

FOR LEASE

\$2.25 PSF/MONTH/MG



73061 EL PASEO, SUITE 210, PALM DESERT, CA 92260

THE SHOPS ON EL PASEO



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Location Description

"The Shops on El Paseo" is a key destination of the El Paseo experience which feature luxury retailers, iconic dining favorites and an array of boutiques, jewelers and world class art. Retailers at "The Shops on El Paseo" include Ralph Lauren, Athleta, Oliver Peoples, Chico's, Grayse, White House Black Market and more. Renowned restaurants like Daily Grill, Shorebird, Eddie V's, Porta Via, Mole, and Kitchen 86 are minutes away. This IS the ultimate spot to be.

Property Description

This cool and unique second-floor office space features high open ceilings, built-in workstations, a breakroom, a copy room, two spacious restrooms, and a private office. The balcony provides a view of El Paseo, while the front entrance offers beautiful views of the mountains to the south of Palm Desert. Asking rent is \$2.25 psf/month Modified Gross. It's perfect for architectural, engineering, or design firms. Great location for wellness studios like Yoga, Pilates and more!

COLDWELL BANKER COMMERCIAL

COMMERCIAL LYLE & ASSOCIATES

78000 FRED WARING DR | SUITE 200

PALM DESERT, CA 92211

760-772-6400

THE SHOPS ON EL PASEO



OFFERING SUMMARY

AVAILABLE SF: 2,354 SF

LEASE RATE: \$2.25 SF/month (MG)

LOT SIZE: 0.92 Acres

YEAR BUILT: 1975

BUILDING SIZE: 27,674

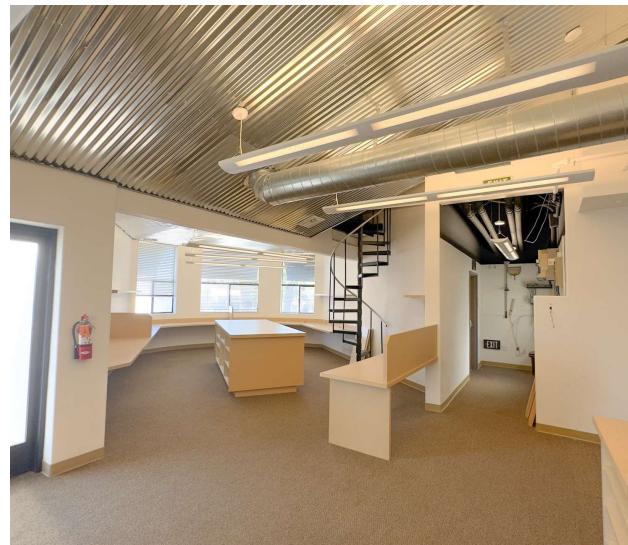
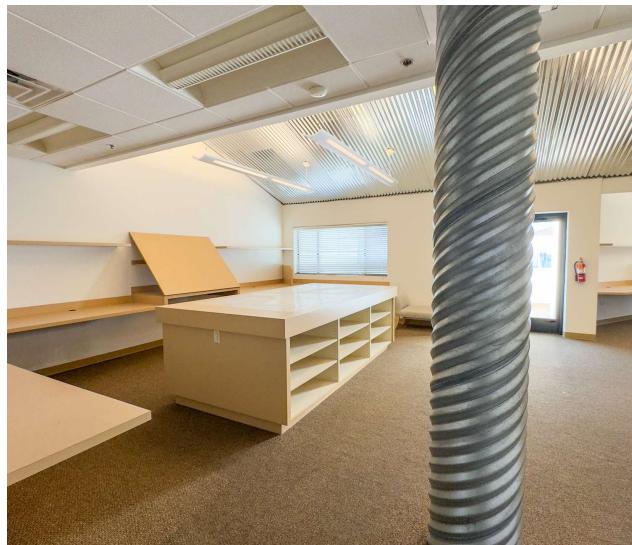
PROPERTY HIGHLIGHTS

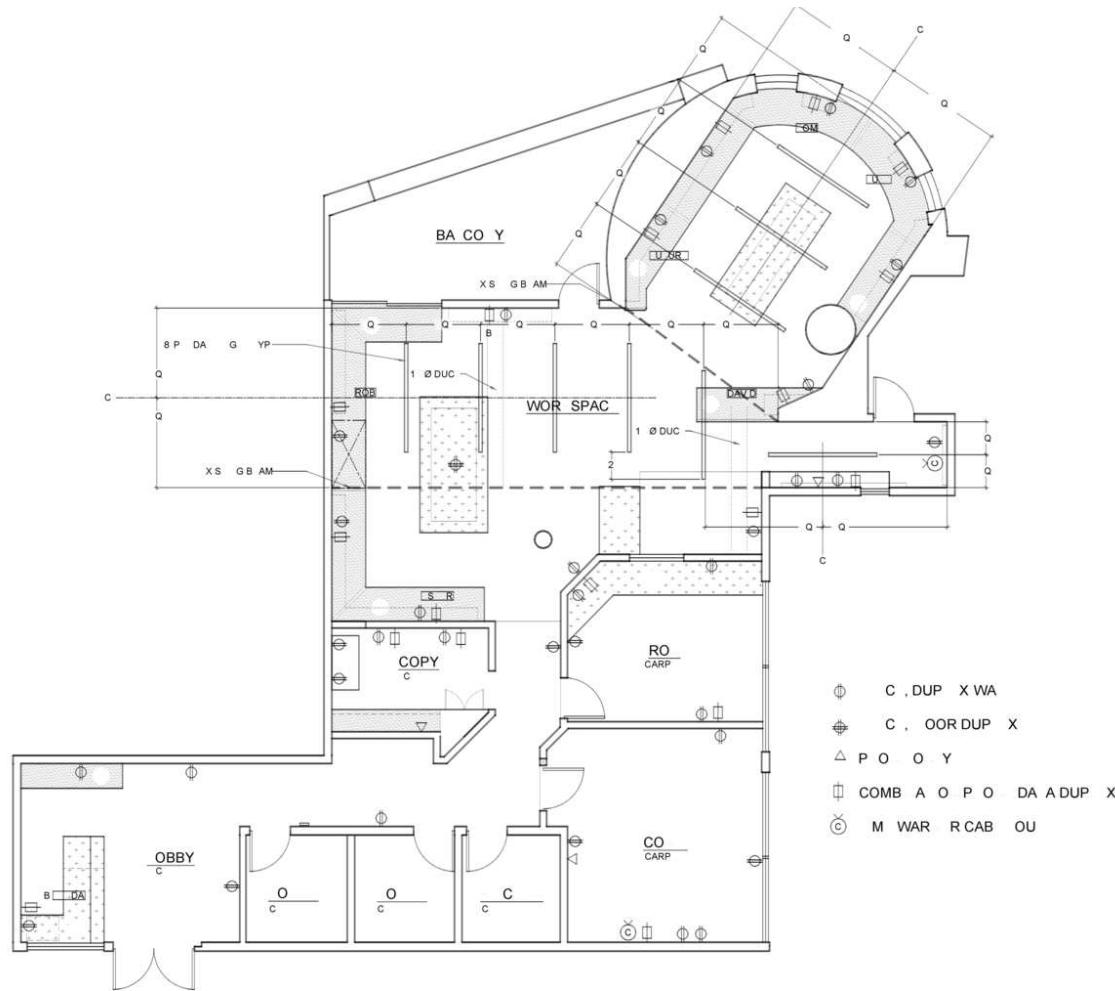
- Prime location in Palm Desert, CA
- Spacious suite with 2,354 sq ft
- Modern and professional office space
- Ample natural light throughout
- Easy access to parking facilities
- High-quality finishes and fixtures
- Flexible layout for various business needs
- Convenient access to major roadways

ZONING: C1

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**RGA OFFICE SPACE
EL PASEO 2.13.2012**

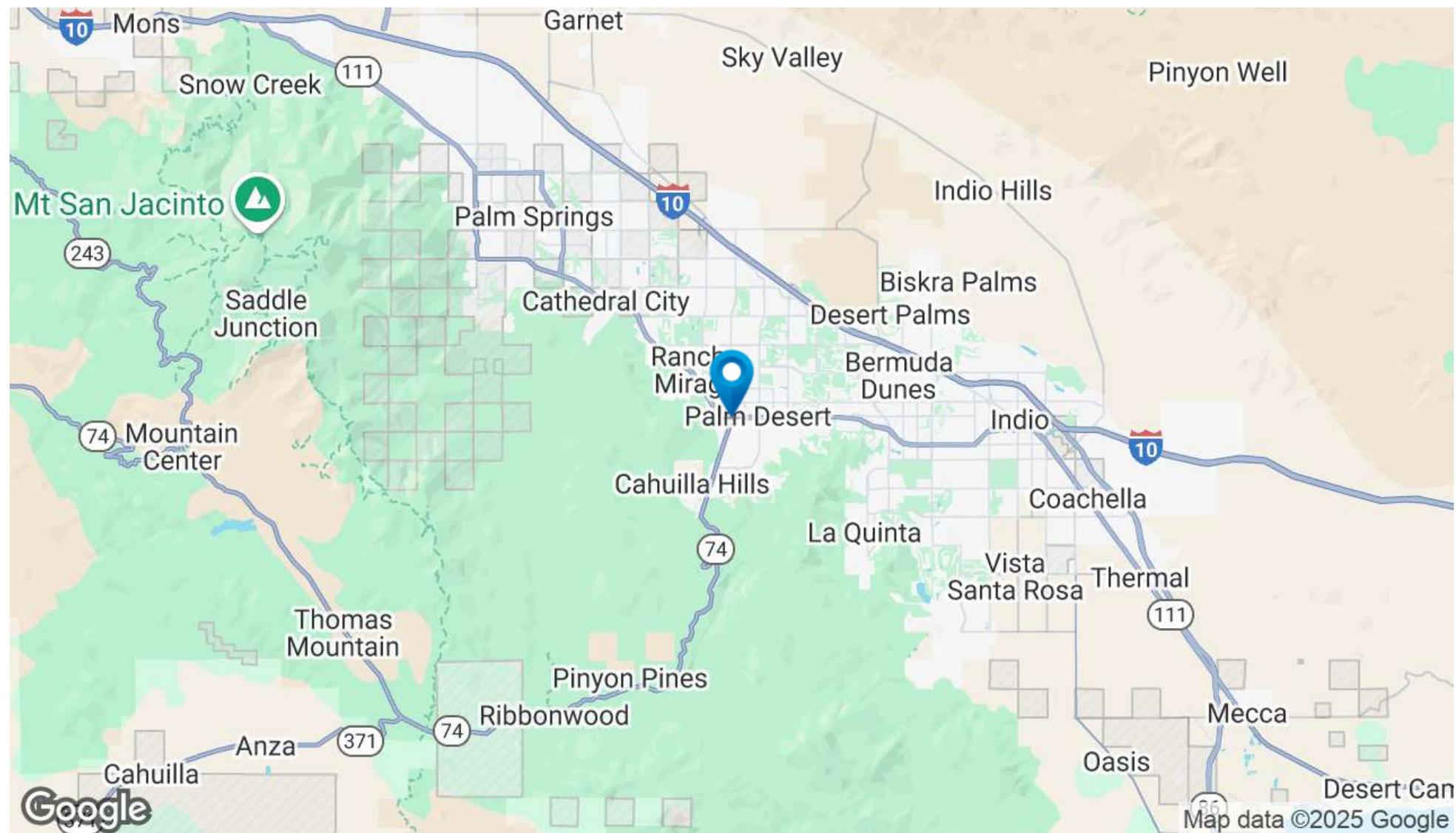
SHEET TWO OF TWO SCALE:1/4" =1'-0"

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	326	2,024	8,555
Average Age	51	48	46
Average Age (Male)	48	45	44
Average Age (Female)	53	50	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	178	931	3,948
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$115,390	\$99,975	\$89,578
Average House Value	\$688,985	\$591,584	\$656,546

Demographics data derived from AlphaMap

