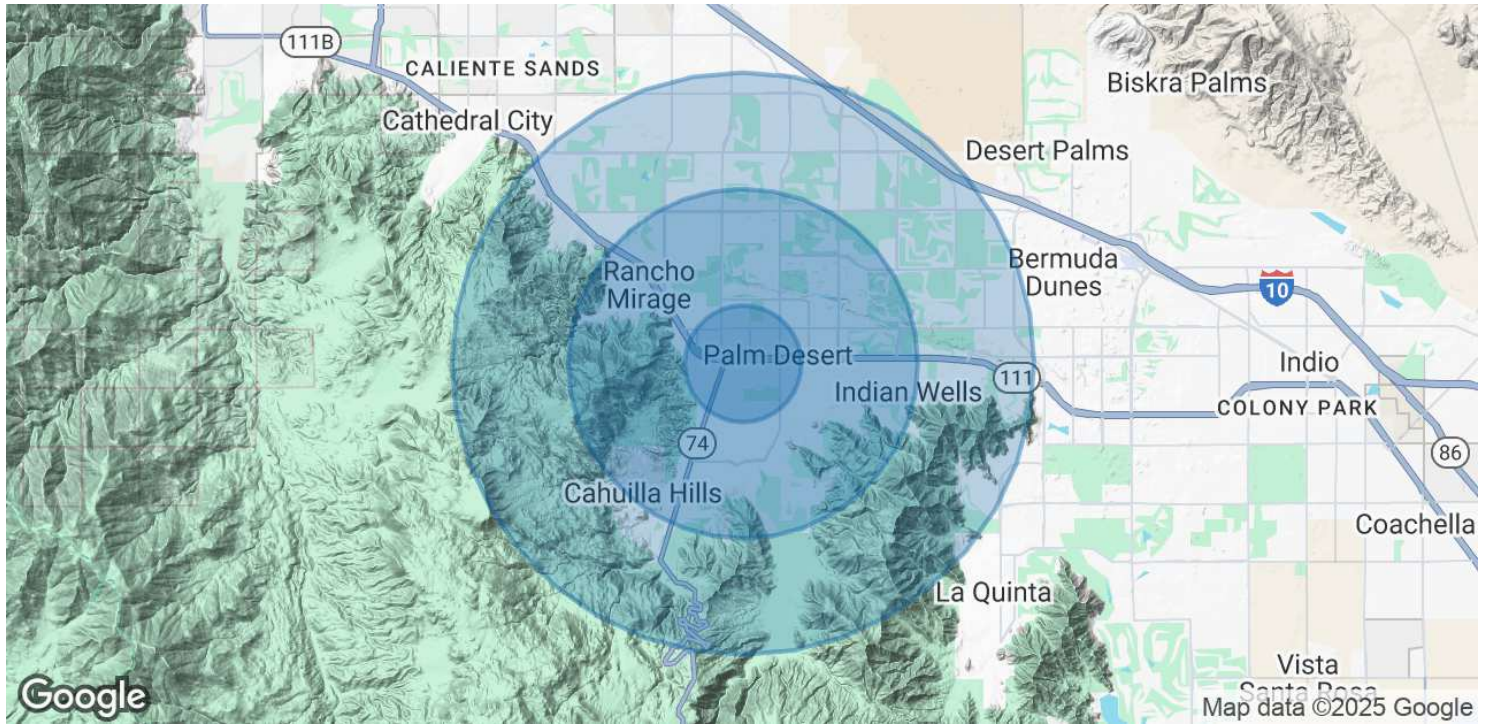
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# COBLE BUILDING



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,112	39,790	68,445
Average Age	46	54	55
Average Age (Male)	44	52	54
Average Age (Female)	48	55	56

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,181	19,391	33,644
# of Persons per HH	2.2	2.1	2
Average HH Income	\$94,816	\$116,434	\$122,751
Average House Value	\$637,577	\$732,419	\$763,274

Demographics data derived from AlphaMap

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