

FOR LEASE

# Retail Space in Coachella Valley

NWC OF EL PASEO AND SAN LUIS REY / PALM DESERT / CA. / 92260

SIDNEY PROPERTIES

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## Property Description

- ~Available Space Approx 15,000 SF
- ~Minimum Divisible Approx 1,000 SF
- ~Land Size Approx 34,177 SF

## Area Highlights

- > Located in Coachella Valley's prestigious shopping, dining and entertainment district
- > Strong street visibility
- > Flexible uses for multi-tenants or one retailer
- > High traffic volumes and ample free customer parking

2012 EST. DEMOS	1 MILE	2 MILES	3 MILES
POPULATION	11,092	27,304	40,197
AVG. HH INCOME	\$60,245	\$76,791	\$81,007
DAYTIME POPULATION	11,313	26,580	37,438

TRAFFIC COUNTS	AVERAGE VEHICLES PER DAY
Highway 11	38,605
San Luis Rey	5,368
El Paseo	8,657



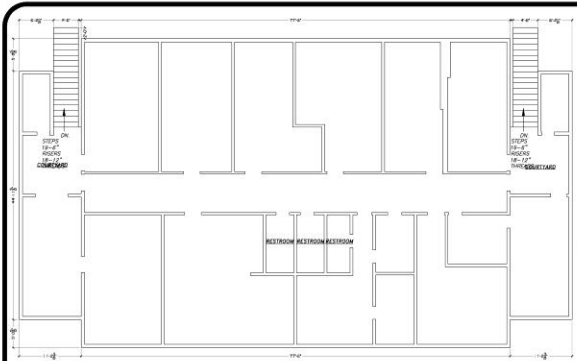
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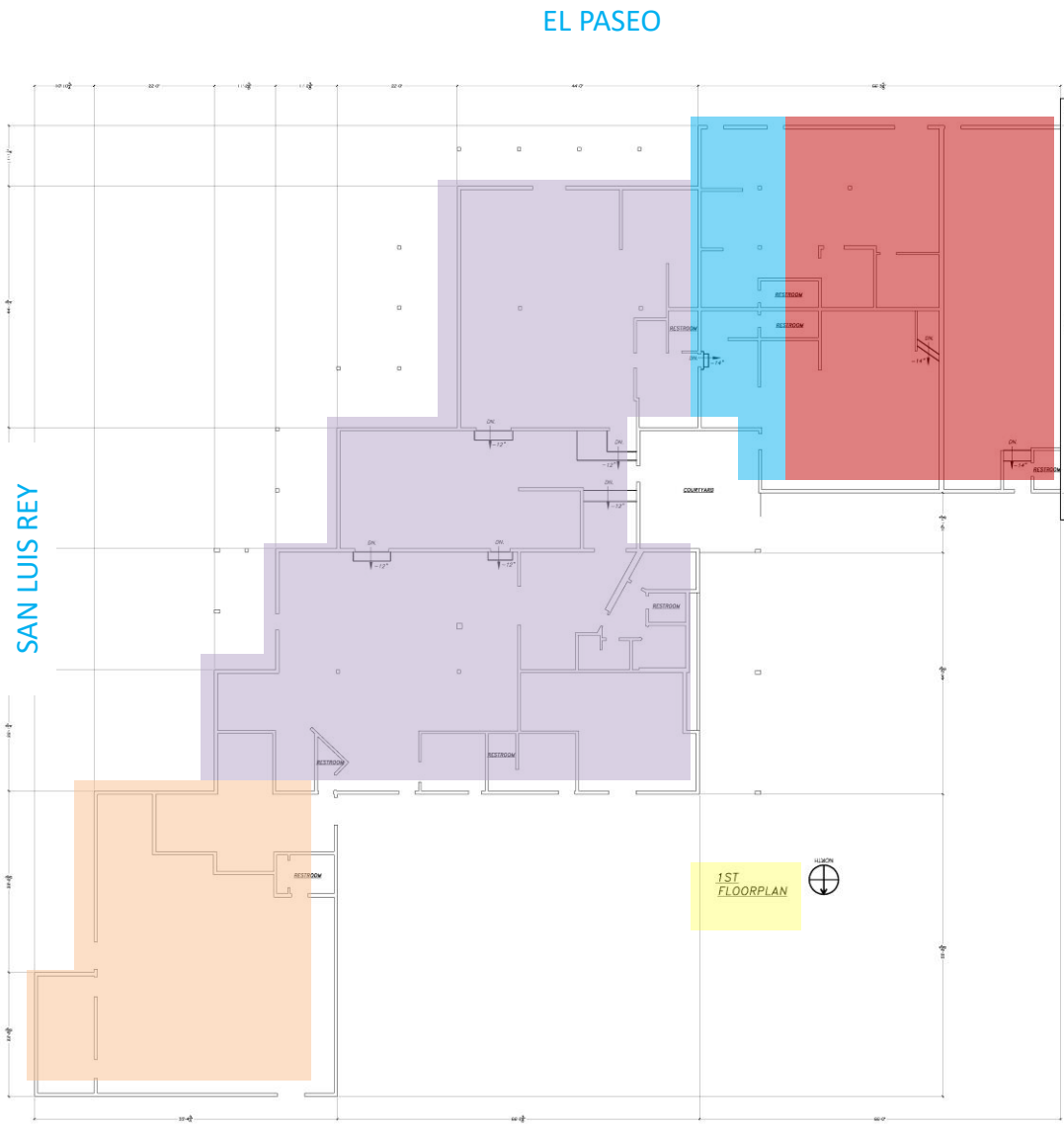
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2ND FLOORPLAN



1ST FLOORPLAN

EL PASEO

SAN LUIS REY



EXISTING BUILDING FLOORPLANS  
1ST & 2ND FLOOR  
45-145 SAN LUIS REY AVENUE  
PALM DESERT, CA 92260

JOHN STANFORD  
ARCHITECT  
PALM DESERT, CA 92260  
(760) 776-8478

OWNER:	
DESIGNER:	
DATE:	

DRAWING TYPE:  
EXISTING BUILDING FLOORPLAN

DATE: JUNE 2012

SCALE: 1/8" = 1'-0"

LAYOUT: A2

SHEET 2 OF 2

SHEET NO. A2

