ONE ELEVEN TOWN CENTER

±1,750 - ±6,010 SF SHOP SPACE AVAILABLE

44419 - 44491 Town Center Way, Palm Desert, CA 92260



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Presented By



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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.



PROPERTY OVERVIEW





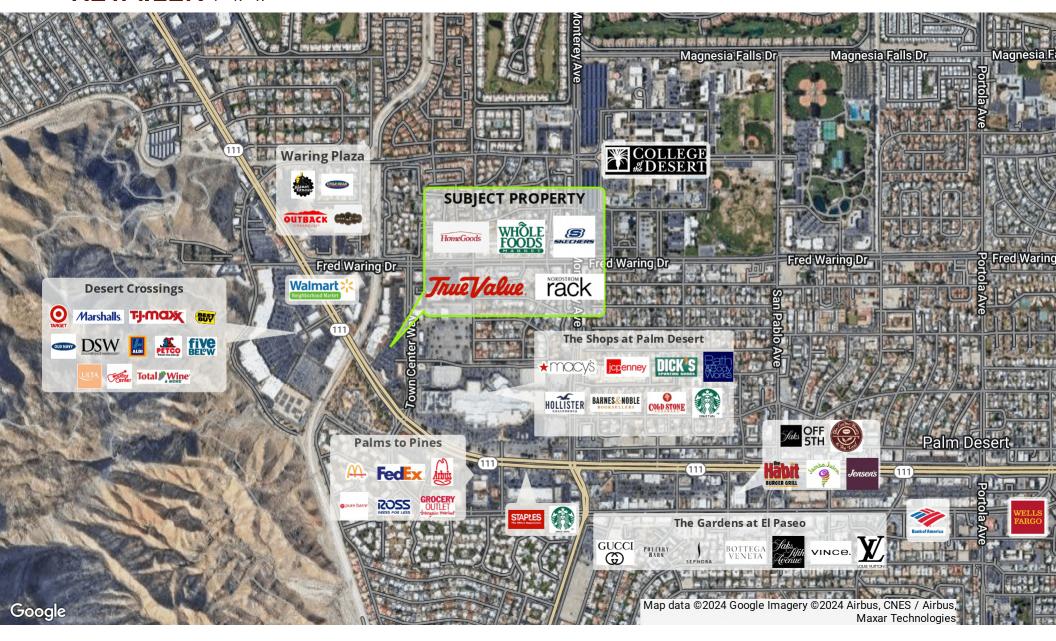
HIGHLIGHTS

- Valley's ONLY Whole Foods & Nordstrom Rack.
- Top tier tenant line up that includes, in part, Home Goods, True Value, Crumbl, Handel's Ice Cream, and Breakfast Republic.
- Located at the Main & Main of the Coachella Valley.
- Fronts on major thoroughfares, Highway 111, Fred Waring Drive and Town Center Drive across from Valley's only regional mall.
- Heart of the largest retail district in the Coachella Valley
- Surrounded by rooftops with a median household income exceeding \$130,000.
- Whole Foods ranked #3 of 143 stores in chain*.
- ±6,010 SF space available January 2025.





RETAILER MAP





SITE PLAN





NATIONAL CO-TENANTS









DEMOGRAPHICS

	3 miles	5 miles	7 miles
<u>POPULATION</u>			
2022 Total Population	41,002	67,178	136,914
2022 Median Age	51.5	54.4	49.4
2022 Total Households	19,838	33,449	62,890
2022 Average Household Size	2.0	2.0	2.2
INCOME			
2022 Average Household Income	\$104,718	\$125,690	\$107,330
2022 Median Household Income	\$75,292	\$79,645	\$73,606
2022 Per Capita Income	\$50,774	\$62,687	\$49,380
BUSINESS SUMMARY		The state of the s	
2022 Total Businesses	3,640	4,883	8,270
2022 Total Employees	39,488	51,010	79,089
		Total Value	
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