

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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# 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.









# SITE PLAN





# NATIONAL CO-TENANTS





# DEMOGRAPHICS

|                                | 3 miles   | 5 miles   | 7 miles   |
|--------------------------------|-----------|-----------|-----------|
| <b><u>POPULATION</u></b>       |           |           |           |
| 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       |
| <b><u>INCOME</u></b>           |           |           |           |
| 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  |
| <b><u>BUSINESS SUMMARY</u></b> |           |           |           |
| 2022 Total Businesses          | 3,640     | 4,883     | 8,270     |
| 2022 Total Employees           | 39,488    | 51,010    | 79,089    |

