

BERMUDA DUNES PLAZA | ± 1,200 SF RETAIL SUITE
40100 Washington Street, Bermuda Dunes, CA 92203
For Lease: \$1.95/sq. ft. + NNN



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PROPERTY OVERVIEW

The Bermuda Dunes Plaza is located on the high traffic corner of Washington Street and Country Club Drive, just South of the I-10 freeway. With a diverse tenant mix including several restaurants and food service, Allstate Insurance, kickboxing, Nail Salon and massage, the space could be favorable to many businesses who enjoy a lot of traffic. The spaces available are in shell condition with an open floor plan and restrooms in place ready for tenant improvements. The center has a total gross leasable area of ±30,261 SF with one (1) vacancy of ±1,200 SF space. The center has ninety (90) total parking spaces and is located in the Scenic Highway Zone (C-P-S) of Riverside County with a multitude of allowable uses.

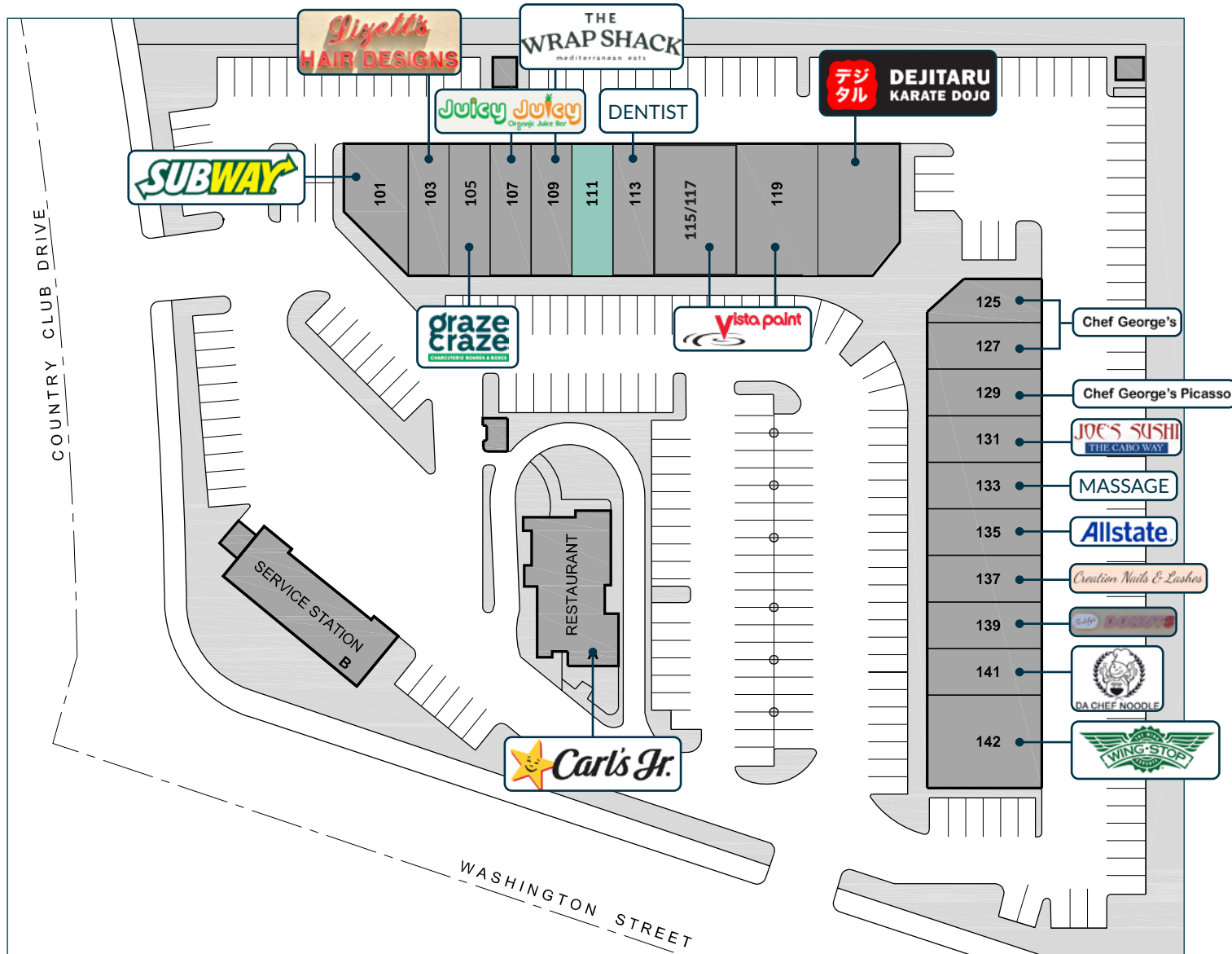
BUILDING HIGHLIGHTS

Total Sq. Ft.:	±30,261 sq. ft.
Lot Size:	2.62 acres
Units:	22
Available:	1 unit / ±1,200 sq. ft.
Parking:	90 spaces
Zoning:	Scenic Highway Zone

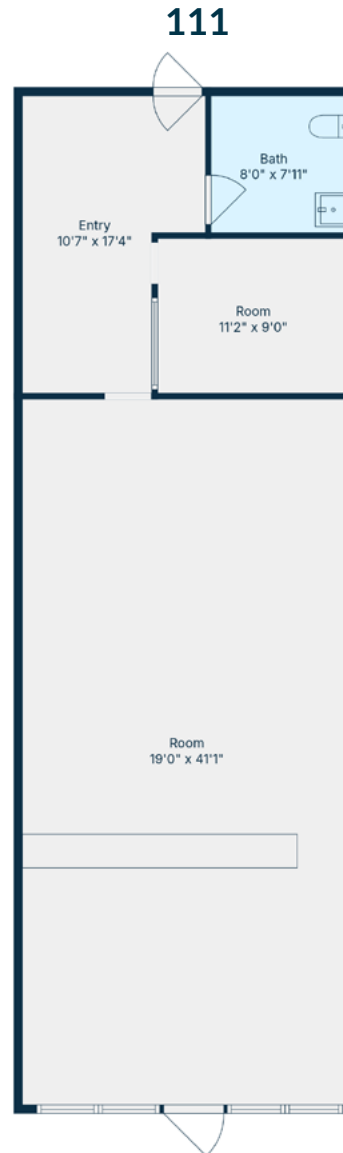
SITE PLAN

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40100 Washington Street, Bermuda Dunes, CA 92203

	Available
	Leased



Available	Sq. Ft.	Rate	Type	NNN
111	1,200	\$1.95/sq. ft.	NNN	Current NNN's are estimated at \$0.75/SF per month



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AERIAL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-mile	5-mile	10-mile
2025 Population	8,284	151,268	352,111
2025 Households	3,972	62,979	138,225
Median Household Income	\$81,470	\$89,979	\$87,559

*ADT=Average Daily Traffic



Logos for: TACO BELL, SHERWIN WILLIAMS, Bank of America, DEL TACO, MOTEL 6, COMFORT SUITES, SUN CITY PALM DESERT

Logos for: STATER BROS. MARKETS, 1STBANK, Walgreens, MARIO'S Italian Cafe, SUPERCUTS, Legends & Icons

Logos for: ARCO, McDonald's, Popeye's, BURGER KING, Starbucks, Chevron, CASTAÑEDA'S MEXICAN FOOD

Logos for: Auto Mall, KIA, FIESTA AUTO GROUP, Unicars, Honda, CHAVEZ JESSUP, Ford, TOYOTA, FIESTA, Quick Lane, Coachella Valley Volkswagen, Chrysler Dodge Jeep Ram, AUTO BODY

DESERT COUNTRY PLAZA
Logos for: WELLS FARGO, EoS, DESERT, Domino's, UPS, ANGELVIEW, HIBACHI 2 GO, TREK, T.N.T., EXECUTIVE, cups cafe, WOK, LA CASCITA, Oceana RESTAURANT

Logos for: Goody's, Mobil, LifeStorage

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BERMUDA DUNES PLAZA
Logos for: Carl's Jr., SUBWAY, THE WRAP SHACK, WING STOP, Juley Juley

YOUR ADVISOR



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