

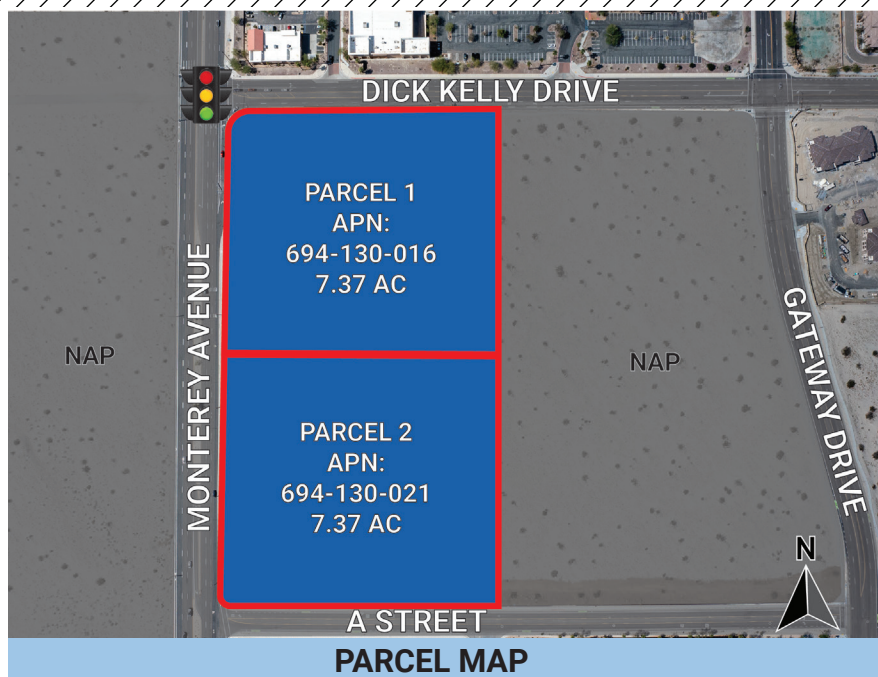
# FOR SALE +/- 14.76 AC PRIME RETAIL OR MIXED-USE SITE

MONTEREY AVENUE & DICK KELLY DRIVE, PALM DESERT, CA 92211



## PROPERTY SUMMARY

Location:	SEC Monterey Avenue & Dick Kelly Drive
Lot Size:	14.76 AC (642,945 SF)
Apn#:	694-130-016 & -021
Zoning:	PC-2 with Specific Plan
Water/Sewer:	CVWD
Gas:	So Cal Gas
Power:	Southern California Edison
Market:	Inland Empire
Sub-Market:	Coachella Valley
County:	Riverside



**Asking Price: \$9,332,711 (\$14.50/SF)**



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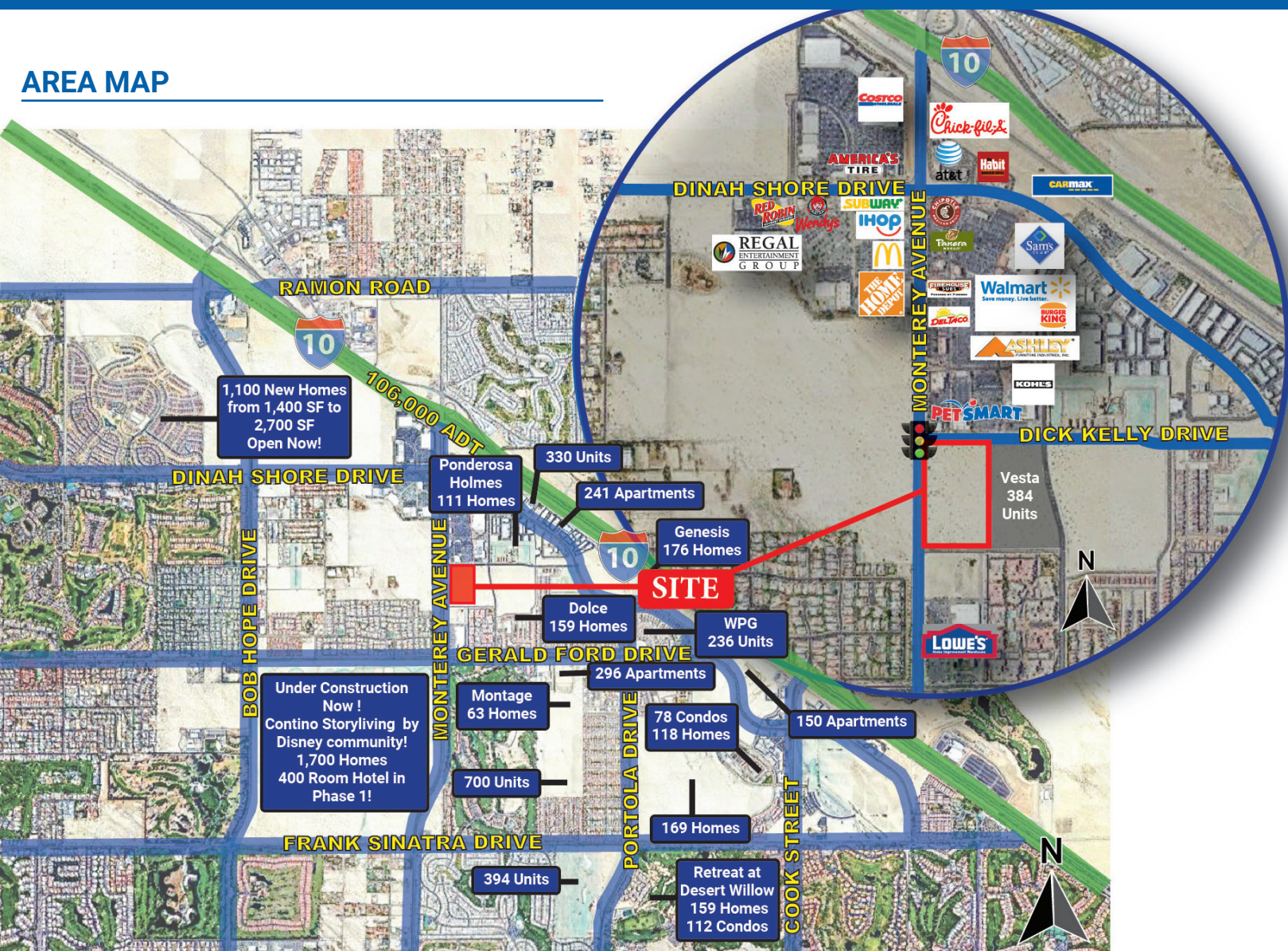
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## AREA MAP



## PROPERTY OVERVIEW

This prime development site is the last remaining in-fill opportunity in the major Monterey Avenue retail trade area. With Lowe's to the south, and Kohl's, Sam's Club, Walmart Supercenter, Home Depot, and Costco to the north, the subject property presents an in-fill opportunity in the heart of the strongest retail sales area in the greater Palm Springs market. With over 1,000 feet of frontage on Monterey Avenue and at the lighted intersection of Dick Kelly Drive, the property will have ideal ingress and egress. The approved specific plan allows for fuel stations, fast food drive throughs, retail, restaurants, offices, residential units and even a 4-story hotel.

Located on the business-friendly City of Palm Desert side of Monterey Avenue, the site is near several thousand homes and apartments that are in planning or under construction. Just a quarter mile south is the Disney Cotino community of 1,900+ high-end homes now under construction, and on the subject's adjacent 17 acres is the planned Vesta Apartments, a 384-unit market-rate apartment complex that is pending its final Planning Commission approval.



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## DEMOGRAPHICS

### Estimated Daytime Population

3 mile	39,223
5 miles	128,787
10 miles	338,406

### Average Household Income

3 miles	\$142,745
5 miles	\$122,549
10 miles	\$123,350

### Median Household Income

3 miles	\$102,717
5 miles	\$89,424
10 miles	\$88,134

### Total Households

3 miles	13,172
5 miles	38,408
10 miles	116,018

### Total Population

3 miles	28,119
5 miles	88,978
10 miles	265,068

### Total Businesses

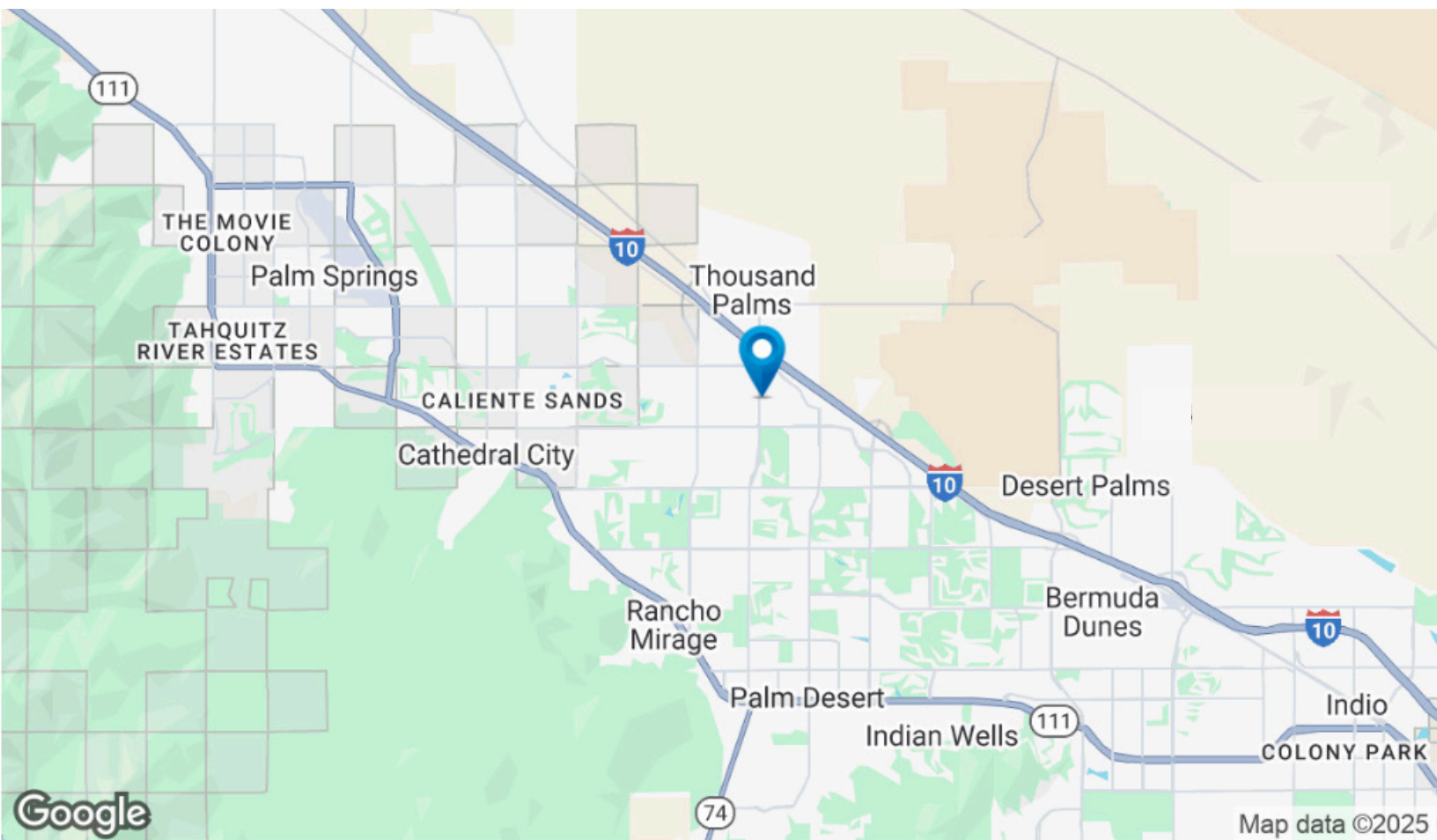
3 mile	1,765
5 miles	5,482
10 miles	15,424

### Total Employees

3 mile	18,053
5 miles	50,094
10 miles	132,876

### Average Daily Traffic

Monterey Ave.	36,299
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