

# EL PASEO OFFICE SPACE

THE GALLERIA, PALM DESERT



7311 EL PASEO #101,  
PALM DESERT

## FEATURES

- Newly renovated 3,248 SF office space located on prestigious El Paseo
- Ideal for professional office, law firm, or medical
- Amongst numerous upscale restaurants & shops
- Ample Parking
- Located in the “heart” of El Paseo’s shopping district
- Charming atmosphere with a European flare with scenic breezeways and heavily landscaped courtyards

**LEASE RATE: \$3.50/SF NNN**

## EL PASEO CORRIDOR



  
**Desert Pacific**  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE



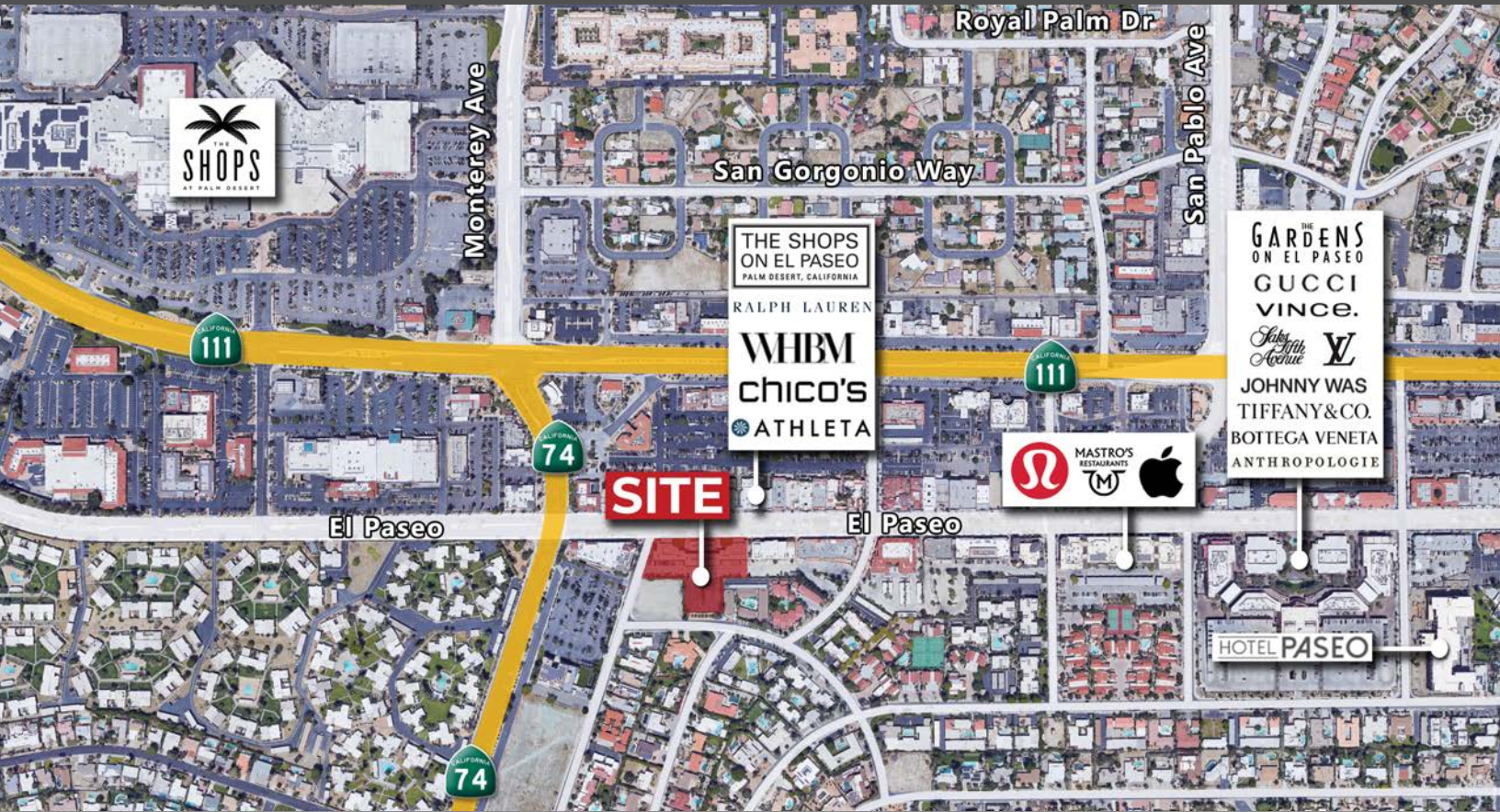
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# EL PASEO PRIME RETAIL/OFFICE SPACES

## AERIAL & SITE AMENITIES



### SITE AMENITIES

- **Location:** 73111 El Paseo, Palm Desert, CA 92260
- **Zoning:** Downtown District
- **General Plan:** Downtown
- **APN:** 627-232-006, 009
- **Parcel Size** (According to County Assessor's Information): 1.76 Acres
- **Total Building Size:** 26,857 SF
- **Tenancy:** Multi-tenant
- **NNN:** Approx. \$1.10/SF
- **Parking Ratio:** 4/1,000 SF
- **Year Built:** 1980
- **Comments:** Keenly located on El Paseo Drive, just east of Highway 74. The property is at the west end of the El Paseo shopping district. Known as the Rodeo Drive of the Desert, the El Paseo Shopping District is a unique outdoor nine-block shopping district filled with over 200 delightful discoveries such as upscale shops, art, fine dining, casual dining, and more!



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