

# FOR LEASE

73965 HIGHWAY 111, SUITE A, PALM DESERT, CA 92260

RATE: \$4,220/MONTH



**WILSON MEADE**  
COMMERCIAL REAL ESTATE



## NOEL F. RAMOS

Partner

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DRE# 02051182



### ABOUT THE PROPERTY

Commercial multi-tenant building with frontage to Highway 111 with access from either the frontage road on the north or through the common area parking lot located at the south that is maintained by the City of Palm Desert. The back parking area has been renovated featuring covered parking, lights, EV charging stations, new pavement, and the re-stripping of the parking spaces. Located at the SWC of Highway 111 and Portola Avenue, one of the busier intersections in the Coachella Valley. Existing tenant will vacate with 30 days notice.

- Significant signage facing Highway 111.
- Open floor plan with 5 executive offices.
- Zoning allows most retail and office uses.
- Within walking distance of El Paseo shopping district.
- Parking in the front. Ample parking in the rear.

Rental Rate:	\$4,220/month Modified Gross
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Leaseable Area:	1,875 SF
Year Built:	1980
Parking Ratio:	7.59/1,000 SF

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE	SPACE USE	AVAILABLE
1st Floor	1,875 SF	3-5 Years	\$4,220/month	MG	Retail	May 1, 2024

This commercial suite has frontage to Highway 111 in Palm Desert. This roadway is the main corridor for the Coachella Valley. The floor plan is flexible. Past use has been an office for an IT company, and it is currently designed for a wellness center that incorporates fitness training. Five private offices and a fitness area have been constructed. The existing tenant will remove part or all of the build out for the next tenant.

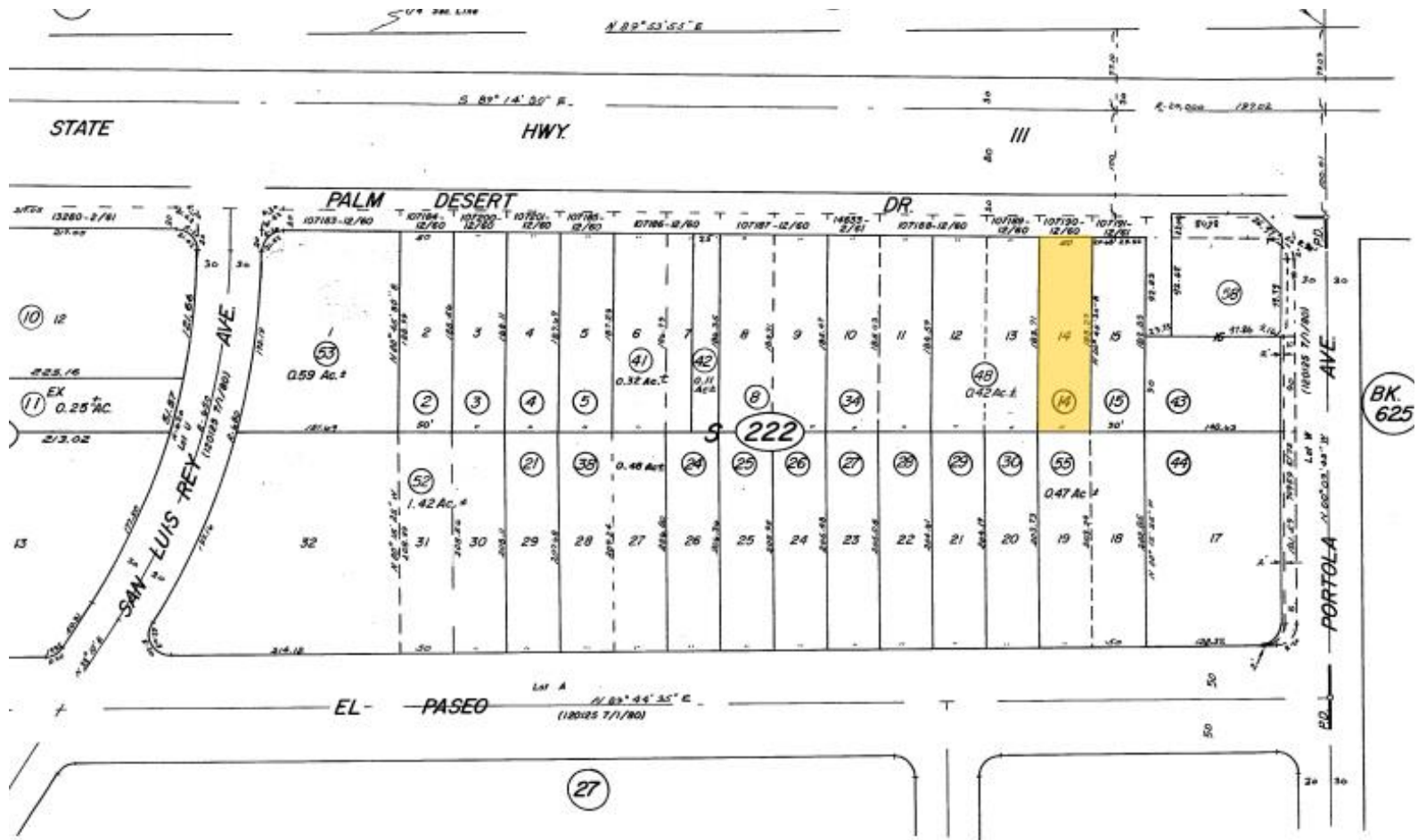
- Property is zoned as D.O. for Downtown Core Overlay District. Most retail and office uses are allowed.

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PHOTOS



**NOEL F. RAMOS**  
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	1 mile	3 miles	5 miles
Population	11,274	40,672	78,392
Average Household Income	\$80,464	\$106,184	\$111,453
Consumer Spending Per Household	\$29,311	\$33,350	\$34,569
Average Daily Traffic	Hwy. 111 and Portola Avenue E. 36,792		

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AERIAL MAP



TARGET  
 OLD NAVY  
 PETCO  
 TJ-MAXX  
 ULTA BEAUTY  
 BEST BUY  
 GUITAR CENTER  
 MARSHALLS  
 DSW  
 FIVE BELOW  
 BOB'S DISCOUNT FURNITURE  
 TOTAL WINE & MORE

BIG 5  
 PLANET FITNESS  
 OUTBACK STEAKHOUSE  
 PGA TOUR SUPERSTORE

TRUE VALUE  
 WHOLE FOODS MARKET  
 PETSMART  
 HOMEGOODS  
 NORDSTROM RACK  
 CRUMBL COOKIES

MACY'S  
 BARNES & NOBLE  
 DICK'S SPORTING GOODS  
 THE SHOPS AT PALM DESERT  
 WORLD GYM

STAPLES  
 STARBUCKS  
 WILDEST Restaurant + Bar  
 99¢ ONLY STORES  
 RITE AID  
 FRESH JUICE BAR  
 GROCERY OUTLET  
 ROSS DRESS FOR LESS

PANERA BREAD  
 THE SHOPS ON EL PASEO  
 KITCHEN 88  
 EDDIE V'S  
 CALIFORNIA PIZZA KITCHEN  
 CHICO'S  
 PORTO VIA  
 ESCADA  
 MARIO'S

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### RIVERSIDE COUNTY

Riverside County has available land for building construction that is generally not available in the neighboring coastal communities and urban metropolis. The entry point for purchasing land is typically 50-65% lower in our region than in the Los Angeles/South Bay area!

Riverside County is located in Inland Southern California to the east of Orange County, north of San Diego and Imperial counties, and south of San Bernardino and Los Angeles Counties. It is the fourth largest county in California, and is home to diverse geographic features including deserts, forests and mountains, as well as rich biological resources.

There are 28 incorporated cities within Riverside County, large areas of unincorporated land and several Native American tribal entities. Over 86% of the county is unincorporated land.

Riverside County offers businesses the unique combination of location within a marketplace of 22 million + Southern California customers, easy access to main east/west and north/south transportation routes, trained large and diverse workforce, a reasonable cost of living and business-friendly environment, a global perspective, and the lowest net cost of doing business in Southern California.



### PALM DESERT, CA

Palm Desert is the heart of California's Coachella Valley. Palm Desert's outstanding quality of life offers residents and visitors of all ages a wide array of recreational, educational, shopping, housing, and entertainment opportunities as well as arts and cultural activities and world-class events in a uniquely beautiful desert environment. This premier resort destination is a thriving, safe, and sustainable community that attracts innovative employers by virtue of its diverse, highly qualified workforce and synergistic business, civic, and educational partnerships.

# YOUR ADVISOR



**Noel F. Ramos**

Partner

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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 non-binding and neither Wilson Meade Commercial, Inc. 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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