



# UNITED STATES POSTAL SERVICE

45300 Portola Ave, Palm Desert, CA 92260

- 1.32-acre Corner Parcel along El Paseo, the Premier Shopping Node of the Region
- Lease Secured by United States Government (S&P: AA / Moody's: Aa1)
- 55-Year Operating History & Recent 5-Year Renewal at Below Market Rent
- Covered Land Play - Acquisition Basis Below Residual Land Value on Redevelopment



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