



## OFFERING MEMORANDUM

# 44630 Monterey Ave

Palm Desert, CA 92260 | 2008 Construction ±6,211 SqFt Building

Prime 2008 Construction Ideal Owner/User or Investment Opportunity



Anvers  
Capital Partners



## CONFIDENTIALITY AGREEMENT

By accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Owner/Agent immediately upon request and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in strict confidence.

No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of officer of Owner/Agent. Principals and real estate brokers are prohibited from disseminating this information without the specific written consent of an officer of Owner/Agent.

This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property as a reference and are based on assumptions proposed by Owner/Agent and their sources. Prospective purchasers should make their own projections and reach their own conclusion of value.

Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. All prospective purchasers are to rely upon their own investigations and due diligence in the formation of their assessment of the condition of the property, including engineering and environmental inspections. All relevant documents are expected to be reviewed independently by any prospective purchaser.

Neither Owner nor the Agent nor any of their respective officers, advisors, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligations shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Owner reserves the right to reject any or all expressions of interest or offers to purchase this property, as well as the right to terminate discussions with any party at any time with our without notice.

Owner shall have no legal commitment or obligation to any purchase reviewing this Offering Memorandum or making an offer to purchase this property unless a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

## OFFERED EXCLUSIVELY BY:



**David Meir**

**Managing Partner**

davidm@peakcommercial.com

(818)-633-5333

BRE CA: 02146622

**Jack Minassian**

**Managing Partner**

jackm@peakcommercial.com

(818)-462-3007

BRE CA: 01279434

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**Anvers Capital Partners & PEAK Commercial**

5900 Canoga Ave | Suite 110

Woodland Hills, CA 91367

anverscp.com

SECTION 1

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# INVESTMENT OVERVIEW



# THE OFFERING

Built in 2008, Monterey Professional Park is a high quality two level office building located in the prestigious and affluent city of Palm Desert, California. With ±6,200 of Rentable square footage, the subject property, is an ideal candidate as an owner user opportunity, or for investment purposes as a multi-tenant project.

The property sits on a ±17,400 SqFt Lot, and consists of 25 parking spaces. The building consists of two stories, with ±3,442 Sqft on the ground floor, and ±2,686 SqFt on the Top floor with an additional ±843 SqFt Balcony.

Located on Monterey Ave, just north of the 111 Freeway, the property benefits from high visibility, and strong traffics counts. Monterey Ave has a daily traffic count of 23,557 cars per day, and the 111 Highway has daily traffic count of 33,000 cars per day, and is conveniently located across the street from Westfield Mall.

The majority of business within the immediate vicinity consist of retail, with health care and Social Assistance being second.

## PROPERTY RENT ROLL

	RSF	%	Tenant	Move-in	Exp	Rent	RPSF	
1st Flr	3,442	56%	Vitamed Research	7/20	MTM	\$4,747	\$1.38	MG
2nd Flr	2,686	44%	Dishwater Blonde	2/15	8/24	\$3,760	\$1.40	MG
	6,128	100%				\$8,507	\$1.39	

## Property Summary

<b>Address</b>	44630 Monterey Ave Palm Desert, CA 92260
<b>Price</b>	\$1,850,000
<b>Sq. Footage</b>	± 6,211 SF
<b>Occupancy</b>	100% occupied
<b>Lot Acreage</b>	± .4 Acres
<b>Stories</b>	2
<b>Parking Spaces</b>	25 (4.03/ 1,000)
<b>Parcel ID</b>	627-061-055
<b>Ownership Interest</b>	Fee Simple
<b>Year Built</b>	2008

## PROPERTY HIGHLIGHTS

- GREAT VISABILITY | HIGH TRAFFIC COUNTS
- IDEAL OWNER-USER SPACE OR AS AN INVESTMENT
- STRONG DEMOGRAPHICS | CENTRALLY LOCATED







**EXTERIOR  
PROPERTY**







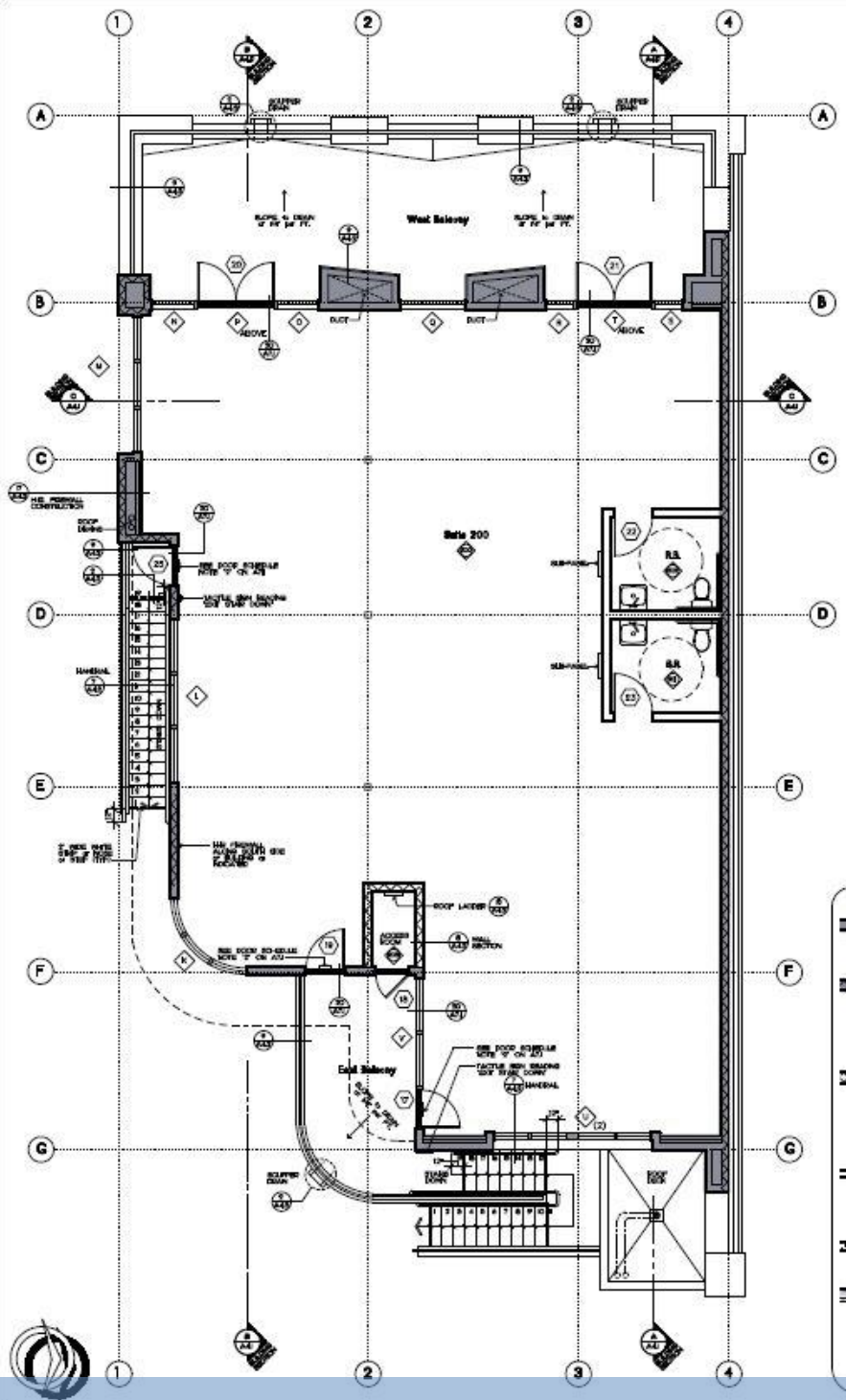
44630 Monterey

2<sup>nd</sup> Floor  
Space

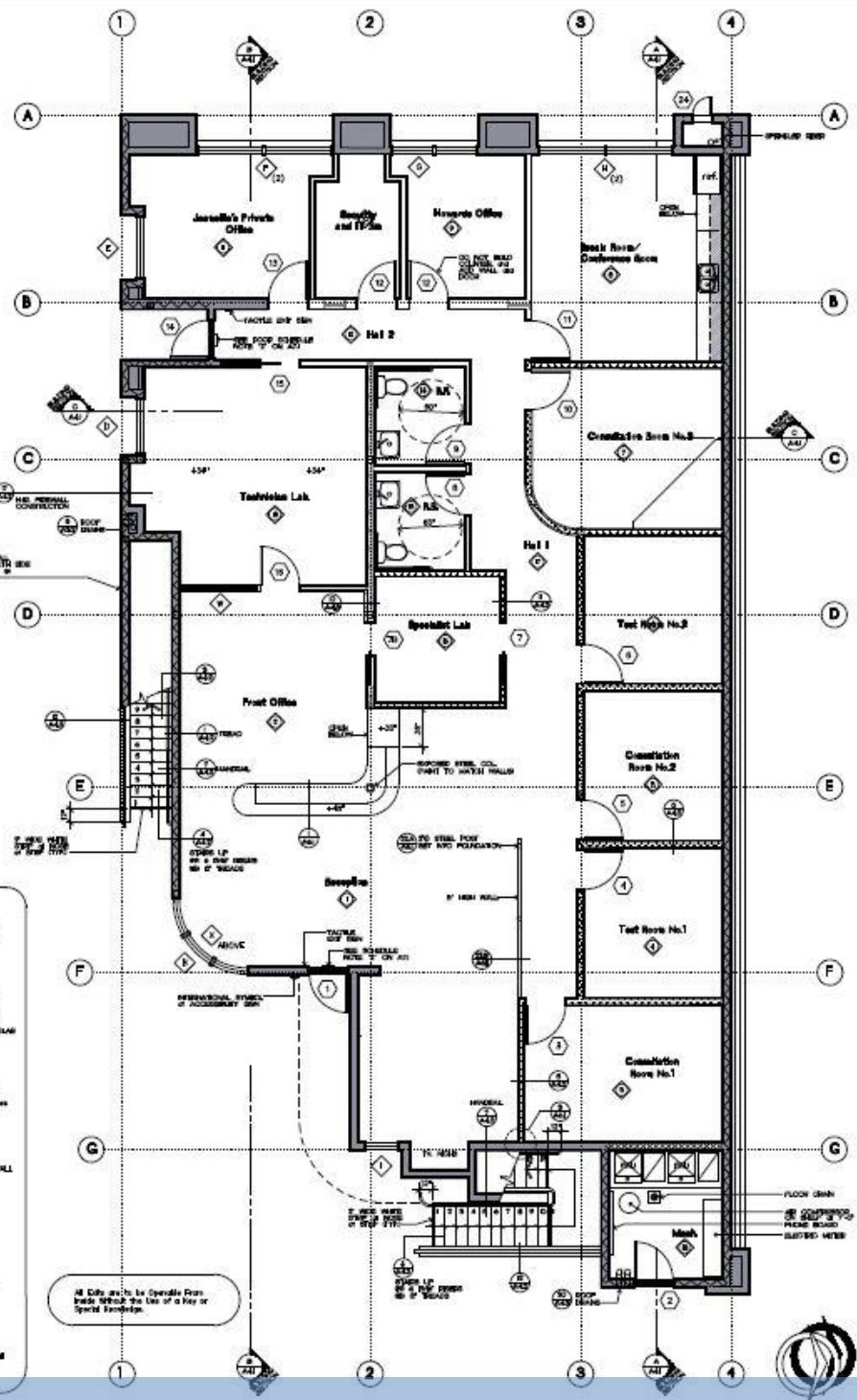




10/11/2007, Thursday, November 15, 2007



- DIVISOR WALL  
2 x 4 Wood Studs @ 16" O/C.  
7/8" Recessed Gypsum Board.  
5/8" Dry Bd. (2-banks)  
1/2" Fiberglass Insulation
  - 1/2" WALL (Gypsum)  
2 x 4 Wood Studs @ 16" O/C.  
7/8" Recessed Gypsum Board.  
5/8" Type 1" Dry Bd. (2-banks)  
1/2" GIB. OR BUCKING. SEC. OF  
WALL TO BE ADJUSTABLE AND SAME  
TO TOP OF PARAPET  
1/2" Fiberglass Insulation
  - 1" WALL (Gypsum)  
2 x 4 Wood Studs @ 16" O/C.  
5/8" Type 1" Dry Bd. With Stone  
GYP. BOARD TO BE CONTINUOUS  
OVER SLAB TO TOP OF CEILING OR  
FLUSH WITH CEILING  
1/2" Fiberglass Insulation
  - INTERIOR NON-LOAD BEARING WALL  
2x4 W.L. Studs @ 16" O/C.  
5/8" Type 1" Dry Bd. With Stone  
GYP. BOARD TO BE CONTINUOUS  
OVER SLAB TO TOP OF CEILING OR  
FLUSH WITH CEILING  
1/2" Fiberglass Insulation
  - INTERIOR LOAD BEARING WALL  
2x6 W.L. Studs @ 16" O/C.  
5/8" Type 1" Dry Bd. With Stone  
GYP. BOARD TO BE CONTINUOUS  
OVER SLAB TO TOP OF CEILING OR  
FLUSH WITH CEILING  
1/2" Fiberglass Insulation
- Partitions at 10'-0" Heights Only.  
Flame-Collage and Fire-Retardant Gypsum Board to be Provided as Indicated in IBC Section 703 & 705.



All Cells are to be Operable from Inside without the Use of a Key or Special Knowledge.

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**JMA**  
 James G. Macintosh  
 Architect and Engineer  
 10000 Wilshire Blvd., Suite 200  
 Los Angeles, CA 90024  
 Tel: (310) 206-1000  
 Fax: (310) 206-1001

An Office Building for  
 HAITT  
 44630 Monterey Avenue  
 Palm Desert, CA  
 A.P.A. 0405-000

# HAITT OFFICE BUILDING

DESIGN	JA
CHECKED	
DATE	11-12-2007
SCALE	1/4" = 1'-0"
JOB NO.	0405
Sheet No.	

**A2.1**



1

2

3

4

G

F

E

D

C

B

A

V

W

X

G

F

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C

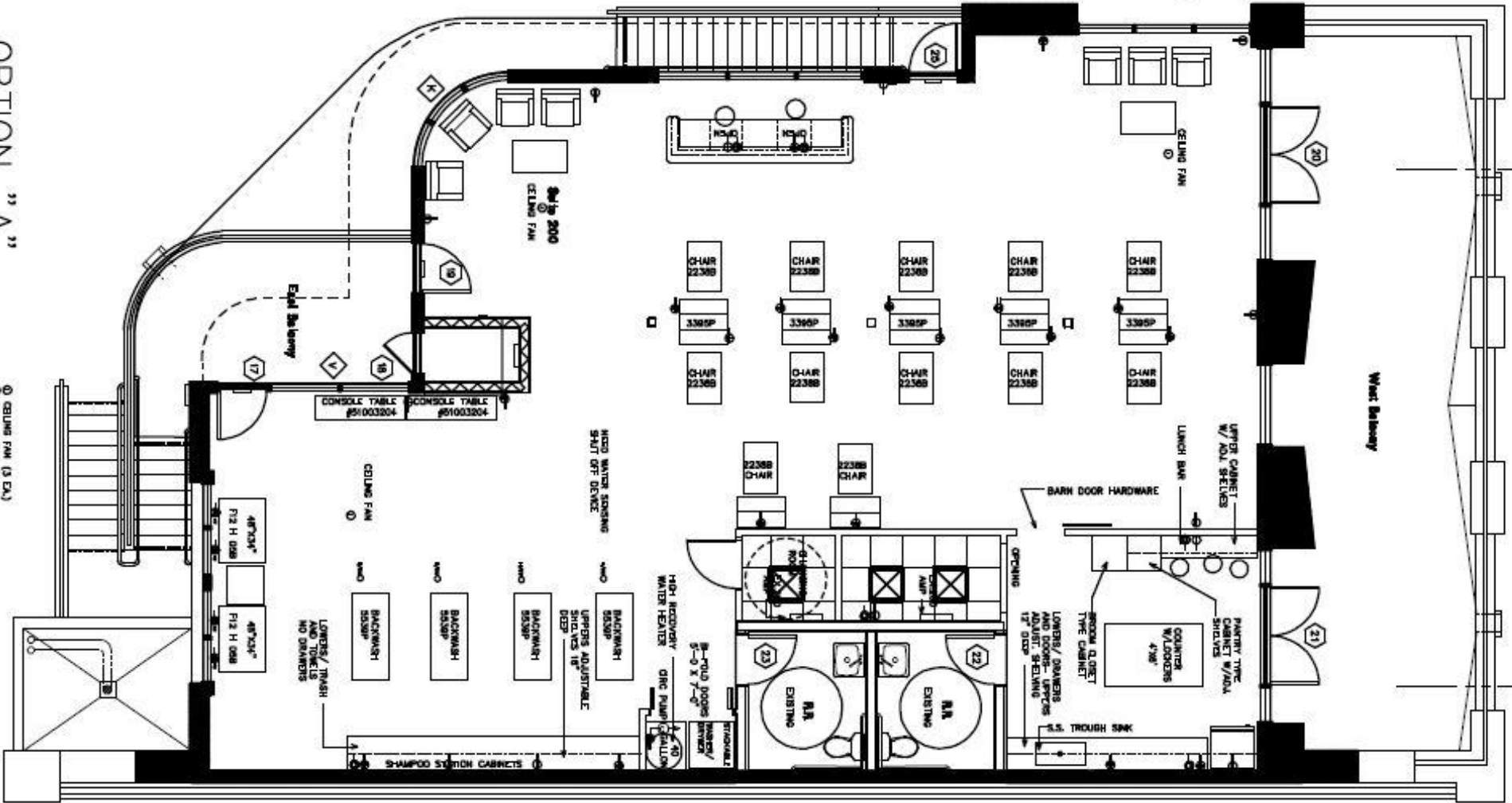
B

A

# OPTION "A"

MODIFIES 02/23/2013

- ⊙ CEILING FAN (3 EX.)
- Ⓜ DATA AND PHONE
- Ⓜ DOUBLE BUMPER OUTLET
- Ⓜ OUTLET
- Ⓜ/Ⓜ/Ⓜ HOT AND COLD WATER ON
- Ⓜ/Ⓜ/Ⓜ CONSULTATION FLOOR





SECTION 2

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# AERIALS & MAPS



# AERIAL MAP







44630 Monterey Ave



**AERIAL &  
ROOFTOP  
PHOTOS**





44630 Monterey Ave





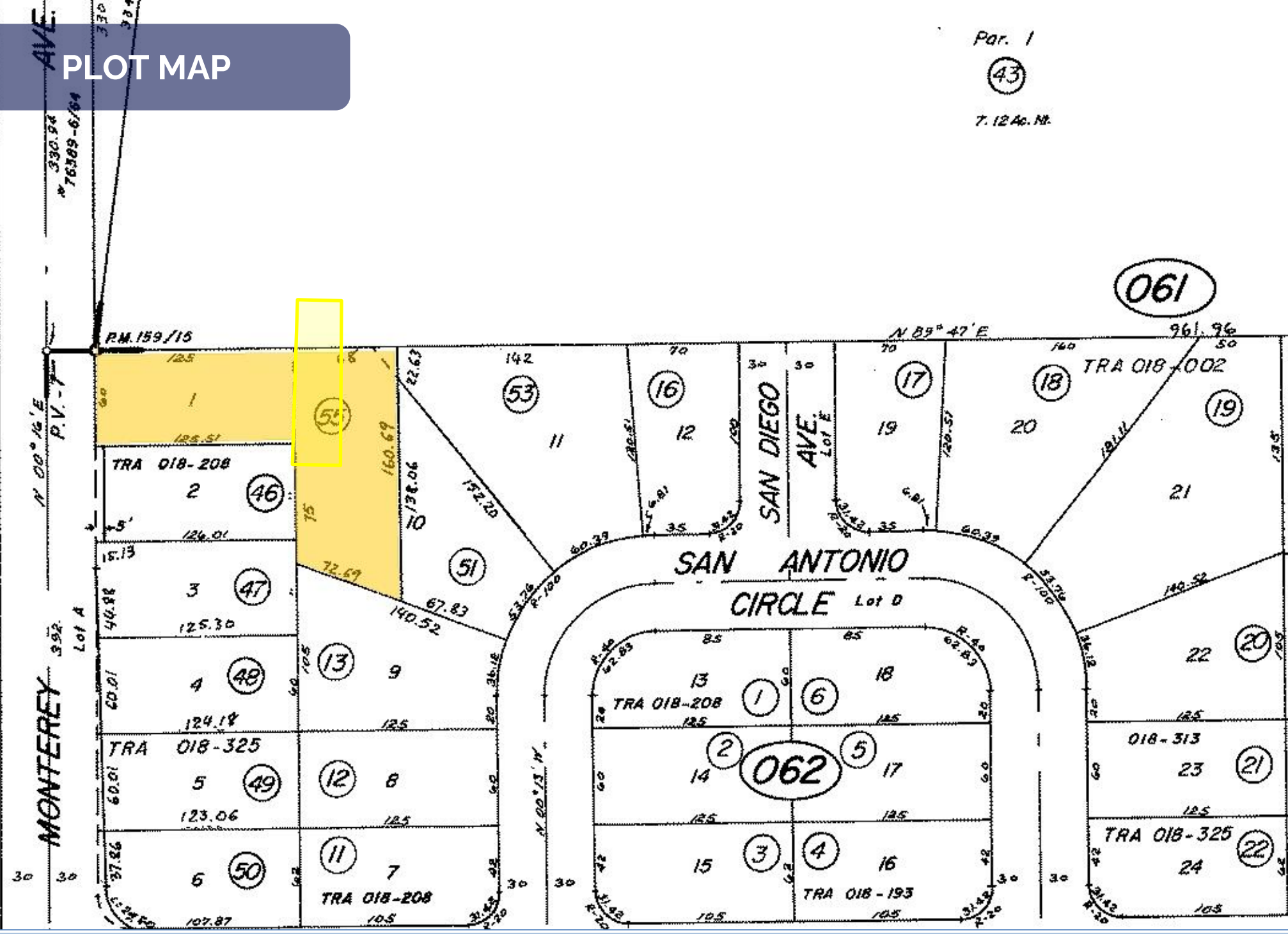
# PLOT MAP

Par. 1

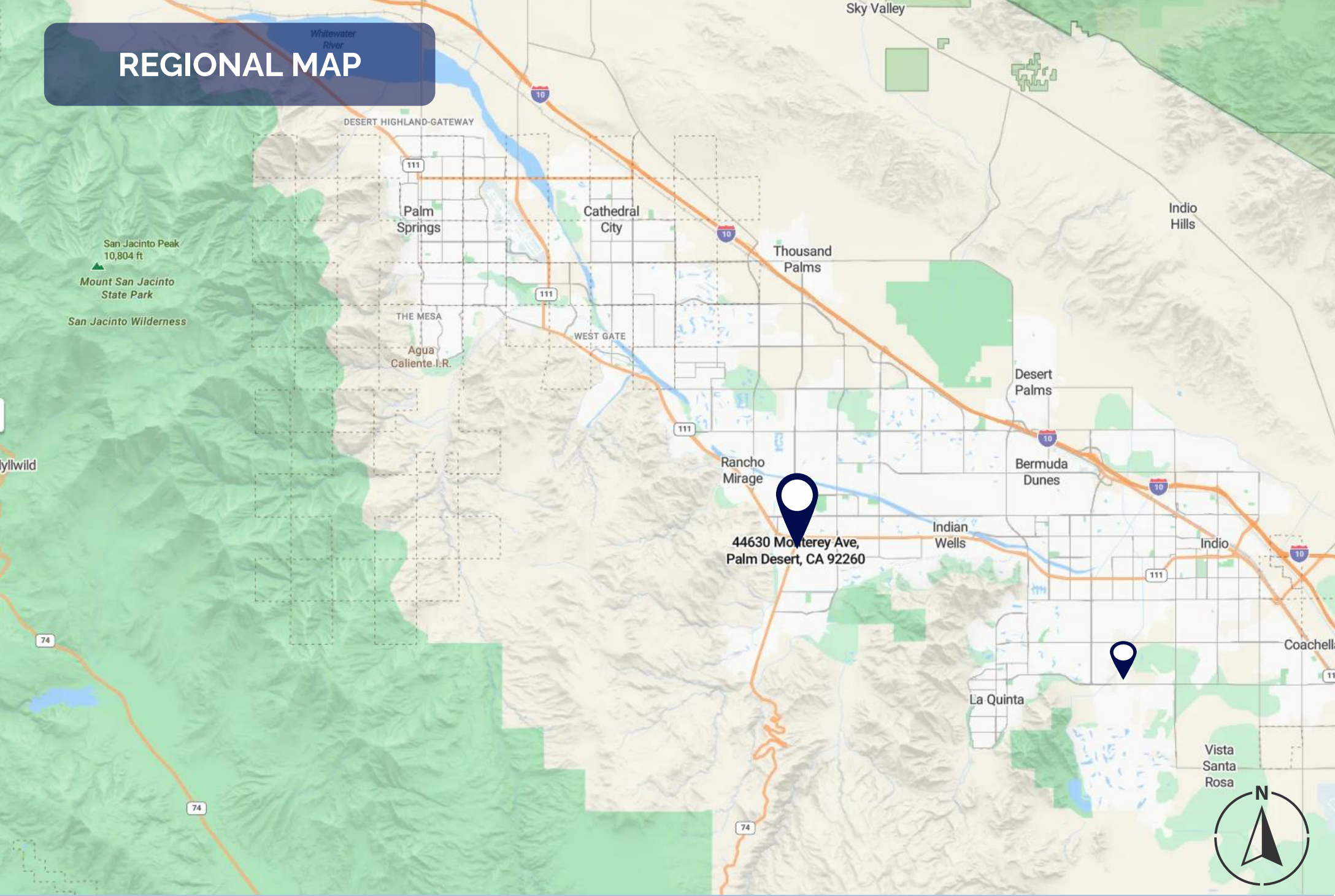
43

7.12 Ac. Net.

NEW No.
37
38, 39
061-40
061-41
061-42
43, 44
45
46, 57
47, ST.
48, ST.
49, ST.

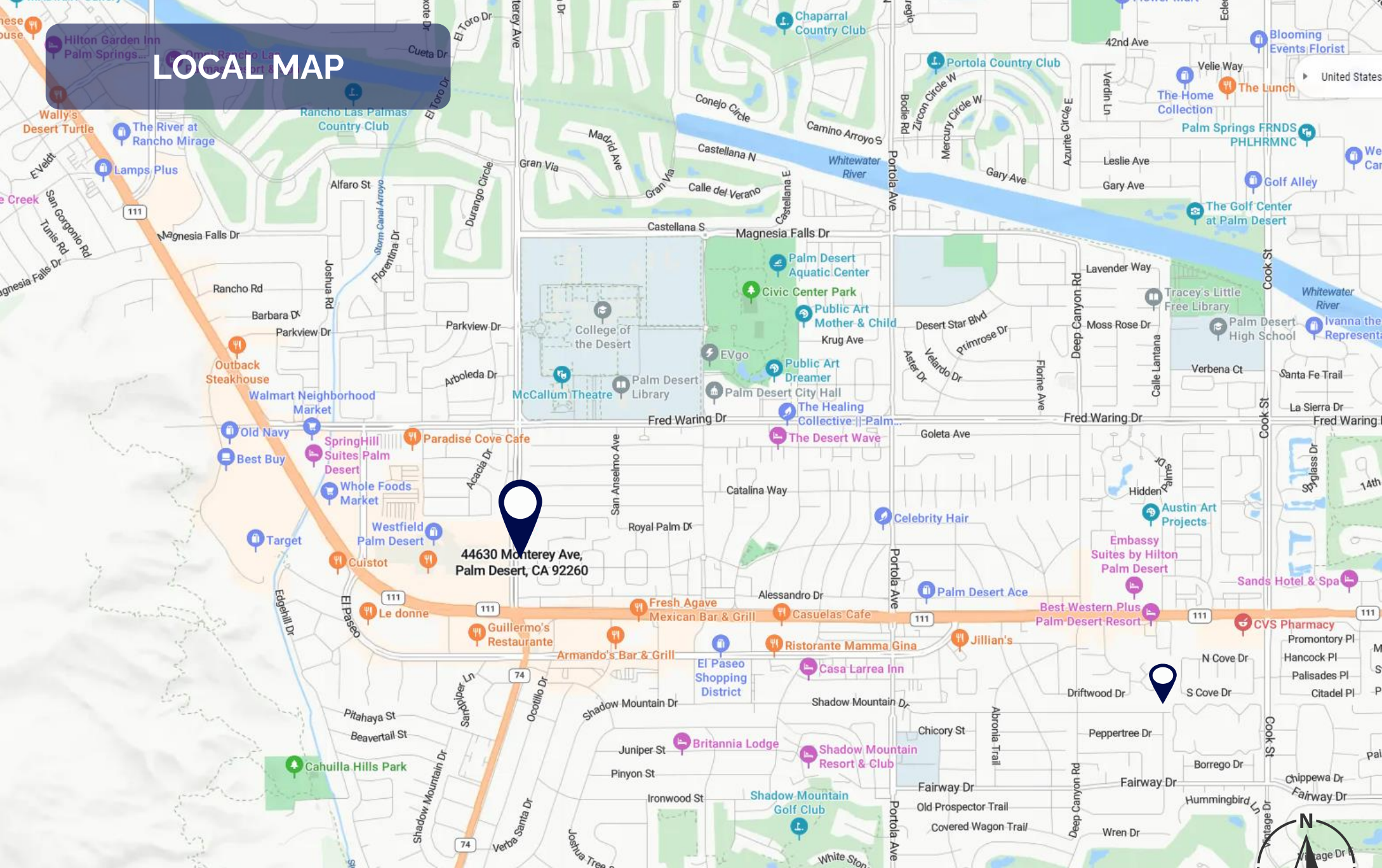


# REGIONAL MAP





# LOCAL MAP





## SECTION 3

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# LOCATION OVERVIEW



# PALM DESERT, CALIFORNIA

Palm Desert is a vibrant city nestled in the heart of the Coachella Valley in Riverside County, California. Known for its upscale lifestyle, stunning landscapes, and thriving community, Palm Desert is an attractive destination for both businesses and residents. With a population of over 50,000 and its position within a larger metropolitan area, the city offers excellent connectivity through major transportation routes, including Interstate 10, providing easy access to Los Angeles, San Diego, and other key markets.

Palm Desert's dynamic economy supports a wide range of industries, from retail and hospitality to healthcare and professional services. The city's business-friendly environment encourages growth and innovation, making it an ideal location for owner-users seeking to establish or expand their presence.

The growing population and seasonal influx of visitors create a continuous demand for various services, offering ample opportunities for businesses to thrive.

## Healthcare and Medical Services.

Palm Desert is home to reputable healthcare institutions, such as Eisenhower Health, which serve the local and regional community. This presence contributes to a robust healthcare sector, providing opportunities for medical practices, wellness centers, and related services.

**The city's demographic profile, with a significant percentage of retirees, ensures a steady demand for healthcare services, making it an appealing location for medical professionals and businesses.**


Residents and businesses in Palm Desert benefit from a high quality of life, characterized by excellent educational institutions, world-class golf courses, shopping centers, and cultural attractions. The city's safe and welcoming community atmosphere makes it a desirable place to live and work, attracting professionals and families alike.







# DEMOGRAPHICS

44630 Monterey Ave, Palm Desert CA

	POPULATION	1 MILE	3 MILES	5 MILES
	2010 Population		8,605	39,636
2023 Population		9,846	39,773	67,695
2010-2023 Annual Growth		1.1%	0%	0.4%

	HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	2010 Households		3,759	19,062
2023 Households		4,109	18,824	32,753

	HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	Median Household Income		\$68,928	\$104,184
Average Household		\$54,878	\$73,883	\$80,458





## David Meir

### Managing Partner

Davidm@peakcommercial.com

(818)-633-5333

BRE CA: 02146622

## Jack Minassian

### Managing Partner

jackm@peakcommercial.com

(818)-462-3007

BRE CA: 01279434

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## ALEXIS X. METOYER

### Senior Associate

axmetoyer@peakcommercial.com

661-220-9147

BRE CA: 02146622

## BEN MEIR

### Senior Analyst

benmeir@peakcommercial.com

(818) 466-6499

## SETH BAUM

### Senior Analyst

sethbaum@peakcommercial.com

(818) 466-6422

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Anvers Capital Partners & PEAK Commercial

5900 Canoga Ave | Suite 110

Woodland Hills, CA 91367

[anverscp.com](http://anverscp.com)

[peakcommercial.com](http://peakcommercial.com)



**ANVERS CAPITAL PARTNERS**



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