

# INDUSTRIAL SUITE FOR LEASE

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



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# PROPERTY OVERVIEW

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

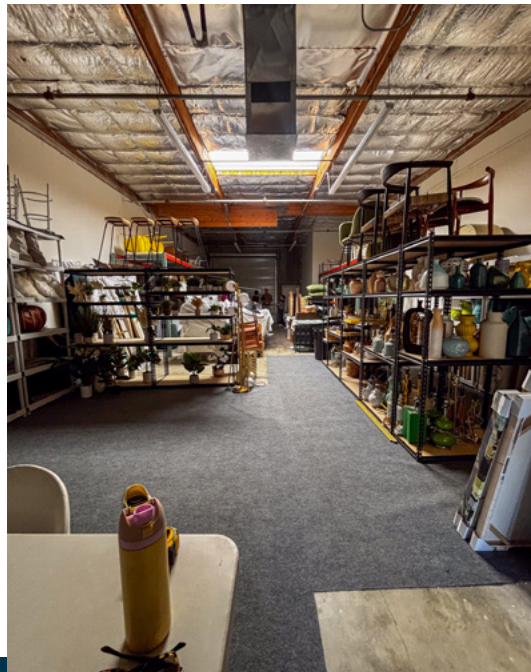
Wilson Meade is proud to offer industrial suites for lease located at 77-775 Jackal Drive, Palm Desert, CA 92211. Suite E is a  $\pm 1,765$  SF unit.

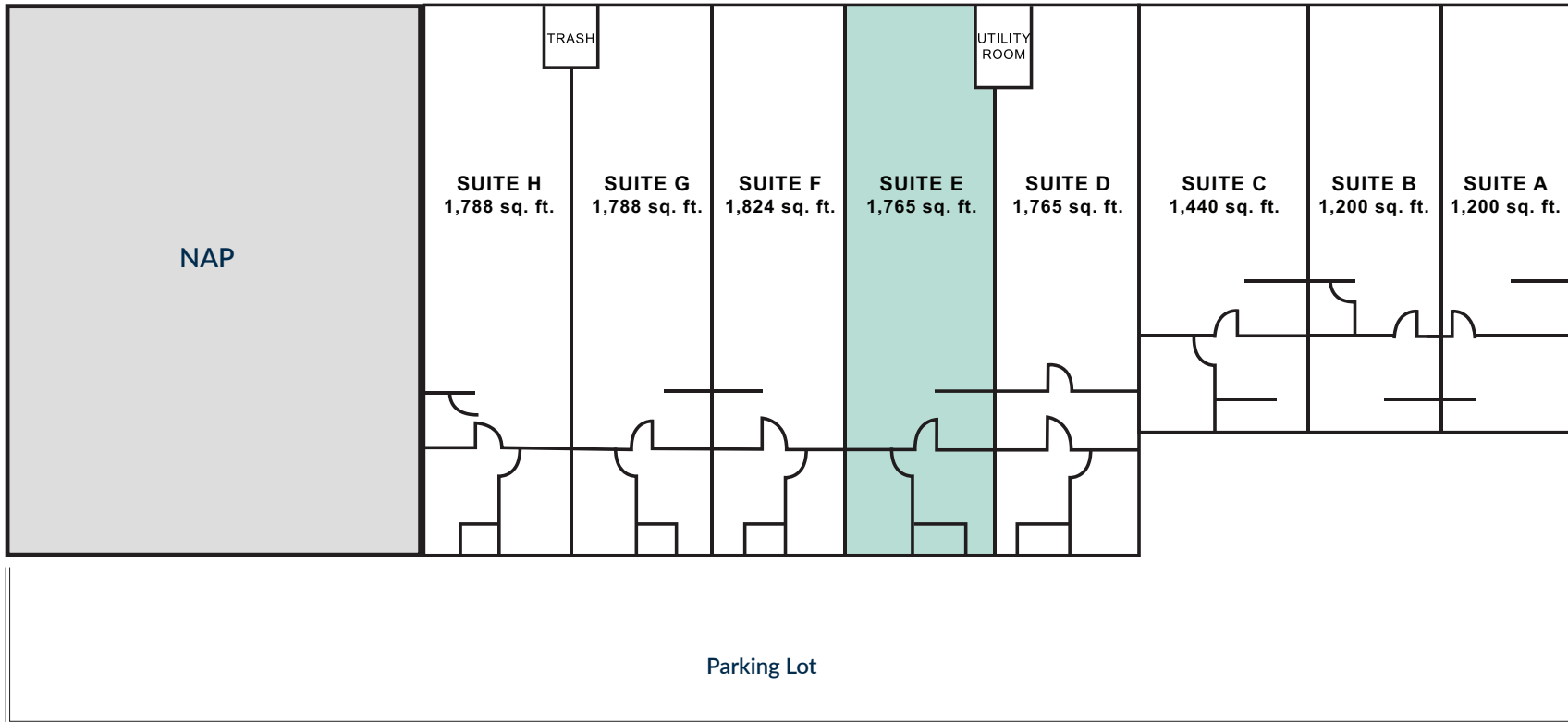
This unit has small offices, restrooms and majority being warehouse space with a 12' roll up door. The property is located just North of the I-10 freeway near the Washington Street exit. The property is located in the Manufacturing - Service Commercial Zoning (M-SC) of Riverside County which allows for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

## PROPERTY INFORMATION

Building Size:	$\pm 12,770$ SF
Available:	Now
Suite:	E
Available Size:	$\pm 1,765$ SF
Zoning:	Manufacturing-Service-Commercial (M-SC)



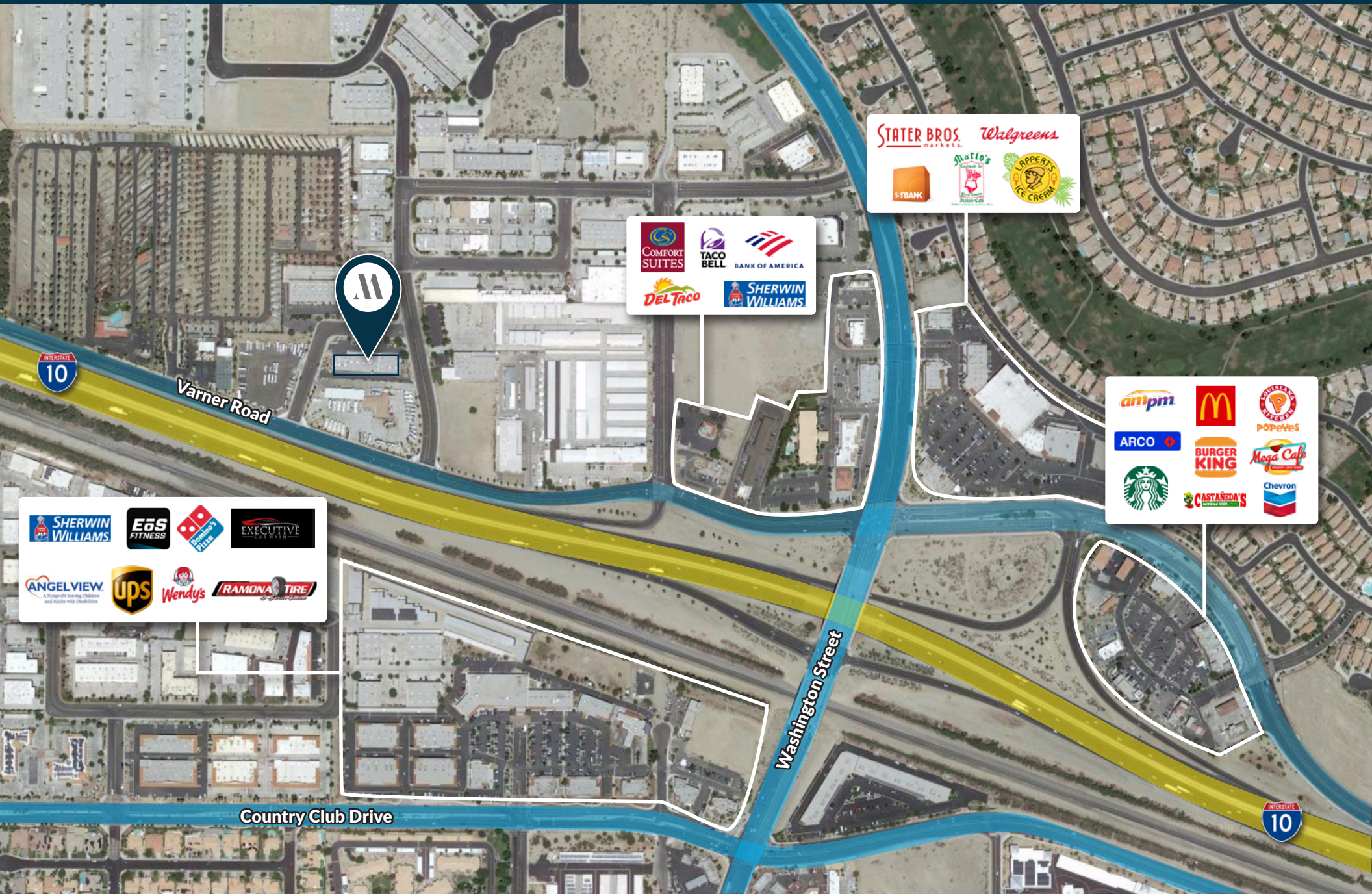




SUITE				
UNIT	SIZE	BASE RATE	TYPE	AVAILABLE
E	±1,765 SF	\$1.15/SF	NNN*	Now
*NNN are estimated at \$0.40/SF per month an paid in addition to the base rate each month.				

# AERIAL MAP

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



## WHY PALM DESERT?

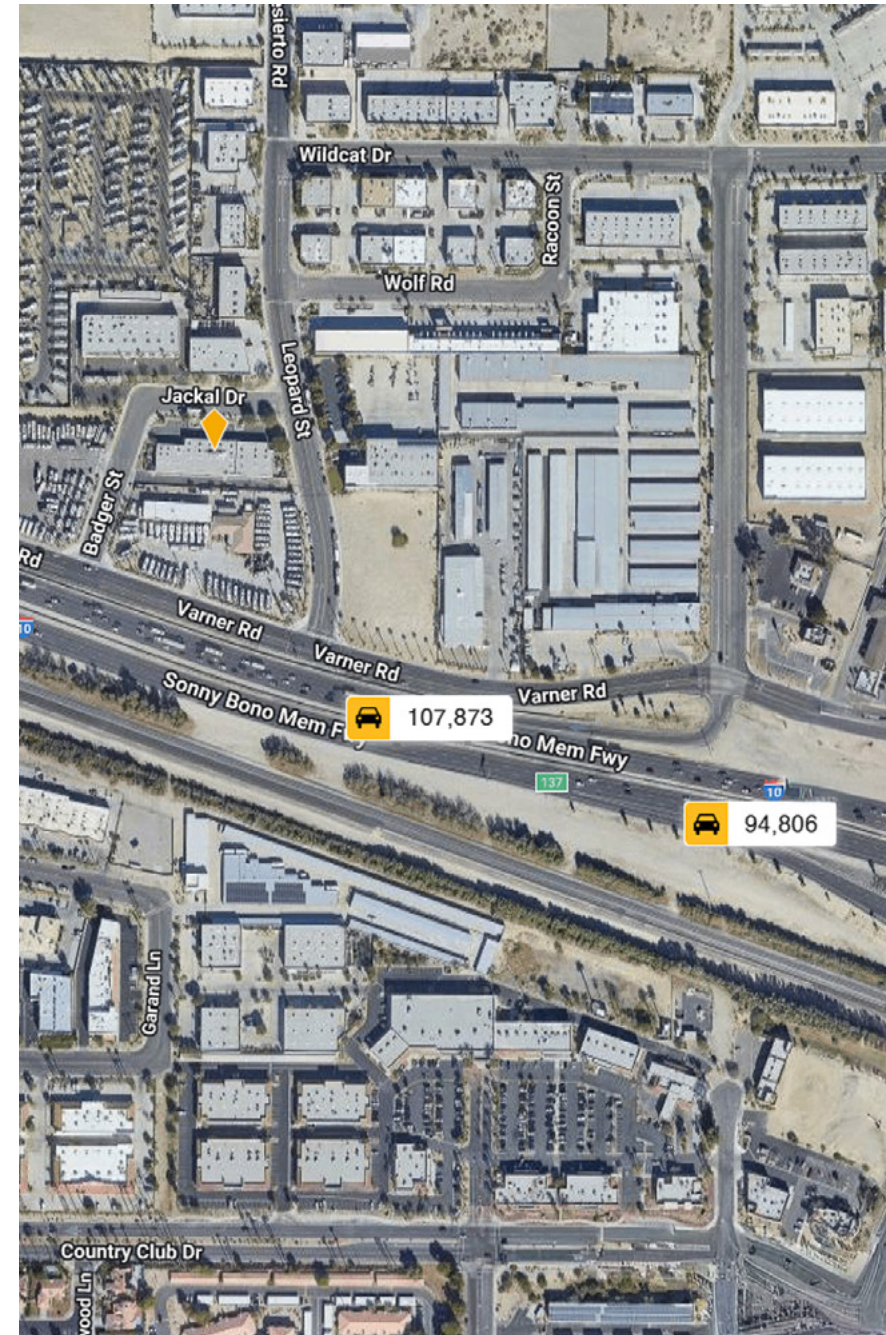
The property is located in Palm Desert, California which was incorporated in 1973. The city is known as the cultural and retail center of the Coachella Valley, and has been rated one the safest cities in Southern California.

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 ADVISOR



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## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

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 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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