

FOR LEASE | PRIME RETAIL-OFFICE SPACE

73446-73468 Highway 111 | 44855 San Pablo | 44850 Las Palmas

The Village Complex | ±28,815 SF

Palm Desert, California 92260



CAMERON RAWLINGS

Partner

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PROPERTY OVERVIEW

THE VILLAGE COMPLEX
73446-73468 HIGHWAY 111 | 44855 SAN PABLO | 44850 LAS PALMAS
PALM DESERT, CALIFORNIA 92260



Location, Location, Location!

Bring your business to this prime corner location in the heart of Palm Desert, located on Highway 111 and San Pablo Avenue. This center is in the heart of the new vision Palm Desert revitalization project. The City invested \$18 million into bringing Beknew Roadway and pedestrian pathways along with bike lanes stretching from Highway 111 to the Palm Desert Civic park. The center offers suite sizes ranging from 745 SF up to 10,000 SF welcoming for many different types of retailers, restaurants, and more. Contact Broker for details.

PROPERTY HIGHLIGHTS

- Signalized corner of Highway 111 and San Pablo
- Centrally located in the Coachella Valley
- Great visibility and traffic counts
- Heart of San Pablo Corridor Improvements
- Highway 111 frontage
- Centrally located
- Redevelopment potential

BUILDING HIGHLIGHTS

Total SF:	28,815 SF
Land Size:	1.57 AC
Buildings:	Four (4)
Suites:	Seventeen (17)
Rate:	\$1.45-\$2.25/SF
Type:	NNN (\$0.50/SF)
Zoning:	Downtown Core (D-O&D)
Parking:	101 Spaces

SITE PLAN

THE VILLAGE COMPLEX

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1 44850 Las Palmas Avenue

UNIT	TENANT	SIZE
A	AVAILABLE	1,065 SF
B	ANGEL CASTRO TATTOO	745 SF
C	CIYA PET GROOMING	745 SF
D	AVAILABLE	745 SF
E	BRAZIL FRESH	745 SF
F	-	745 SF
G	AVAILABLE	425 SF



2 44855 San Pablo Avenue

UNIT	TENANT	SIZE
1-2	RUTINA COFFEE (COMING SOON)	2,000 SF
3	NAIL SALON	1,000 SF
4	TATTOO	1,000 SF
5	ORIENTAL THAI MASSAGE	1,000 SF
6	NICK'S BARBERSHOP	1,000 SF
7-8	AVAILABLE	1,500 SF

3 73446 HIGHWAY 111

UNIT	TENANT	SIZE
-	AVAILABLE	5,400 SF

4 73458 HIGHWAY 111

UNIT	TENANT	SIZE
-	AVAILABLE	700 SF

5 73468 HIGHWAY 111

UNIT	TENANT	SIZE
A	AVAILABLE	7,000 SF
B	AVAILABLE	3,000 SF

DEMOGRAPHICS

THE VILLAGE COMPLEX
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	1-Mile	3-Mile	5-Mile
2024 Population	12,416	56,140	101,707
2024 Households	5,546	26,934	49,266
Median Household Income	\$56,598	\$80,056	\$85,779
2025 Average Daily Traffic (ADT)	Hwy 111 32,232 ADT		

AERIAL MAP

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YOUR ADVISOR



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Online Listing

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