

FOR LEASE 1,300 SF - 5,400 SF

RETAIL STOREFRONT WITH MULTIPLE USES



THE SHOPS ON SAN PABLO

44700 - 44720 SAN PABLO AVE, PALM DESERT, CA



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ARIEL VIEW



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DEMOGRAPHICS



DEMOGRAPHICS		1-Mile	3-Mile	5-Mile
Population	2022 Census	3,837	19,650	84,885
	2027 Projection	4,053	20,722	87,134
	Growth 2022-2027	5.63%	5.46%	7.81%
Households	2022 Census	1,897	9,501	36,988
	2027 Projection	2,002	10,119	38,377
	Growth 2022-2027	5.54%	6.50%	3.76%
Household Income	2022 Average Household Income	\$82,666	\$116,803	\$107,767

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COLDWELL BANKER COMMERCIAL WEST REAL ESTATE | 2025
 Information has been secured from sources we believe to be reliable, however, CBC cannot guarantee its accuracy.

ABOUT THE PROPERTY



ABOUT THE PROPERTY

With \$8.5M recently invested into San Pablo Avenue, walkability and foot traffic are at an all-time high. This corner location has a bright and open floor plan, consisting of 1,333 square feet with impeccable street exposure. Situated in close proximity to HWY 111, this versatile commercial space can cater to various retail, office or medical requirements. Its strategic location and the open design makes it ideal for businesses seeking a location with easy accessibility and ample space to operate.

SPACE FEATURES

- 1,333 SF various commercial or office uses
- Incredible location • Generous open floor plan, frontage and ample bright
- Available outdoor sitting or eating space for food service use
- Excellent street exposure and visibility
- Warm shell condition
- Prime corner location with ample street front parking
- 10 private parking spaces



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TENANT MIX



COLDWELL BANKER
COMMERCIAL



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The Location

44700 - 44720 San Pablo Ave., Palm Desert, CA

This property has a strong historical occupancy and is in close proximity to Highway 111 - the main thoroughfare of the Coachella Valley. An \$8.5M renovation was done by the City of Palm Desert to improve pedestrian traffic, which benefited the surrounding shopping, dining, and retail establishments.

Situated in close proximity to HWY 111, this versatile commercial space can cater to various retail, office or medical requirements. Its strategic location and the open design makes it ideal for businesses seeking a location with easy accessibility and ample space to operate.



Just across the HWY sits the quintessential El Paseo shopping experience. Gather with friends for a latte, lunch or glass of wine before or after exploring this scenic, sun-drenched boulevard. El Paseo offers an array of independent specialty boutiques and popular brand stores brimming with a wide variety of wardrobe and decorating essentials—from women's and men's apparel, shoes, accessories and fine jewelry to art, home décor and accents, gifts, and much more. Discover the oasis-like setting of The Gardens on El Paseo, home to upscale retailer Saks Fifth Avenue, designer favorites like Louis Vuitton, Tiffany & Co, Gucci, Burberry to name a few.

YOUR ADVISORS



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DISCLAIMER

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Coldwell Banker Commercial West, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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