

# PROMINENT LOCATION OFFICE SPACE

2,000 SF FOR LEASE

MONTEREY AVENUE, PALM DESERT



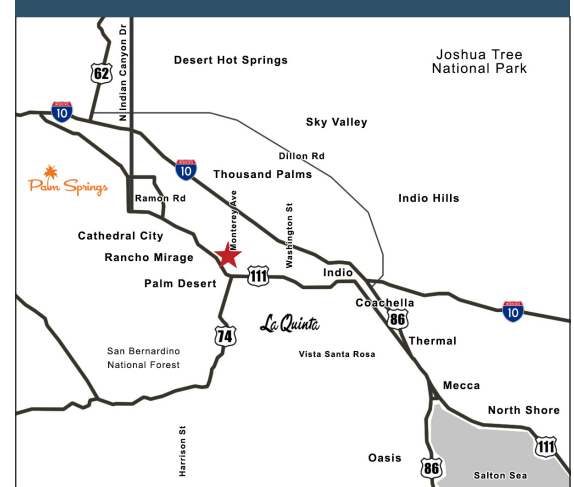
43725 MONTEREY AVE, PALM DESERT

## FEATURES

- Prominent location on Monterey Ave just north of the major intersection of Monterey Ave and Fred Waring Dr
- Monument signage available with exposure to nearly 68,000 cars per day
- 2,000 SF space includes three offices, one small conference room, large open space with partitions, kitchen/breakroom, and 2-stall restroom
- Located across the street from the College of the Desert campus
- TI allowance available
- Centrally located in Palm Desert near the Shops at Palm Desert shopping mall, El Paseo Shopping District, Whole Foods, Walmart Neighborhood Market, and more

LEASE RATE: \$1.65/SF MOD. GROSS

## COACHELLA VALLEY



VICINITY MAP



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# 2,000 SF OFFICE SPACE FOR LEASE

SITE AERIAL & AMENITIES

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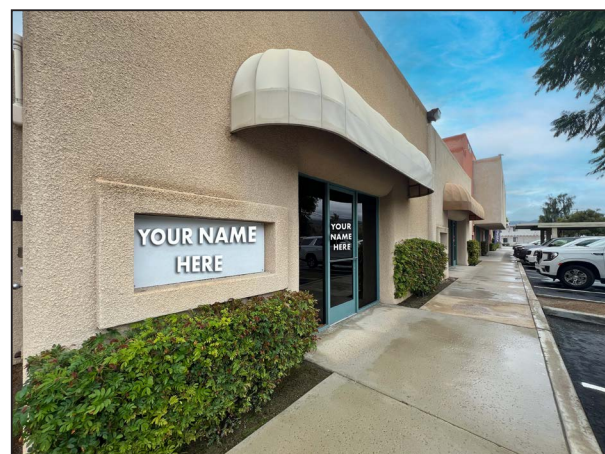


## SITE AMENITIES

- **Location:** The property is located on Monterey Avenue just north of Fred Waring Drive in Palm Desert, CA
- **APN:** 640-061-016
- **Zoning:** [OP \(Office Professional\)](#)
- **Year Built:** 1990
- **Parking Spaces:** 40
- **Comments:** The property is located on Monterey Avenue, a highly trafficked thoroughfare in central Palm Desert. The property enjoys easy access to major roads in the Valley such as Highway 111, Monterey Avenue, Fred Waring Drive, Highway 74, and Interstate 10. Its central location is surrounded by high-end residential communities, luxury shopping and dining, as well as major retailers such as Macy's, Walmart, Target, JC Penney, Whole Foods, Best Buy, Nordstrom Rack, and more.

## DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi
2023 Population	10,071	41,724	71,081
Avg. HH Income	\$64,200	\$105,132	\$111,073
No. of Households	4,198	19,951	34,448



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