

**FOR LEASE**  
**RETAIL/OFFICE SPACE**



**CAMERON RAWLINGS**  
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# PROPERTY OVERVIEW



## OVERVIEW

Building Size:	28,815 SF
Number of Suites:	18
Rate:	\$1.45 - \$2.25/SF
Type:	NNN (\$0.50/SF)
Zoning:	Downtown Core (D-O&D)

## PROPERTY OVERVIEW

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 that the City invested \$18M into bringing back new 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, etc.

## PROPERTY HIGHLIGHTS

- High Traffic location (+32,000 cars per day)
- Located in heart of South Palm Desert
- Newly renovated San Pablo Corridor
- \$100,000 average household income (2 mile radius)



# AVAILABLE SPACES

## THE VILLAGE COMPLEX

73446-73468 HIGHWAY 111, 44855 SAN PABLO, 44850 LAS PALMAS | PALM DESERT, CA 92260



	UNIT SIZE (SF)	Rate	LEASE TYPE
44855 San Pablo - Suites 1/2	+/- 2,000	\$2.00/SF	NNN
44855 San Pablo - Suites 7/8	+/- 1,500	\$1.85/SF	NNN
44850 Las Palmas - Suite D	+/- 745	\$1.35/SF	NNN

	UNIT SIZE (SF)	Rate	LEASE TYPE
73446 Highway 111	+/- 5,400	\$2.00/SF	NNN
73460 Highway 111	+/- 3,000	\$2.25/SF	NNN
73468 Highway 111	+/- 7,000	\$2.35/SF	NNN

\*Estimated NNN \$0.50/SF Per Month



# AERIAL VIEW



**TRAFFIC COUNT**  
HWY 111 - 32,553

1 mile



2023 Population Est.  
10,934



2023 Avg. Household Income  
\$79,041



2023 Avg. Households  
4,570

3 miles



2023 Population Est.  
40,265



2023 Avg. Household Income  
\$104,796



2023 Avg. Households  
19,028

5 miles



2023 Population Est.  
70,820



2023 Avg. Household Income  
\$111,994



2023 Avg. Households  
33,981



# AERIAL MAP





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# YOUR ADVISOR



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