



**COLDWELL  
BANKER  
COMMERCIAL**

LYLE & ASSOCIATES, LP

**73950 EL PASEO, STE B**

PALM DESERT, CA 92260

AVAILABLE SPACE: 2,400 SF

LEASE RATE: \$2.00 PSF/MONTH (MG)



**FOR LEASE**

CBCWORLDWIDE.COM

**OFFICE/RETAIL FOR LEASE**

Curtis Barlow  
760 899 7700  
cbarlow@cbclyle.net  
CalDRE #01380247

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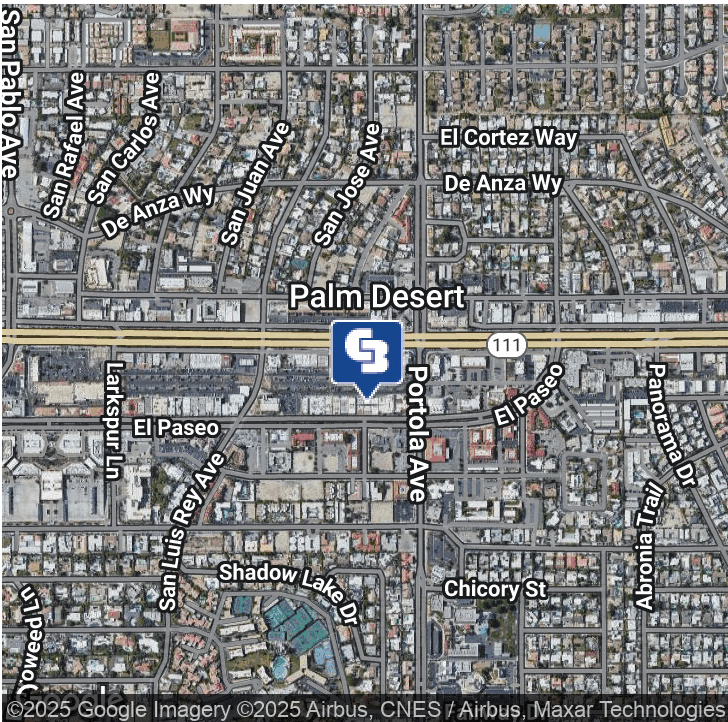
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LYLE & ASSOCIATES, LP  
78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211  
760.772.6400





# PROPERTY SUMMARY

73950 EL PASEO, STE B, PALM DESERT CA 92260



## OFFERING SUMMARY

Available SF: 2,400 SF

Lease Rate: \$2.00 SF/month (MG)

Lot Size: 0.23 Acres

Building Size: 4,800 SF

## LOCATION OVERVIEW

Single story building on the north side of El Paseo, just west of Portola Avenue on El Paseo.

Location is known for its chic consignment stores, office spaces and specialty retail shops. Mitch's Prime Seafood, Maison Felice, Phyllis Washington Antiques, Interior Illusions, and A Gallery Fine Art are close to this building.

Front door on El Paseo with a rear entrance from the city-owned parking lot that is located behind the building.

Co-tenants are Place Vendrome Fine Jewelry and an office use.

## PROPERTY HIGHLIGHTS

- Great bargain space on El Paseo.
- 2,400 SF of space that can be used for office or retail purposes.
- Current use is an art gallery.
- Abundant public parking behind the space with street parking in front.
- Excellent signage.

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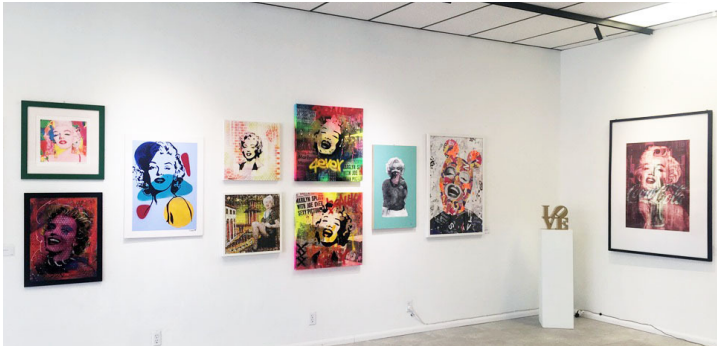
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# PROPERTY PHOTOS

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# RETAILER MAP

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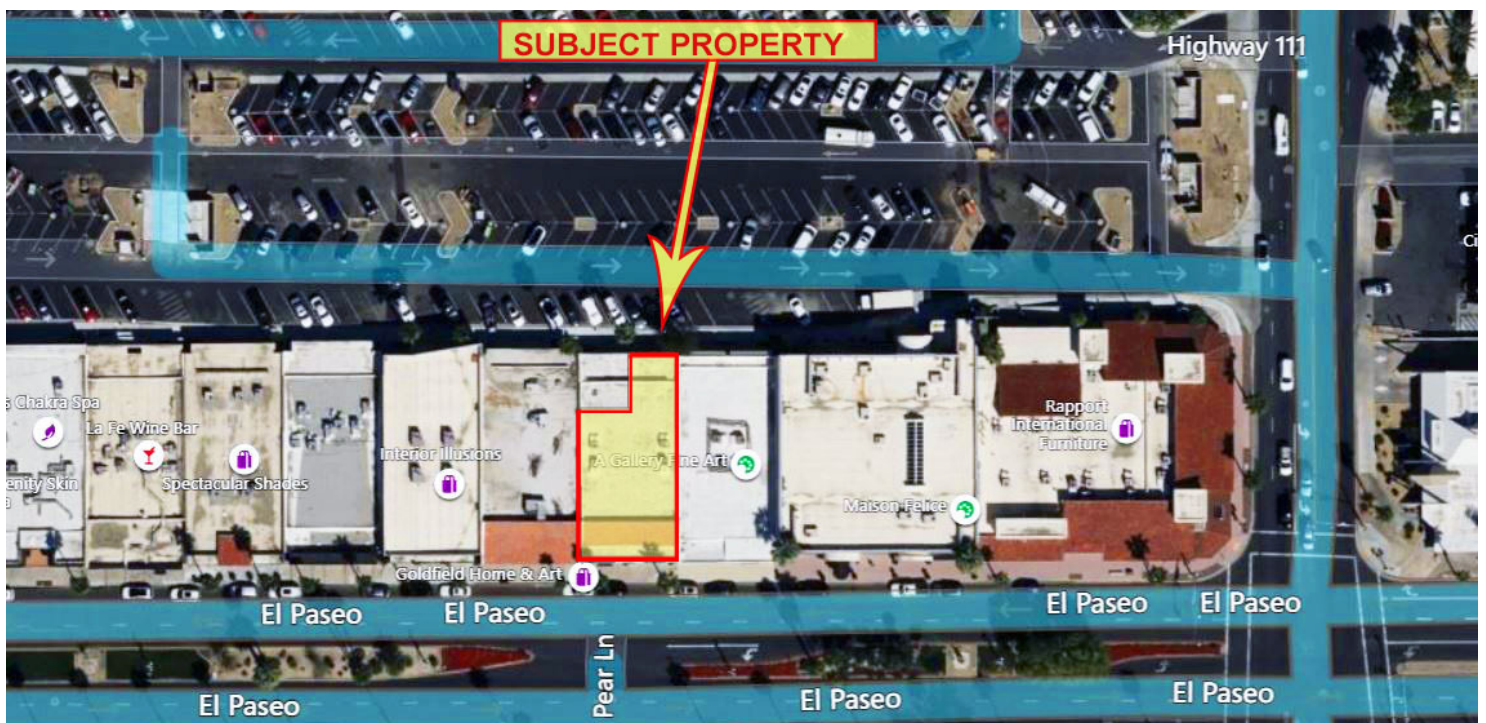
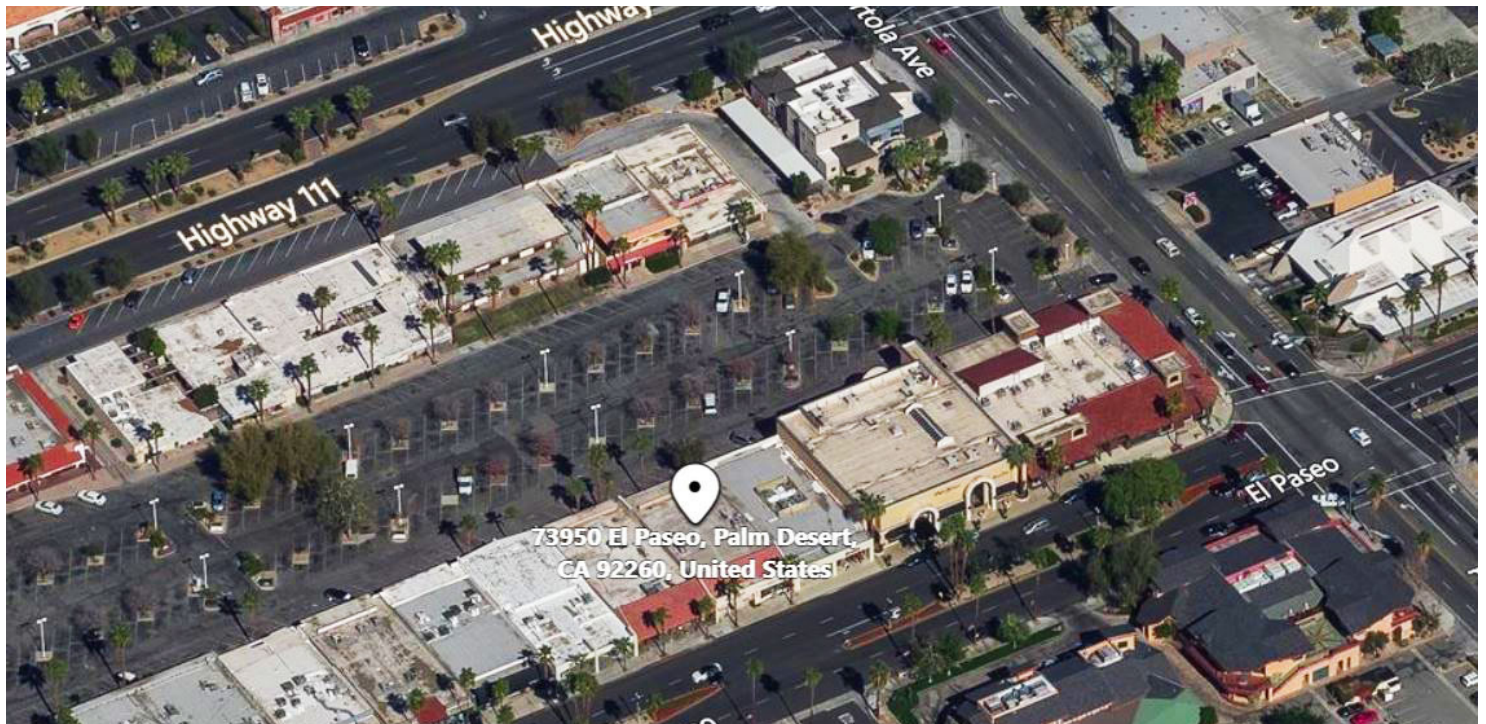
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# AERIAL MAP

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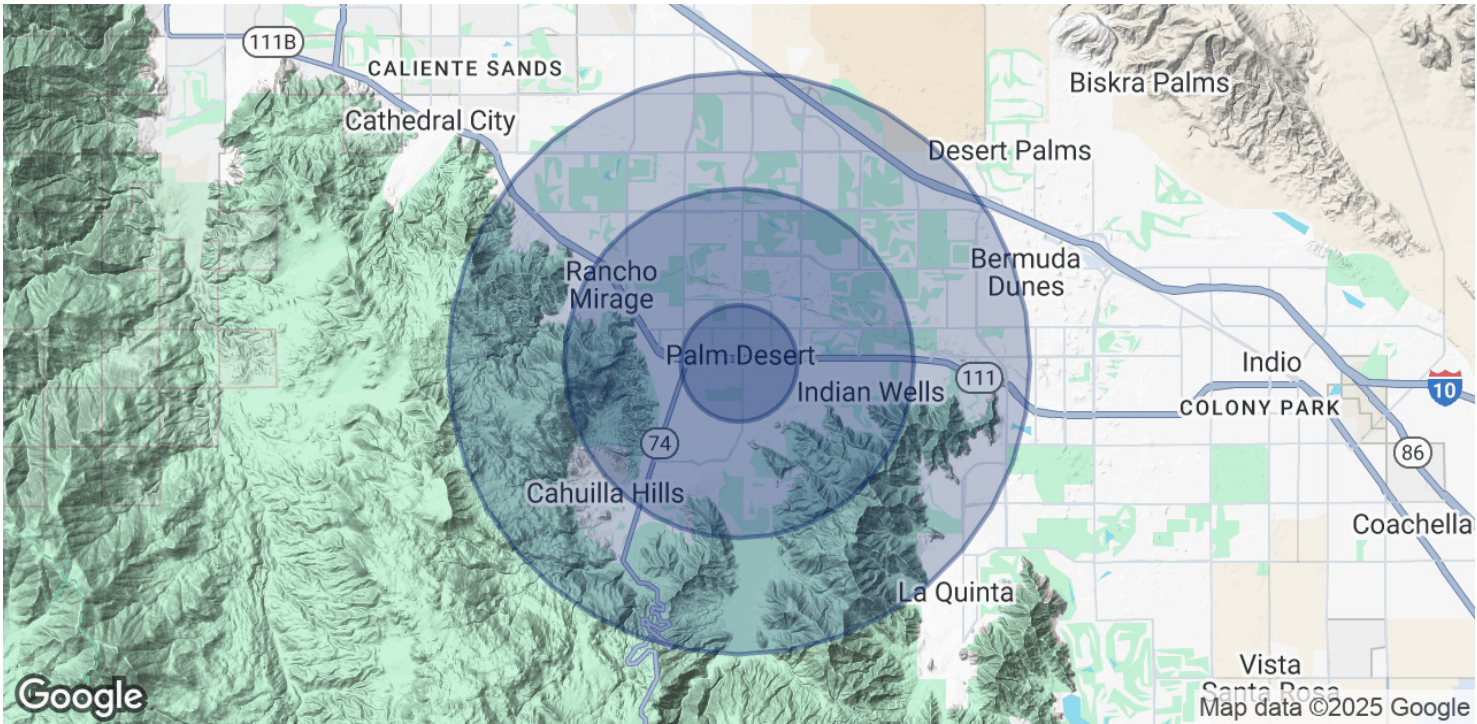
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# DEMOGRAPHIC MAP

73950 EL PASEO, STE B, PALM DESERT CA 92260



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,908	41,565	71,351
Average age	42.8	51.7	54.3
Average age (Male)	39.9	49.9	53.2
Average age (Female)	44.3	52.7	54.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,771	19,639	34,343
# of persons per HH	2.3	2.1	2.1
Average HH income	\$81,515	\$96,637	\$102,843
Average house value	\$424,497	\$456,718	\$460,466

\* Demographic data derived from 2020 ACS - US Census

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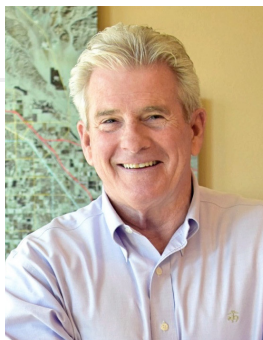
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## CONTACT US

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### CURTIS BARLOW

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