

FOR LEASE 1,333 SF

RETAIL STOREFRONT WITH MULTIPLE USES



COLDWELL BANKER
COMMERCIAL

THE SHOPS ON SAN PABLO

44700 - 44720 SAN PABLO AVE, PALM DESERT, CA



CHAD VOGT
Leasing Advisor
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PALM DESERT | SAN DIEGO, CA
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ABOUT THE PROPERTY

THE SHOPS ON EL PASEO
44710 SAN PABLO AVE, PALM DESERT, CA 92260

ABOUT THE PROPERTY

With \$8.5M recently invested into San Pablo Avenue, walkability and foot traffic are at an all-time high. This corner location has a bright and open floor plan, consisting of 1,333 square feet with impeccable street exposure. Situated in close proximity to HWY 111, this versatile commercial space can cater to various retail, office or medical requirements. Its strategic location and the open design makes it ideal for businesses seeking a location with easy accessibility and ample space to operate.

SPACE FEATURES

- 1,333 SF various commercial or office uses
- Incredible location • Generous open floor plan, frontage and ample bright
- Available outdoor sitting or eating space for food service use
- Excellent street exposure and visibility
- Warm shell condition
- Prime corner location with ample street front parking
- 10 private parking spaces



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TENANT MIX



DEMOGRAPHICS



DEMOGRAPHICS

		1-Mile	3-Mile	5-Mile
Population	2022 Census	3,837	19,650	84,885
	2027 Projection	4,053	20,722	87,134
	Growth 2022-2027	5.63%	5.46%	7.81%
Households	2022 Census	1,897	9,501	36,988
	2027 Projection	2,002	10,119	38,377
	Growth 2022-2027	5.54%	6.50%	3.76%
Household Income	2022 Average Household Income	\$82,666	\$116,803	\$107,767

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ARIEL VIEW



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