

FOR SALE | MULTI-TENANT NNN INVESTMENT LOCATED ON THE PRESTIGIOUS EL PASEO DRIVE IN PALM DESERT

El Paseo Collection Elegante

73151 EL PASEO,
PALM DESERT, CA 92260



**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES

Steve Lyle
t 760-578-9927
stevelyle@cbclyle.net
CA RE Lic. #00762911

Michael Lyle
t 760-774-6533
mlyle@cbclyle.net
CA RE Lic. #02002995

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73151 EL PASEO, PALM DESERT

Property Details

Building Size:	±10,627 SF 1st Floor ±8,626 SF 2nd Floor Total ±19,298 SF
Type:	1st Floor Retail 2nd Floor Office/Storage
Year Built/Remodeld:	1987/2023
Asking Price:	\$6,382,600 (\$330.73/SF)
NOI:	\$367,000
Cap Rate:	5.75% Actual
Occupancy:	1st Floor 100% 2nd Floor 77% Total 85%
Service Type:	NNN
Parking:	±71 spaces
APN:	627-232-003
Land Size:	±26,236 SF (±0.74 AC)
Zoning:	C1
Sub-Market:	Coachella Valley
Market:	Inland Empire



Investment Highlights

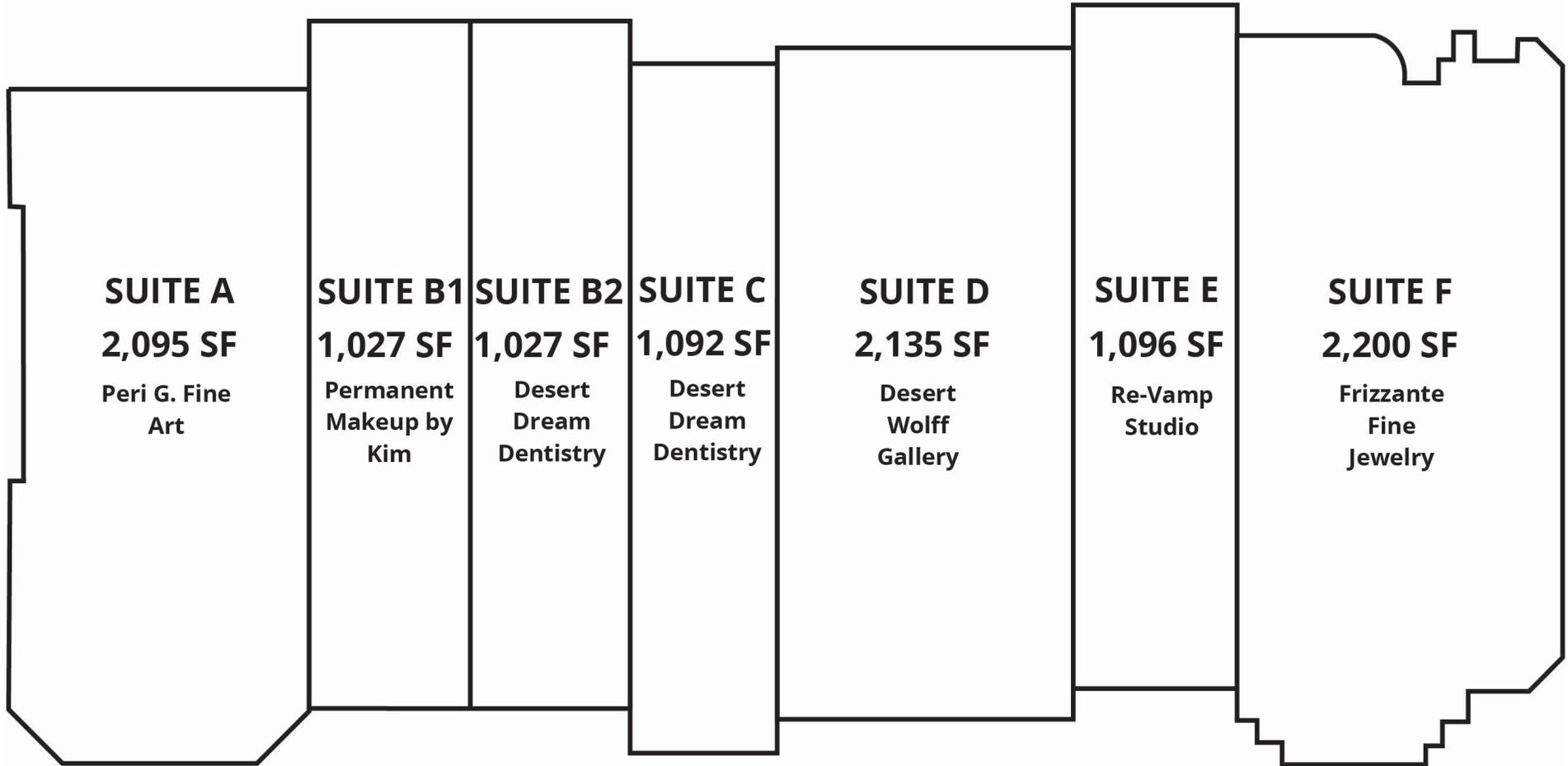
- » **Rare El Paseo Retail Investment** – Opportunity to acquire a two-story multi-tenant retail property on Palm Desert’s premier luxury retail corridor.
- » **Strong In-Place Income** – Stabilized NNN investment currently generating approximately \$367,000 NOI (5.75% cap rate) with established tenants.
- » **Value-Add Upside** – Desert Wolff Gallery operates on a short-term lease below market, allowing a future investor to capture rental growth through lease restructuring.
- » **Lease-Up Opportunity** – Second floor features three vacant suites and underutilized storage areas that could be repositioned as office or creative workspace to increase revenue.
- » **Below-Market Rental Rates** – Current rents are below several comparable El Paseo properties, creating potential for meaningful long-term rent growth.
- » **Prestigious Retail Corridor** – Located along El Paseo Drive, often referred to as the “Rodeo Drive of the Desert,” surrounded by luxury retail, galleries, restaurants, and boutique shopping.



Property Site Plan

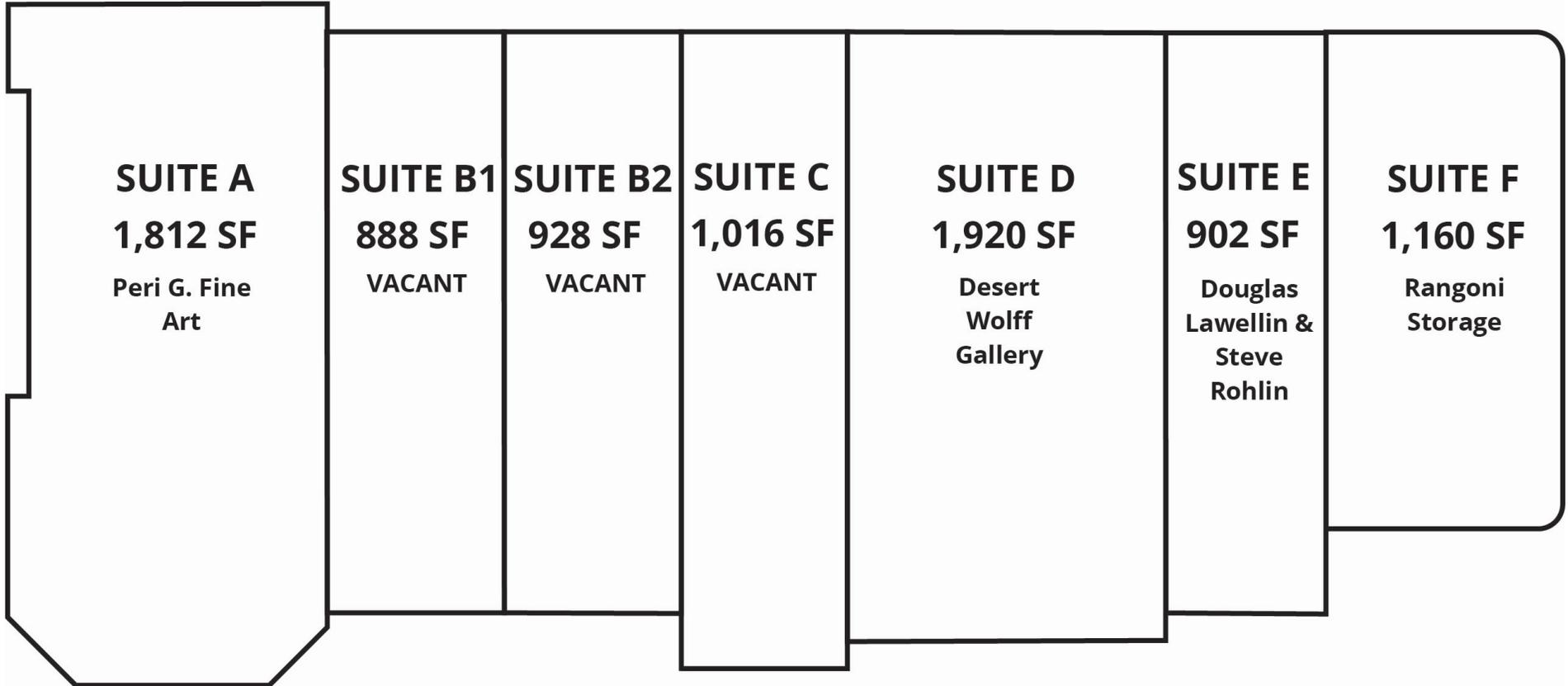
El Paseo Collection Elegante

FIRST FLOOR

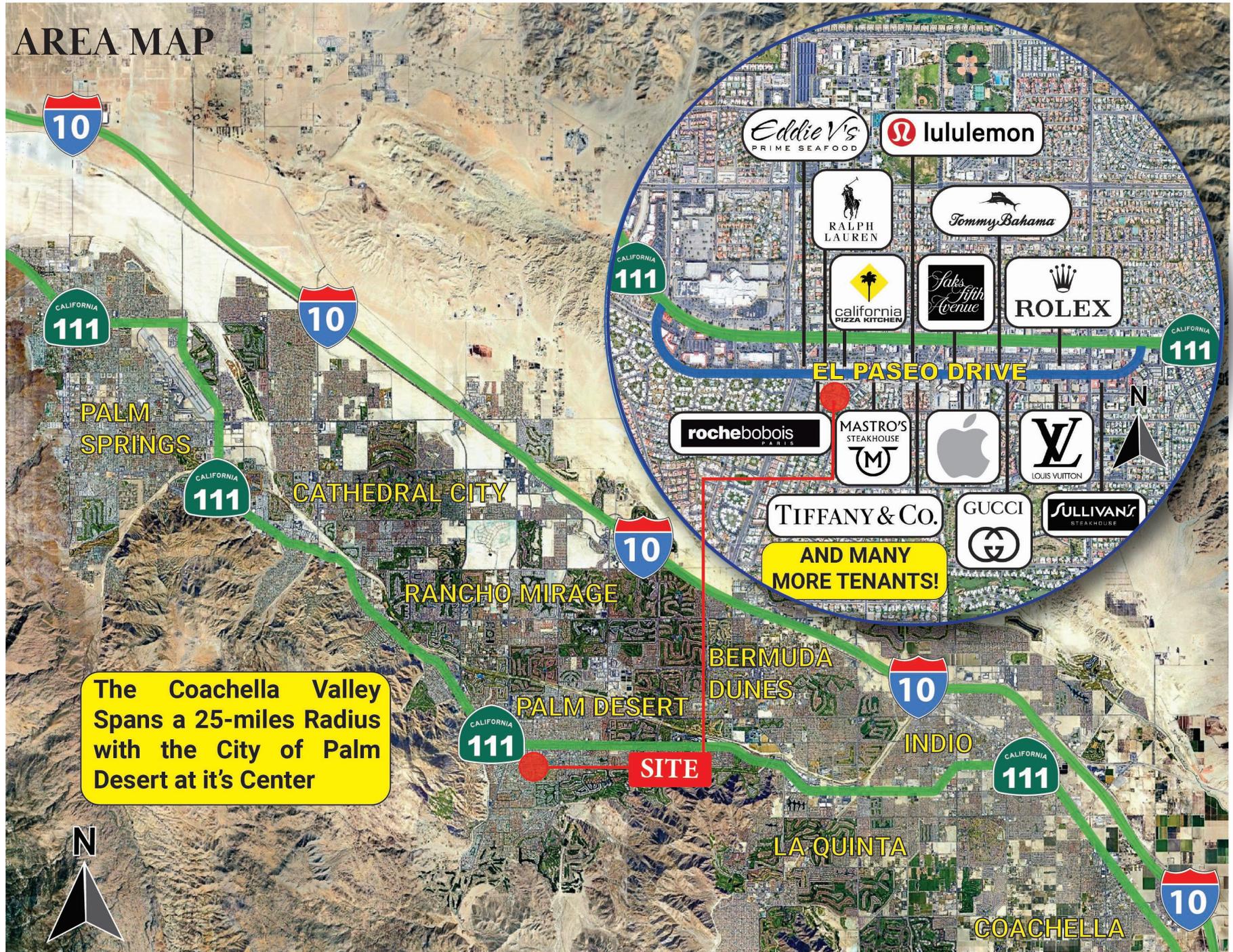


Property Site Plan

El Paseo Collection Elegante SECOND FLOOR



AREA MAP



CORRIDOR MAP

THE SHOPS ON EL PASEO

GRAYSEFUL THE SHAD STORE

ATHLETA RALPH LAUREN **california PIZZA KITCHEN**

Eddie V's PRIME SEAFOOD

PortaVia PALM DESERT

THE SHOPS ON EL PASEO

moLe **chico's**

GRAYSE BY KELLY AND MARIE GRAY *the upper crust*

SHAKE SHACK TRESTLE

LOVESAC Kyle® Shahida KYLE RICHARDS

SOMA SARIT

EL PASEO PARK PLAZA

CHAKRA ESTHETICS THE ESSENCE OF SKIN & BODY

FOOD & DRINKS **JC's Cafe** Est. 1987 ON EL PASEO

Kaylie Nicole

CHRISSY'S

WINZER HAIR SALON & RECORDS blonde clothing boutique

EL PASEO DRIVE

THE SHOPS ON EL PASEO

WHBM **Shorebird** **DAILY GRILL** **D&G** RESTAURANT & BAR

WINSTON PIESMITHS **rochebobois** PARIS **OLIVER PEOPLES** LOS ANGELES

THE GALLERIA ON EL PASEO

FE ZANDI *Baccarat* BEVERLY HILLS

RAMEY FINE ART

DAWSON COLE FINE ART **THE VENUE** SUSHI BAR & SAKE LOUNGE

SUBJECT PROPERTY

EL PASEO COLLECTION ELEGANTE

Peri G. FINE ART **FRIZZANTE** FINE JEWELERS **DESERT**

ESERT REAM DENTISTRY & SPA **KP** PERMANENT MAKEUP KIM PHAN **WOLFF**

Re.Vamp Studio

CALIFORNIA 74

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For More Information Contact:

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