WILSON MEADE COMMERCIAL REAL ESTATE

THE VILLAGE COMPLEX

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

FOR LEASE RETAIL/OFFICE SPACE

CAMERON RAWLINGS EXECUTIVE VICE PRESIDENT DRE# 02102158 crawlings@wilson-meade.com 760.534.2584

PROPERTY OVERVIEW



OVERVIEW

Building Size:	28,815 SF
Number of Suites:	18
Rate:	\$1.45 - \$2.25/SF
Туре:	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 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, 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)

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AVAILABLE SPACES

THE VILLAGE COMPLEX

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	UNIT SIZE (SF)	Rate	LEASE TYPE		UNIT SIZE (SF)	Rate	LEASE TYPE
44855 San Pablo - Suites 1/2	+/- 2,000	\$2.00/SF	NNN	73446 Highway 111	+/- 5,400	\$2.00/SF	NNN
44855 San Pablo - Suites 7/8	+/- 1,500	\$1.85/SF	NNN	73460 Highway 111	+/- 3,000	\$2.25/SF	NNN
44850 Las Palmas - Suite D	+/- 745	\$1.35/SF	NNN	73468 Highway 111	+/- 7,000	\$2.35/SF	NNN

*Estimated NNN \$0.50/SF Per Month

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AERIAL VIEW



1 mile



2023 Population Est. **10,934**



2023 Avg. Household Income \$79.041



2023 Avg. Households 4,570





2023 Population Est. 40,265



2023 Avg. Household Income \$104,796

40,265

2023 Avg. Households 19,028 5 miles



2023 Population Est. 70,820





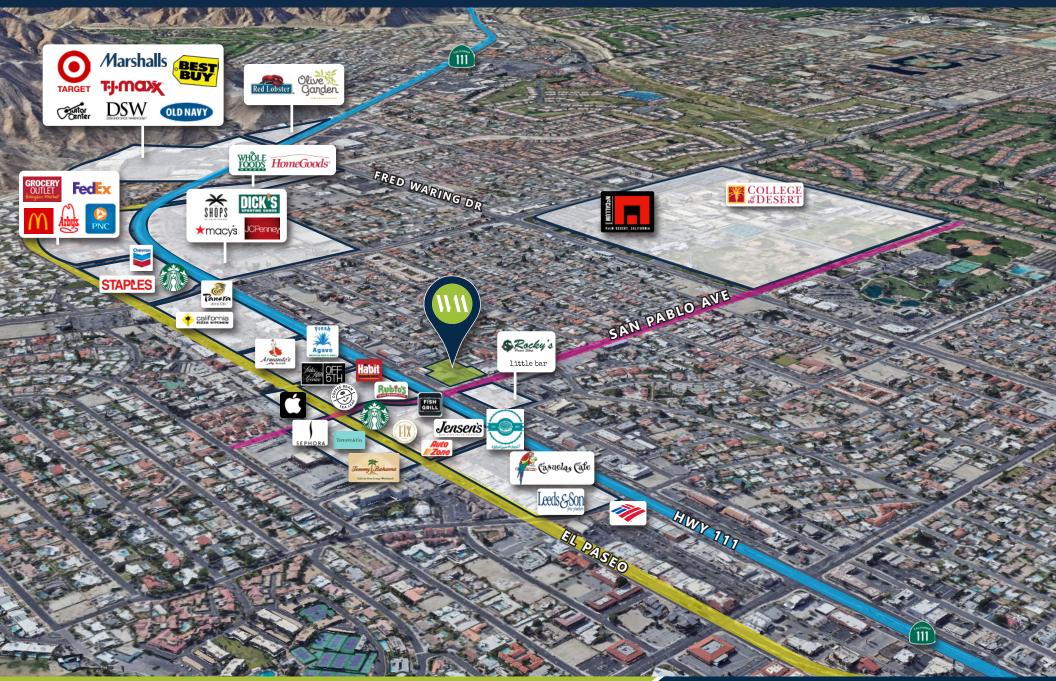
2023 Avg. Household Income \$111,994 2023 Avg. Households 33,981

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AERIAL MAP



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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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YOUR ADVISOR



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