73991-73995 El Paseo

★★☆☆☆

Roberge Plaza
Storefront Retail - Coachella
Valley Submarket
Palm Desert, CA 92260

23,939	1.61	1970 / 1998	Multi
SF GLA	AC Lot	Built / Renov	Tenancy

Sale

Sold Price	$1,100,000 ($45.95/SF)
Date	Jul 2001
Sale Type	Owner User
Financing	1st Mortgage: Bank of the West
	Bal/Pmt: $2,890,000/-

Building

Type	2 Star Retail Storefront
Center	Roberge Plaza
Location	Suburban

GLA	23,939 SF	Tenancy	Multi
Stories	2	Owner Occup	No
Typical Floor	11,970 SF	Sprinklers	Wet
Class	C		
Building Ht	19'		
Ceiling Ht	19'		
Docks	None		
Construction	Wood Frame		

Construction Event	Date
Year Built	1970
Renovated	1998

CoStar Est. Rent	$22 - 27/SF (Retail)
Frontage	320' on El Paseo (with 1 curb cuts)
	230' on Portola Ave
Taxes	$2.56/SF (2023)
Walk Score®	Very Walkable (86)

Parking Type	Spaces
Surface	Available

Land

Land Acres	1.61 AC	Land SF	70,132 SF
Bldg FAR	0.34	Dimensions	320' x 230'
Corner Lot	Yes		
Zoning	C1, Palm Desert		

About the Owner

Denise Roberge

73995 El Paseo
Palm Desert, CA 92260
United States
(760) 340-5045 (p)
(760) 340-9522 (f)
Since Jul 11, 2001

Market Conditions

Vacancy Rates	Current		YOY Change
Subject Property	0.0%	↔	0.0%
Submarket 1-3 Star	7.0%	↑	0.7%
Market Overall	6.2%	↑	0.7%

Market Asking Rent Per Area			
Subject Property	$24.95/SF	↔	-0.0%
Submarket 1-3 Star	$26.15/SF	↑	1.4%
Market Overall	$26.81/SF	↑	1.9%

Submarket Leasing Activity			
12 Mo. Leased	601,829 SF	↓	-7.6%
Months on Market	14.0	↓	-1.8 mo

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume	$132.91M	$166.97M
Market Sale Price Per Area	$292/SF	$286/SF

Property Contacts

True Owner	Denise Roberge
Recorded Owner	Two Bird Holdings LLC
Owner Type	Individual
Primary Leasing	Coldwell Banker Commercial Lyle & Associates

Demographics

	1 mile	3 miles
Population	13,140	56,062
Households	5,780	26,795
Median Age	44.90	57.90
Median HH Income	$63,953	$81,475
Daytime Employees	10,899	35,877
Population Growth '24 - '29	↑ 8.99%	↑ 10.83%
Household Growth '24 - '29	↑ 8.77%	↑ 10.67%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Me…	Distance
Portola Ave	Larrea St S	16,641	2018	0.03 mi
Portola Ave	el Paseo S	16,129	2018	0.05 mi
Larrea St	Prickly Pear W	1,132	2022	0.05 mi
Portola Ave	Palm Desert Dr N	15,484	2022	0.10 mi
Hwy 111	Portola Ave E	36,792	2022	0.14 mi
Hwy 111	Portola Ave W	36,036	2022	0.16 mi
Portola Ave	Alessandro Dr N	19,574	2022	0.17 mi
San Luis Rey Ave	el Paseo SW	4,779	2018	0.19 mi
San Luis Rey Ave	Palm Desert Dr S N	4,010	2022	0.20 mi
el Paseo	Palm Desert Dr N	8,067	2022	0.20 mi

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Building Amenities

24 Hour Access   Security System
Air Conditioning   Tenant Controlled HVAC
Corner Lot

Building Notes

PARKING:

Composition	Open(Tandem)	Covered(Tandem)	Total	Condition
Asphault:	44(0)	0(0)	44	Average
Concrete:	7(0)	0(0)	7	Average

Property Description: Restaurant

Public Transportation

Airport	Drive	Distance
Palm Springs International	23 min	12.5 mi

Location

Postcode	92260
Submarket	Coachella Valley
Submarket Cluster	Inland Empire East
Location Type	Suburban
Market	Inland Empire (California)
County	Riverside
State	California
CBSA	Riverside-San Bernardino-Ontario, CA
DMA	Palm Springs, CA
Country	United States

Public Record

2023 Assessment

Improvements	$3,854,761	$47.58/SF	
Land	$1,133,386	$13.99/SF	
Total Value	$4,988,147	$61.57/SF	453% of last sale

Parcels   627-272-005

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	06065C2226H
FIRM ID	06065C
FIRM Panel Number	2226H
FEMA Map Date	Apr 19, 2017

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Property ID: 4344126

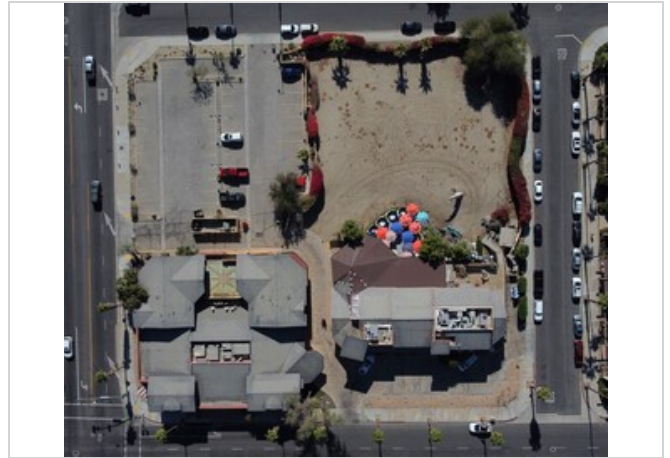## Images

Primary Photo

Building Photo

Building Photo

Building Photo

Building Photo

Aerial

Aerial

Aerial