

9,790 SF MULTI-TENANT MEDICAL/PROFESSIONAL FOR SALE OR LEASE | HIGHWAY 111, PALM DESERT



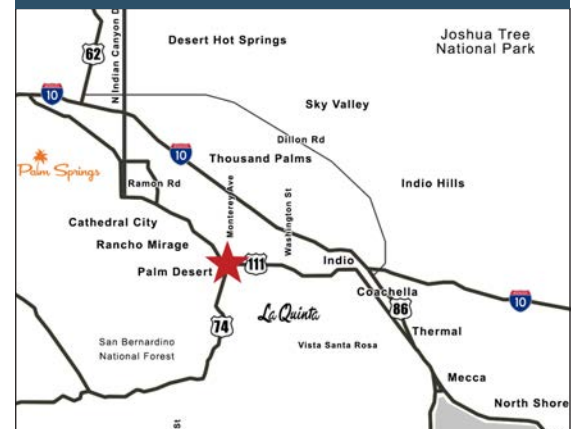
HIGHWAY 111

73993 HIGHWAY 111, PALM DESERT, CA

FEATURES

- 9,790 SF multi-tenant commercial building in the heart of Palm Desert
- Ideal medical/professional building
- Prime location at the signalized corner of Highway 111 and Portola Ave, with 54,071 average cars per day
- Well-maintained property with covered parking onsite
- High visibility with excellent signage
- Close proximity to El Paseo, the Coachella Valley's premier luxury shopping and dining destination with businesses such as Gucci, Restoration Hardware, Louis Vuitton, Mastro's Steakhouse, Anthropologie, Apple, and more!
- Affluent demographics
- The 6,000 SF lower level is on a month-to-month master lease which presents an ideal owner/user opportunity with high-quality tenants on the second level

VICINITY MAP



PRICE: \$2,950,000 (\$301/SF) | ALSO AVAILABLE FOR LEASE



2/6/26 JC



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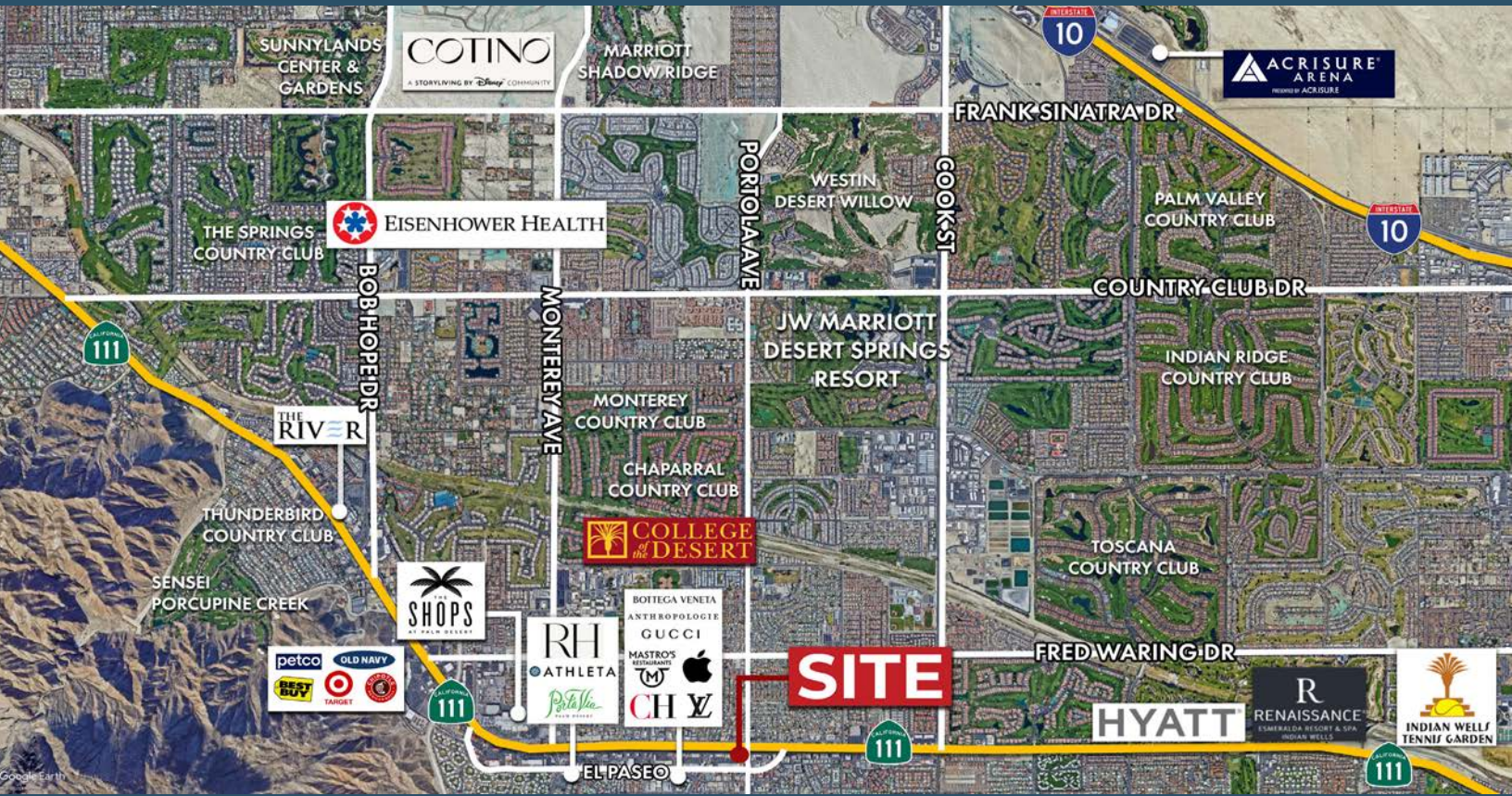
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9,790 SF MULTI-TENANT MEDICAL/PROFESSIONAL

AERIAL & SITE AMENITIES

73993 HIGHWAY 111, PALM DESERT



SITE AMENITIES

- **Location:** Property is located at 73993 Highway 111 in Palm Desert, CA.
- **Zoning:** [D.O. - Downtown Core Overlay \(Click to view\)](#)
- **General Plan:** Downtown
- **APN:** 627-222-058
- **Parcel Size:** 0.27 AC (11,761 SF)
- **Building Size:** Approx. 9,790.20 SF
- **Stories:** Two - Elevator served
- **Year Built:** 2000
- **Tenancy:** Multi
- **Parking:** 7 covered spaces onsite plus abundant parking in the adjacent public parking lot
- **Comments:** This is a prime multi-tenant commercial building in a highly desirous location. Located in the bustling downtown Palm Desert area, the property is situated at a high-traffic corner, in a popular retail and commercial area. This well-maintained building is partially leased, making it ideal for an investor or owner-user. With close proximity to El Paseo Shopping District, the Shops at Palm Desert, and many high-end country clubs, this property presents an exciting investment opportunity.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	14,806	59,091	111,897
2025 Households	6,330	28,249	53,386
Avg. Income	\$100,929	\$124,343	\$126,856

TRAFFIC COUNTS

Highway 111 at Portola Ave	38,602
Portola Ave at Palm Desert Dr	15,469

* **Disclaimer:** We cannot guarantee the accuracy or square footage, lot size or other information concerning the condition or features of property provided by the Seller or obtained from public records or other sources. The Buyer is advised to independently verify the accuracy of all information through personal and professional inspections.

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

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INCOME & RENT ROLL

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RENT ROLL

Suite No.	Tenant Name	SF	Monthly Rent	Rent PSF	Annual Rent	Lease Start	Lease End	Lease Type
100	Karl Vasquez Salon	5,987.20	\$10,000	\$1.67	\$120,000	7/1/18	MTM	M.G.
200	MB2 Dental Solutions	2,342	\$5,597.20	\$2.39	\$67,164.40	3/1/18	2/28/30	NNN
201	TKE Engineering	1,461	\$2,556.75	\$1.75	\$30,681	5/1/23	6/30/26	NNN
TOTAL		9,790.20	\$18,153.75		\$217,847.40			

EXPENSES

	Annually
Property Taxes & Assessments	\$51,200
Insurance	\$5,796
Alarm - Fire	\$1,466.76
Management Fees	\$12,274.02
Elevator	\$5,698.32
Landscaping	\$2,820
Electric	\$10,128.60
Telephone/Internet	\$1,994.52
Water & Sewer	\$3,238.98
Repairs/Maintenance	\$7,696.81
Pest Control	\$850
Gross Expenses	\$103,164

INCOME

Purchase Price	\$2,950,000
Annual Income	\$217,847.40
CAM Reimbursement	\$24,575.52
Annual Expenses	\$103,164
Net Income	\$139,258.92
Cap Rate	4.72%



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Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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