

# INDUSTRIAL SUITE FOR LEASE

77-775 Jackal Drive, Palm Desert, CA 92211 | \$1.18/SF + NNN

**WILSON MEADE**  
COMMERCIAL REAL ESTATE



## Cameron Rawlings

Partner  
DRE# 02102158  
crawlings@wilson-meade.com  
760-534-2584

## Michael Meade

Broker | Co-Founder  
DRE# 01480973  
mmeade@wilson-meade.com  
760-409-6474

72100 Magnesia Falls Drive, Suite 2  
Rancho Mirage, CA 92270  
wilson-meade.com | CalDRE Lic.# 02051182

# PROPERTY OVERVIEW

**FOR LEASE**  
77-775 Jackal Drive, Suite E, Palm Desert, CA 92211

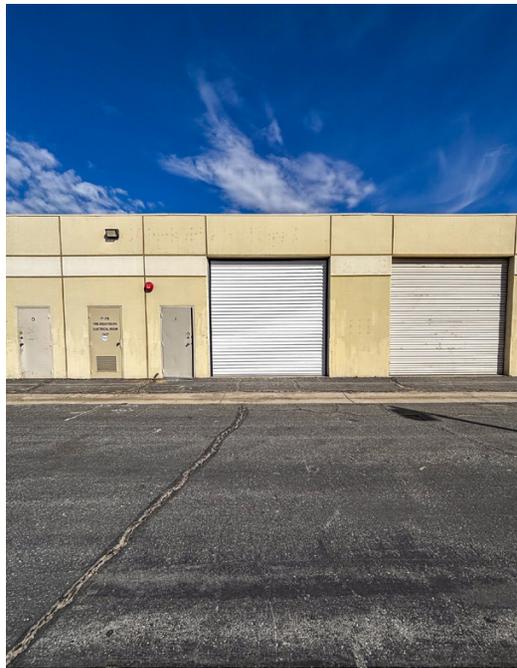
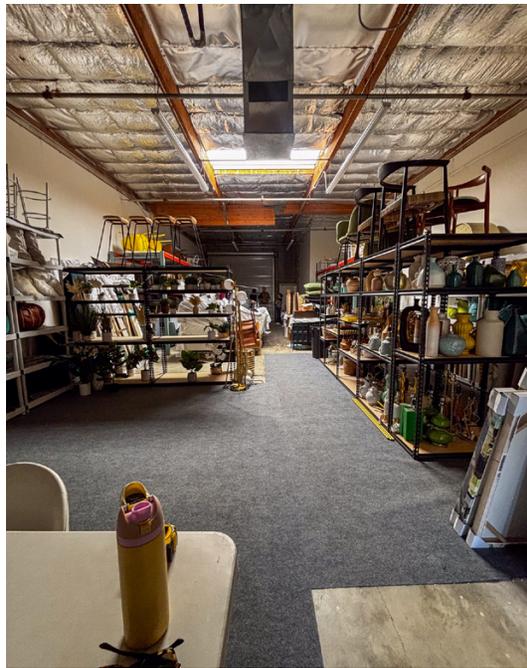
Wilson Meade is proud to offer industrial suites for lease located at 77-775 Jackal Drive, Palm Desert, CA 92211. One ±1,765 SF unit is available April 1, 2026.

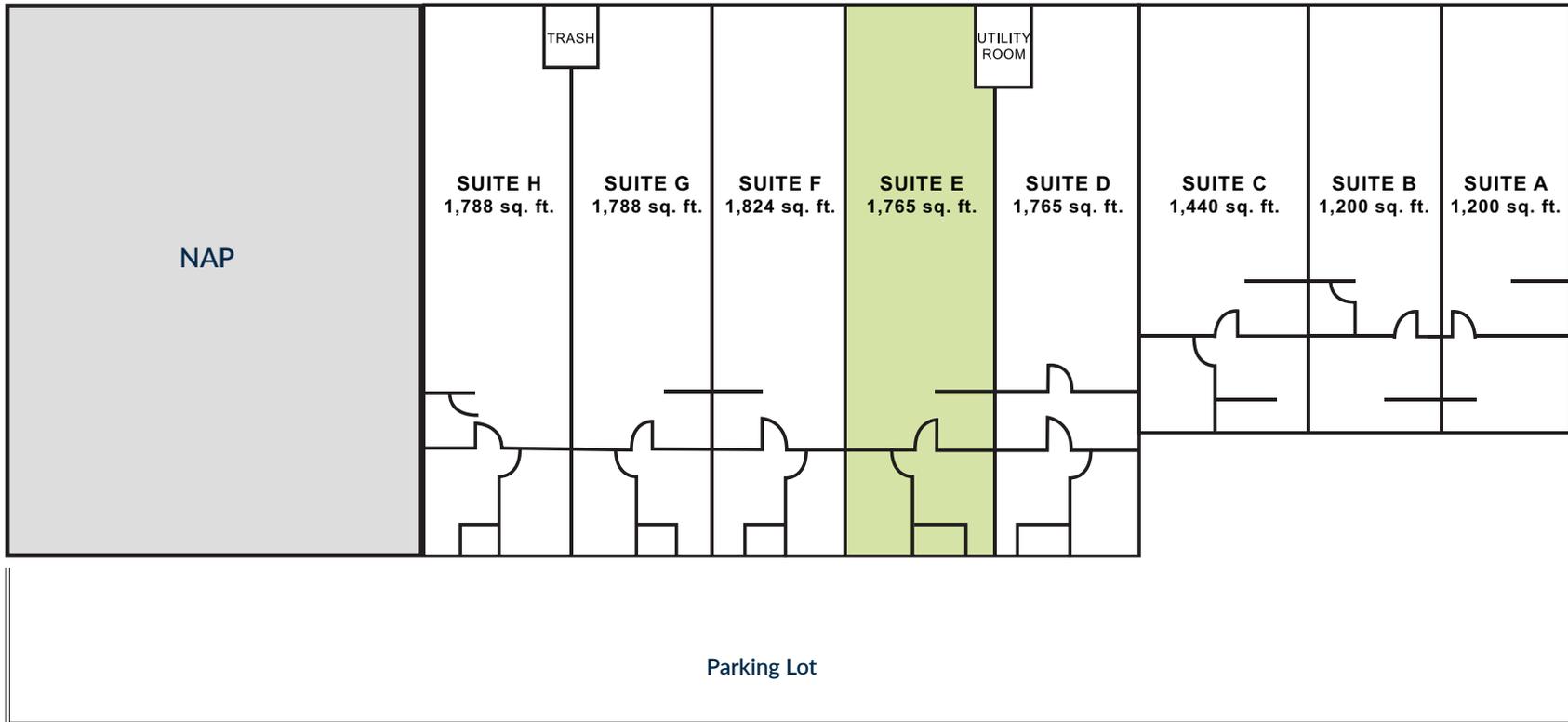
This unit has small offices, restrooms and majority being warehouse space with a 12' roll up door. The property is located just North of the I-10 freeway near the Washington Street exit. The property is located in the Manufacturing - Service Commercial Zoning (M-SC) of Riverside County which allows for many manufacturing uses along with a variety of commercial uses, please verify use with Riverside County.

## PROPERTY INFORMATION

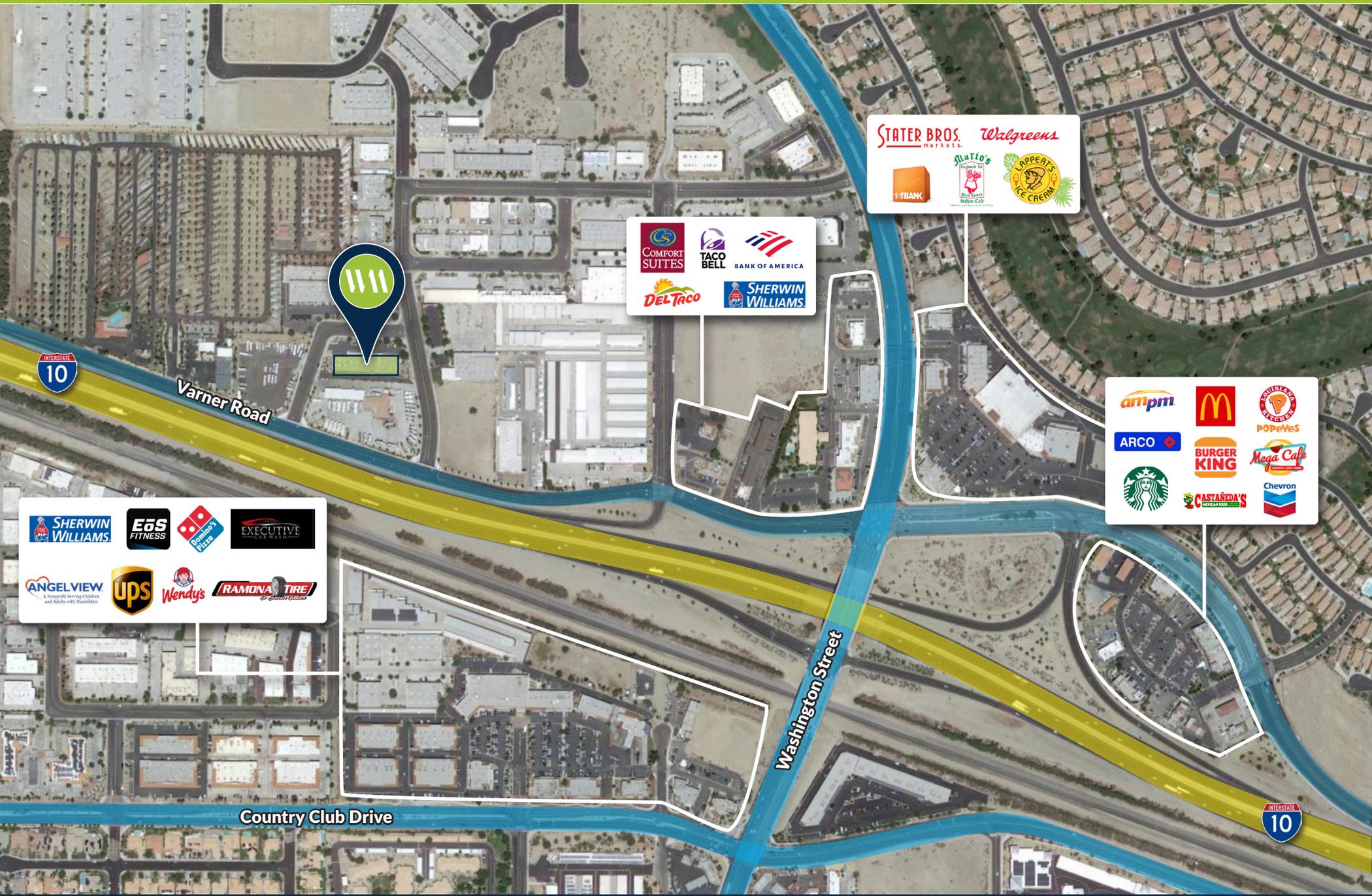
Building Size:	±12,770 SF
Available:	April 1, 2026
Suite:	E
Available Size:	±1,765 SF
Zoning:	Manufacturing-Service-Commercial (M-SC)







SUITE				
UNIT	SIZE	BASE RATE	TYPE	AVAILABLE
E	±1,765 SF	\$1.15/SF	NNN*	April 1, 2026
*NNN are estimated at \$0.40/SF per month an paid in addition to the base rate each month.				



STATER BROS. markets. Walgreens  
t-BANK  
Mario's  
LAPPERT'S ICE CREAM

COMFORT SUITES TACO BELL BANK OF AMERICA  
DEL TACO SHERWIN WILLIAMS

ampm McDonald's POPEYES  
ARCO BURGER KING Mega Cafe  
Starbucks CASTAÑEDA'S Chevron

SHERWIN WILLIAMS E6S FITNESS Domino's Pizza EXECUTIVE  
ANGELVIEW ups Wendy's RAMONA TIRE

## WHY PALM DESERT?

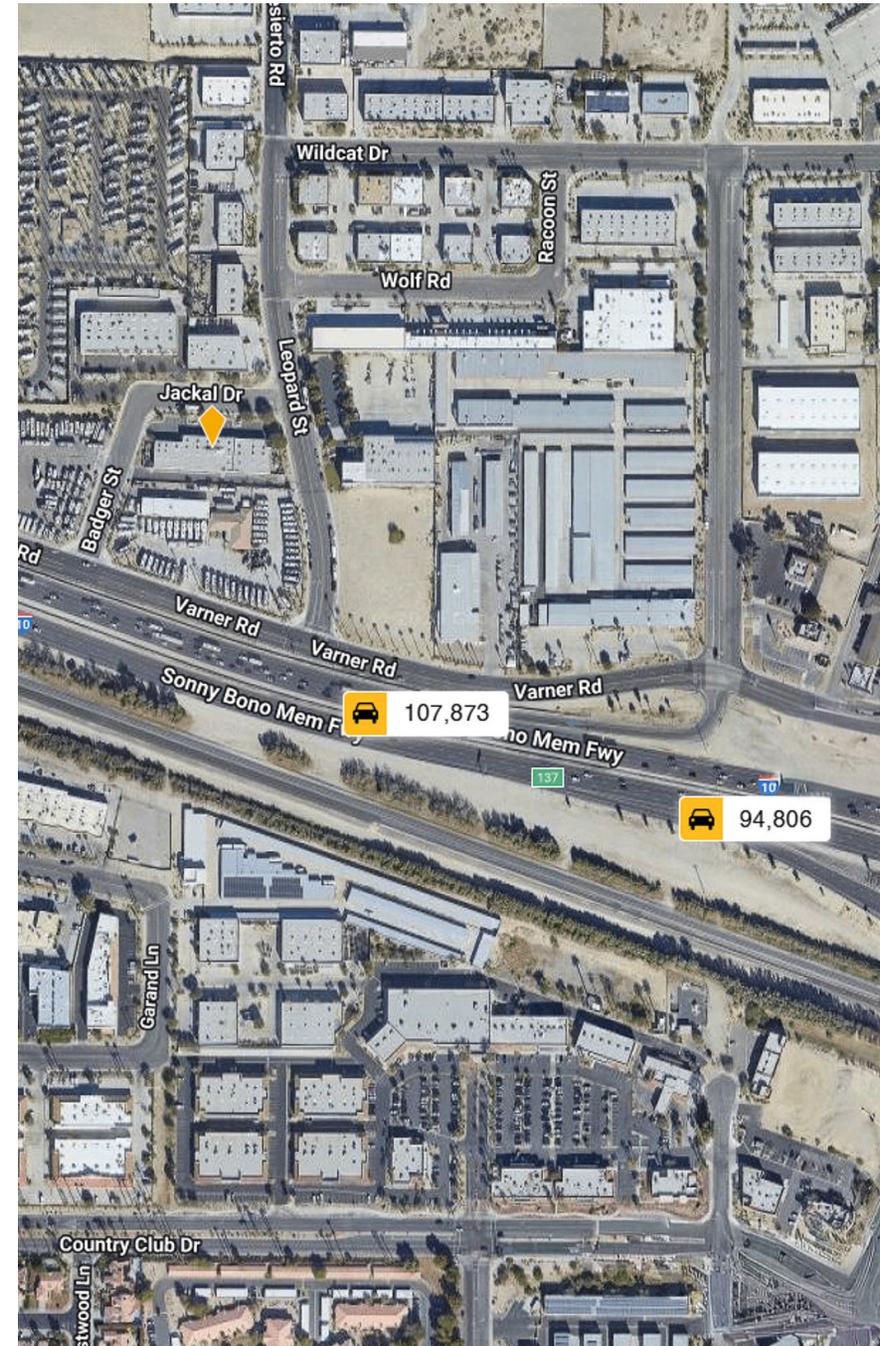
The property is located in Palm Desert, California which was incorporated in 1973. The city is known as the cultural and retail center of the Coachella Valley, and has been rated one the safest cities in Southern California.

Palm Desert has 53,000 permanent residents, and 32,000 seasonal residents. The city in its public and private sectors employs 40,156 people with an unemployment rate of 4%.

The city features more than 150 restaurants, world-class shopping at El Paseo with more than 200 stores, 18 hotels including the JW Marriot Desert Springs Resort & Spa and the new 10,000 seat Acrisure Arena.

Palm Desert is the heart of California's Coachella Valley. Palm Desert's outstanding quality of life offers residents and visitors of all ages a wide array of recreational, educational, shopping, housing, and entertainment opportunities as well as arts and cultural activities and world-class events in a uniquely beautiful desert environment. This premier resort destination is a thriving, safe, and sustainable community that attracts innovative employers by virtue of its diverse, highly qualified workforce and synergistic business, civic, and educational partnerships.

DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Population	7,135	53,599	135,925
2024 Households	3,426	24,690	58,447
Median Age	56.9	57.6	52.6
Average HH Income	\$94,344	\$108,752	\$106,228
Median HH Income	\$71,519	\$82,643	\$77,392
Avg. HH Consumer Spending	\$31,931	\$35,346	\$34,924
Average Daily Traffic (ADT)	I-10: ~108,000 ADT Washington Street & Varner Road: 17,522 ADT		



## YOUR ADVISORS



MICHAEL C. MEADE  
Broker | President  
DRE# 01480973  
[mmeade@wilson-meade.com](mailto:mmeade@wilson-meade.com)  
760-409-6474



CAMERON RAWLINGS  
Partner  
DRE# 02102158  
[crawlings@wilson-meade.com](mailto:crawlings@wilson-meade.com)  
760-534-2584



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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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Wilson Meade Commercial, INC. Broker Lic. 02051182  
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270  
Phone Number: 760.837.1880 | [wilson-meade.com](http://wilson-meade.com)