

HACIENDA PALMS

JUNIOR ANCHOR END CAP & SHOP SPACE AVAILABLE

13100-13132 Palm Drive, Desert Hot Springs, CA 92240

±8,000 SF Available

±900 SF Available

±2,500 SF Available

AVAILABLE
909.230.4500

PROGRESSIVE
REAL ESTATE PARTNERS

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Presented By



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AERIAL



PROPERTY OVERVIEW



2,500 SF Available Space

OVERVIEW

Located on major thoroughfare Palm Drive and anchored by top performing Stater Bros Hacienda Palms Shopping Center is the dominant retail center in the trade area. Consistently 100 % leased there is rarely available space in this center. Unique opportunity to lease and join a thriving line up of tenants that includes, in part, Stater Bros, Chase Bank, and Carl's Jr.

This center checks every box for a tenant success. Highly trafficked intersection of Palm Drive and Hacienda Avenue is the Main & Main of Desert Hot Springs. Easy access loads of parking, and 360 degrees of rooftops combined with freshly painted modern color scheme and pristine parking lot just slurry coated and newly striped.



8,000 SF Junior Anchor End Cap Space

HIGHLIGHTS

- 8,000 SF Jr. Anchor End Cap Space available
- Hard to find space under 1,000 square feet
- Proven successful co-tenants
- Top performing Stater Bros Anchored
- 360 degrees of rooftops
- 2,500 square foot vanilla shell condition
- Rare opportunity to lease in a center that historically maintains 100% occupancy.

SITE PLAN



RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

CO-TENANTS



Stater Bros. Markets



Carl's Jr



Chase Bank

LOCATION MAP



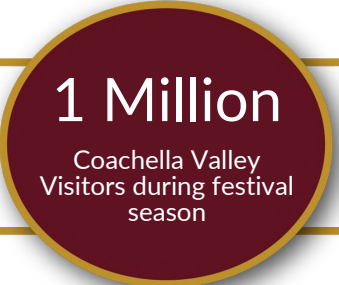


THE COACHELLA VALLEY

Nestled between the Santa Rosa Mountains, Joshua Tree National Park, and the captivating San Jacinto mountains, the Coachella Valley is a picturesque destination that offers something for everyone. With a population of nearly 500,000 and nine unique cities, this area is the ideal location. While the valley is a year-round destination, it truly comes to life during the winter months when visitors flock to soak in the warmth and experience the area's incredible amenities .

- **Palm Springs:** Known for its mid-century modern architecture, luxurious resorts, and thriving arts and culture scene, Palm Springs is the perfect destination for those seeking a touch of glamour. The city plays host to various events throughout the year, including the Palm Springs International Film Festival, Modernism Week, and Desert X. The area is also famed for its incredible dining destinations and shopping districts, while the nearby airport welcomes over three million visitors each year.
- **Palm Desert:** The city boasts art galleries, fine dining establishments, and upscale boutiques, making it a haven for luxury shoppers. Don't miss the fantastic El Paseo shopping district.
- **Indio:** As the largest city in the Coachella Valley, Indio is an excellent choice for those looking to experience the region's most notable events. The host to both the Coachella Valley Music and Arts Festival and the Stagecoach Country Music Festival, which attract nearly a million people over three weekends and inject millions into the local economy.
- **La Quinta:** Nestled between the Santa Rosa Mountains, La Quinta is a golfer's paradise, with world-class resorts and outdoor activities such as hiking, biking, and golfing. Sports fans won't want to miss the Indian Wells Tennis Garden, home to the BNP Paribas Open, one of the world's most prominent tennis tournaments.

In 2023, the median age of the Coachella Valley was 41.9 years, with an average household income of \$101,609. This figure is projected to increase to \$118,360 by 2028. Additionally, the average household value in 2023 was recorded at \$569,006 and is anticipated to increase to approximately \$606,225 by 2028.





THE COACHELLA VALLEY

Coachella Valley: A Hub of Education, Transportation, and Employment

EDUCATION

The Coachella Valley has a diverse educational landscape, accommodating the needs of its inhabitants with a variety of public and private institutions. Students of all ages can pursue their academic goals at public colleges such as the College of the Desert Community College, California State University San Bernardino (Palm Desert Campus), and University of California Riverside – Palm Desert Graduate Center. Brandman University and Mayfield College are two of the private colleges that contribute to the educational landscape. In 2022, the total number of students enrolled in educational institutions across the Coachella Valley was 33,564.

TRANSPORTATION

Palm Springs International Airport, owned and operated by the City of Palm Springs, is the sole commercial service airport in the Coachella Valley. The airport has experienced remarkable growth in recent years, with 13 air carriers providing nonstop service to 36 airports during the peak season and 15 airports year-round. In 2022, the airport welcomed an impressive traffic count of 2,092,943 passengers, marking a 67% increase from the previous year and surpassing the pre-pandemic traffic count of 105,350 in 2019. Throughout 2022, a total of 16,254 flights were scheduled at Palm Springs International Airport, reflecting a 14.2% increase over the previous record set in 2019, which saw 13,945 flights. Additionally, the number of available scheduled seats rose by 22.8% to a record high of 3,622,934.

EMPLOYMENT

The Coachella Valley region is home to a diverse range of industries and employers. Healthcare is one of the largest industries, with Eisenhower Health employing over 3,110 individuals and operating the Eisenhower Medical Center in Rancho Mirage, along with several clinics throughout the valley. Desert Regional Medical Center, located in Palm Springs, is a comprehensive hospital and one of the largest employers in the region, employing over 2,270 individuals. Hospitality and tourism also play a significant role, with Agua Caliente Casino Resorts operating multiple casino resorts in the Coachella Valley, including Agua Caliente Casino Palm Springs, Agua Caliente Casino Rancho Mirage, and Spa Resort. Various Marriott hotels and resorts, such as JW Marriott Desert Springs Resort & Spa and the Renaissance Esmeralda Resort & Spa, contribute significantly to employment in the hospitality sector. Colleges and public-school districts, including College of the Desert, Desert Sands Unified School District, and Palm Springs Unified School District, employ numerous individuals in the Coachella Valley region.



33,564

Students enrolled in 5 major educational facilities across the Coachella Valley

13

Airlines that serve Palm Springs International Airport

±5,380

Individuals employed in the Healthcare Industry.

DEMOGRAPHICS

	5 min	10 min	15 min
POPULATION			
2022 Total Population	27,813	44,640	81,591
2022 Median Age	31.4	34.3	39.2
2022 Total Households	8,878	14,799	30,217
2022 Average Household Size	3.11	3.00	2.68
INCOME			
2022 Average Household Income	\$53,586	\$59,015	\$80,409
2022 Median Household Income	\$38,805	\$42,708	\$53,586
2022 Per Capita Income	\$16,928	\$19,578	\$29,901
BUSINESS SUMMARY			
2022 Total Businesses	502	741	1,911
2022 Total Employees	3,162	4,992	14,496