

OFFERING MEMORANDUM

# FOUR TENANT HIGH STREET OPPORTUNITY IN PRESTIGIOUS PALM DESERT, CA LOCATION



# 73750

EL PASEO

Palm Desert, California 92260

CBRE



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CMPM 73750 El Paseo\_OM\_Rodriguez\_v08\_GH 12/29/25

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Robann's JEWELERS

H SPIRITS  
& WEAR

SPIRITS

73-7 El Paseo





# 01

## Investment Summary

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## THE OFFER

**CBRE and Steven Gordon are excited to present a unique investment opportunity: the acquisition of a fully leased multi-tenant retail property located at 73750 El Paseo, Palm Desert, California.**

This 5,604-square-foot building is situated on a 0.24-acre parcel in the Coachella Valley's most walkable and affluent shopping district. Constructed in 2010 and offered as a fee simple investment, the property features four retail tenants including The Libation Room, Earth Spirits Boutique, Robann's Jewelers and Dishwater Blonde Salon paying rents well below market rates, providing significant upside potential for investors. All of the tenant has been tenants in the property for over 10 years.

The property is conveniently located within one block of the Gardens Shopping Center and is surrounded by some of the area's top restaurants and jewelry stores, including Thai Smile, Ristoranti, Mamma Gina, Pizza Vino, Cafe Des Beaux-Arts, Sweet Basil, Leeds & Sons, Robann's Jewelers, and Brandon Boswell Diamonds.

The façade features distinctive architectural elements that harmoniously blend modern design with the classic charm of the El Paseo district, making it a standout property in the area. Furthermore, the city has invested in a complete remodel of the rear parking lot in the last two years, providing ample parking for both tenants and customers, further enhancing the building's appeal. This parking lot is the busiest in the area, with many businesses' main customer entrances facing it, including Pete Carlson's, Keedy's, Casuelas Café, and Koutouki Greek Estiatorio. The business activity generated from the rear parking lot rivals that of El Paseo itself.

Palm Desert is recognized as the cultural and retail center of the desert communities, just 14 miles (22 minutes) from Palm Springs, a city that draws approximately 1 million tourists annually. The region is undergoing significant growth and development. Notably, the newly opened Acrisure Arena, a major entertainment venue, is projected to attract even more visitors. Additionally, nearby Rancho Mirage is home to the Cotino, Storyliving by Disney project, a residential community that promises to enhance the region's appeal and attract additional residents and tourists.

This affluent community boasts some of the highest income levels in Southern California, supported by a strong base of wealthy residents and visitors. The area is also known for its celebrity residents, including numerous high-profile individuals—actors, musicians, and athletes—who are drawn to the luxury lifestyle and privacy that the desert offers.

The combination of high-income demographics, celebrity appeal, and ongoing development makes this property a prime investment opportunity in a highly desirable market. Don't miss your chance to acquire this exceptional asset in the thriving Palm Desert area.

**For further information, please contact  
CBRE or Steven Gordon.**



## INVESTMENT HIGHLIGHTS



### Prime Location on El Paseo

Located in the heart of Palm Desert's



### 100% Leased Stabilized Asset

The property is fully occupied by four retail tenants with average rents just above \$2.25 per square foot per month.



### Build From Foundation Up in 2010

The building was taken down to the foundation during a full renovation, ensuring it is in pristine condition with modern updates, making it an attractive option for tenants and investors alike.



### Architecturally Distinctive Façade

The building features unique architectural elements that blend modern design with the classic charm of the El Paseo district, enhancing its curb appeal and making it a standout property in the area.



### City-Owned and Maintained Parking

The city owns and maintains the parking lot directly behind the property, providing ample parking for tenants and customers without additional maintenance costs for the owner.



### Affluent Community with High Income Levels

Palm Desert is part of one of Southern California's wealthiest communities, attracting both residents and visitors with substantial disposable income, which drives strong retail demand.



### Celebrity Appeal

The area is home to numerous high-profile celebrities and affluent individuals who choose Palm Desert for its luxury lifestyle and privacy, further enhancing the prestige and demand for properties in this market.



### Proximity to Major Developments

Close to the newly opened Acrisure Arena and the Cotino, Storyliving by Disney project in nearby Rancho Mirage, both of which are expected to drive additional traffic and economic growth in the region.





**Discover El Paseo, the Coachella Valley's premier shopping destination. "Rodeo Drive" of the region. Explore a vibrant array of upscale retail options, all in one stunning location.**





ation, often referred to as the  
ailers and delectable dining

## LISTING HIGHLIGHTS

**\$3,000,000**

Asking Price

**\$179,268**

NOI (Year 1)

**5.98%**

Cap Rate (Year 1)

**5,604 SF**

GLA

**0.24 ACRES**

Land Area

**2010**

Year Built

**627-221-009**

APN

**FEE SIMPLE**

Ownership





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# 02

## Property Overview

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# PROPERTY SUMMARY

Rentable Building Area 5,604 SF

Acreage 0.24 AC (10,454 SF)

Year Built 2010

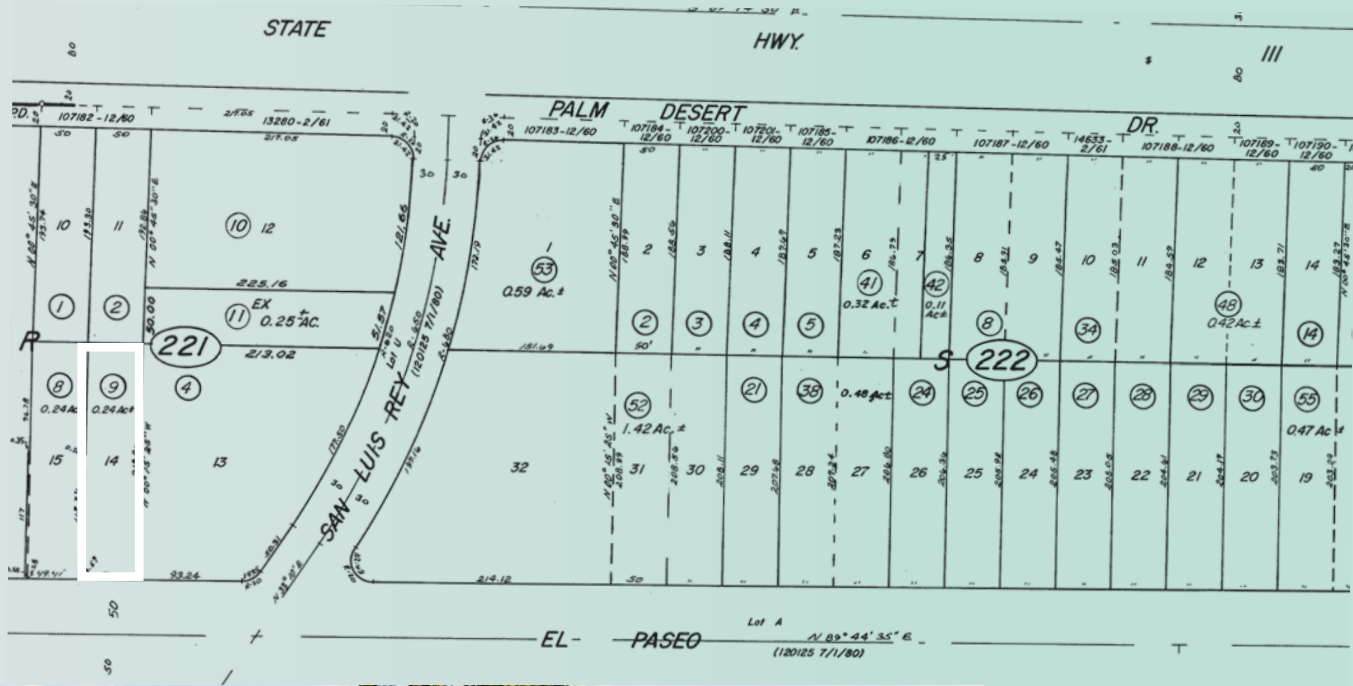
Parcel 627-221-009

Parking Stalls Parking is City Owned and Maintained





PARCEL MAP







# 73750

EL PASEO

EL PASEO



SAN LUIS REY AVE.





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# 03

## Area Overview

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## PALM DESERT OVERVIEW

Palm Desert is the home of the Living Desert Zoo and Gardens, a combination zoo and botanical garden featuring over 500 animals from 150 species over 80 acres. Palm Desert has metamorphosed from a sandy cove at the foot of the Santa Rosas into a sprawling shopping, entertainment, and recreation mecca. Catch a show at the McCallum Theatre, a state-of-the-art performance venue that has hosted some of the world's top entertainers, as well as touring Broadway acts; feed a giraffe (#goals) at the wonderfully wild Living Desert Zoo & Gardens, ranked one of the top zoos in the country; let inspiration strike while exploring public art along the city's famed shopping district, El Paseo; kick it into high gear on the Bump and Grind Trail (the 1,000-foot elevation gain pays off in breathtaking panoramic views); or play a round on an award-winning golf course.

There are around thirty golf courses throughout the city which has a long history with the sport. Palm Desert is home to hundreds of tennis courts, both public and private. Pickleball has also gained popularity throughout the region in the 2010s and 2020s. The city's first golf course and tennis club was Shadow Mountain in 1952, followed by Marrakesh in 1954, the Palm Desert Greens mobile home park golf course in 1961, and the Palm Desert Country Club in 1962. The latter, located five miles east of the original city, was formally annexed in 1992. The total number of golf clubs have made Palm Desert known as the "World's Golf Capital."

Desert Willow Golf Resort is the City Of Palm Desert's municipal golf course, and has two championship courses: Mountain View and Firecliff. It is associated with the Westin Desert Willow Resort at the golf course location. The Firecliff course is listed at No. 13 in Golf Magazine's 'Best Courses you can Play' 2010 list for California. In the late-1970s and 1980s, a spate of private golf clubs, destination resorts and hotels appeared in the northern half of Palm Desert, such as the four-star JW Marriott Desert Springs Golf Resort and Spa[15] in 1987 and the four-star Desert Willow Golf Resort in 2002. The city has over 30 hotels and 5,000 rooms, and lodging and hospitality is a major portion of the local tourist-based economy.





# DEMOGRAPHICS

	5 MINS	10 MINS	15 MINS
2024 Population - Current Year Estimate	14,601	14,601	14,601
2024 Median Age	49.3	60.1	57.1
2024 Avg. Household Income	\$110,733	\$127,377	\$133,130
2024 Owner Occupied Housing Units	3,435	15,282	32,828

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EL PASEO

# TRAFFIC COUNTS

43,947 ADT.

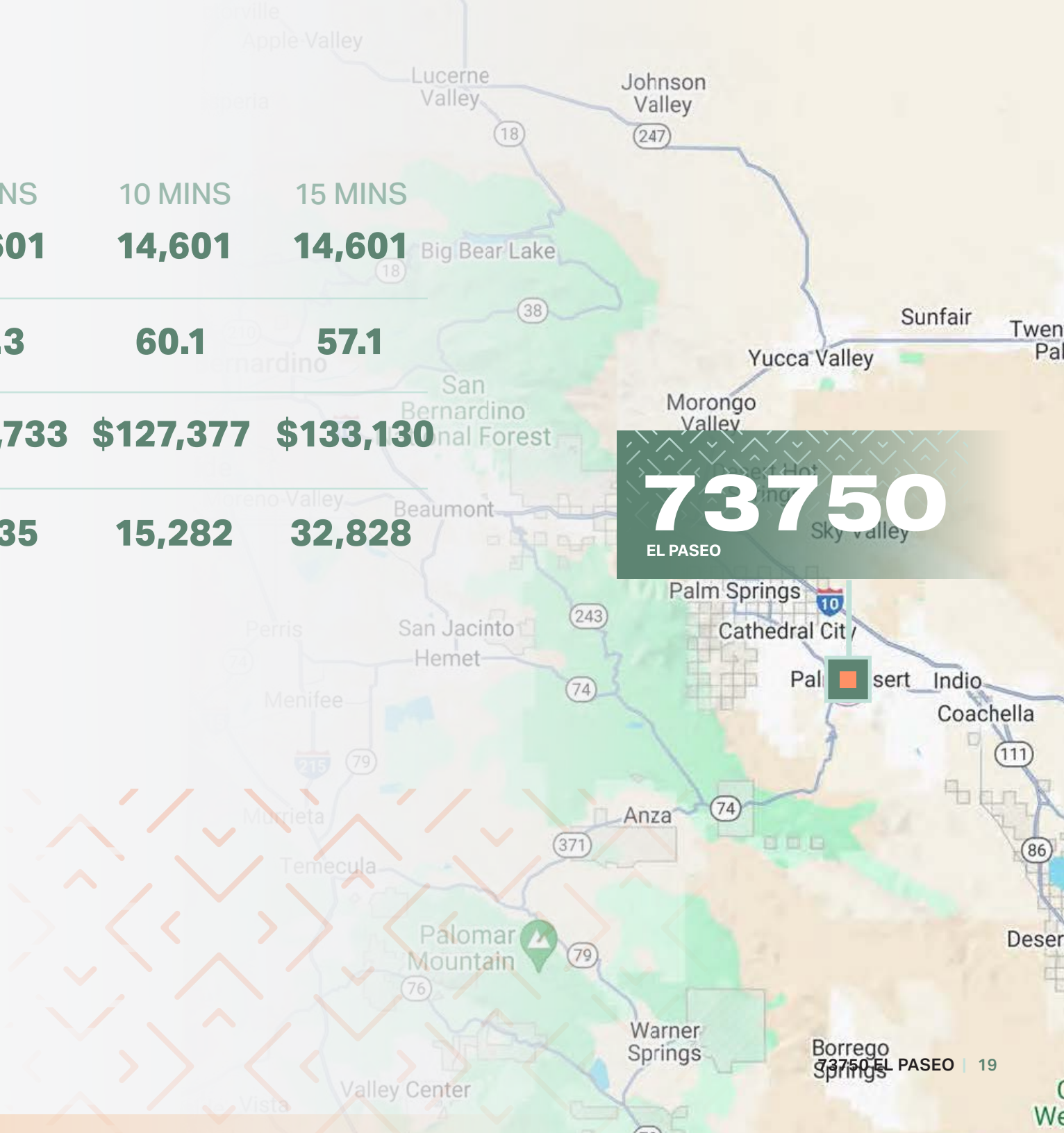
Highway 111

14,134 ADT

El Paseo

5,276 ADT

San Luis Ave.



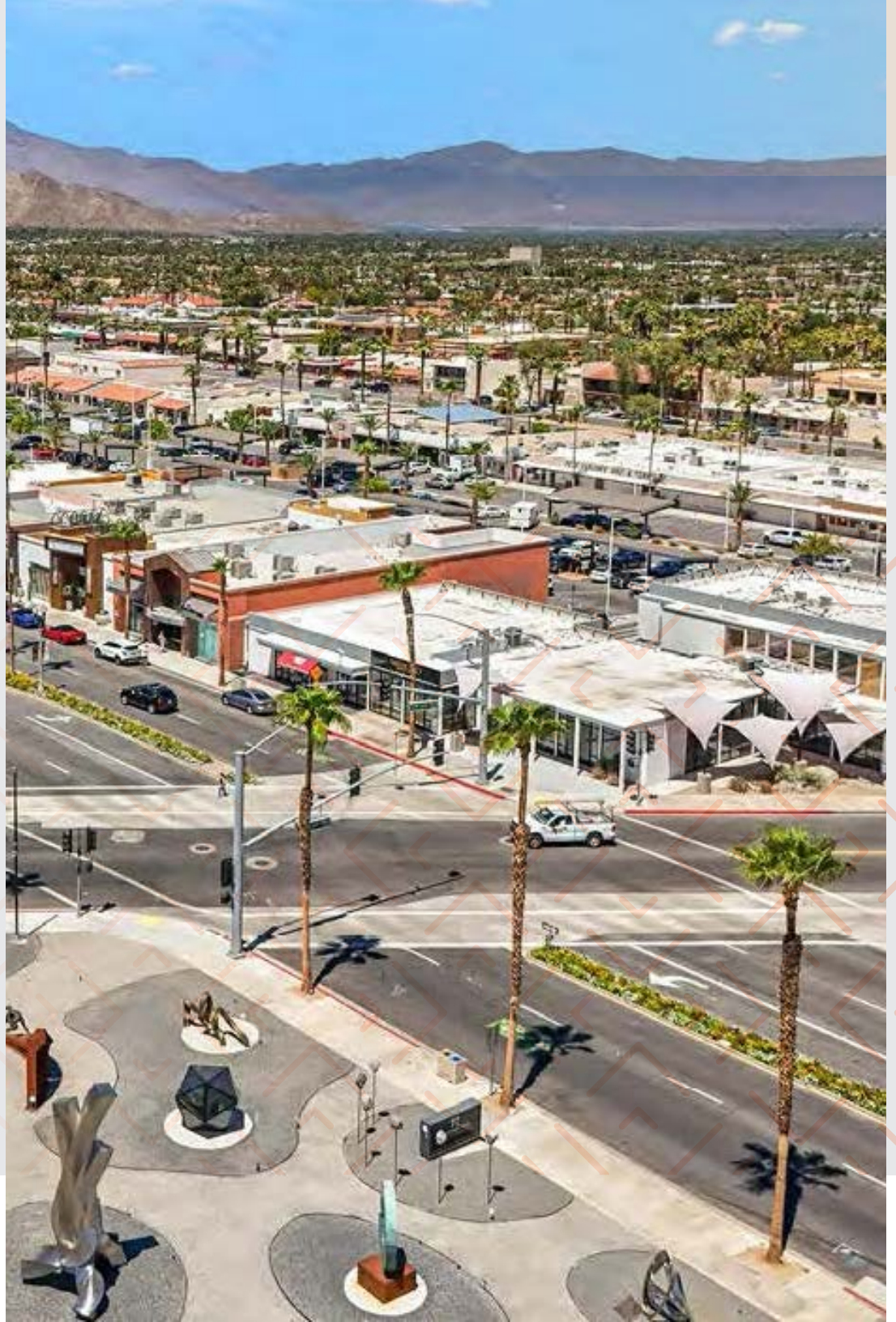


## EL PASEO SHOPPING DISTRICT

The El Paseo Shopping District combines leisure, luxury, and extravagance to form the ultimate Greater Palm Springs shopping experience. Add in opportunities for delicious dining and elegant design, and it's easy to spend the day acquiring unique finds, eating delightful meals, and enjoying the upscale vibe one expects when shopping in Greater Palm Springs.

Set against a stunning mountain backdrop, the El Paseo Shopping and Dining District in Palm Desert features over 300 fabulous shops. Visitors will also find more than a dozen restaurants, from casual cafes to the ultimate in fine dining, in a sophisticated, relaxed desert setting, and the new Hotel Paseo luxury boutique hotel, making El Paseo one of Greater Palm Springs' top shopping and entertainment destinations.

For the quintessential El Paseo shopping experience, gather with friends for a latte, lunch or glass of wine before or after exploring this scenic, sun-drenched boulevard. El Paseo offers an array of independent specialty boutiques and popular brand stores brimming with a wide variety of wardrobe and decorating essentials—from women's and men's apparel, shoes, accessories and fine jewelry to art, home décor and accents, gifts, and much more.







Discover the oasis-like setting of The Gardens on El Paseo, home to upscale retailer Saks Fifth Avenue, designer favorites like Louis Vuitton, Tiffany & Co, Eileen Fisher, and Johnny Was, as well as iconic emporiums Anthropologie, Pottery Barn, and Sephora, plus al fresco dining hotspots day and night. Steps away, El Paseo Village features a distinctive mix of retailers including a sizeable Apple store, and vibrant resort wear from Trina Turk.

Take a stroll or catch a free ride on the shaded El Paseo Courtesy Cart to experience The Shops on El Paseo the west end of Palm Desert's famed shopping district where you'll find luxury retailers like Ralph Lauren, Summer Colony Living, Chico's and Grayse among others. Dining favorites include Kitchen 86 + Bar, Daily Grill, Porta Via, and Eddie V's Prime Seafood.

Art enthusiasts will find creative inspiration around every corner at several art galleries and rotating sculpture exhibitions that grace the median. And, El Paseo plays host to spectacular annual events throughout the year including Fashion Week El Paseo, Palm Desert Food & Wine Festival, and the Palm Desert Golf Cart Parade.







california  
pizza kitchen

LAUREN  
RALPH LAUREN

STUART  
WEITZMAN

ESCADA  
chico's  
*Soma*

THE CO  
& TEA L

74

El Paseo

Palm Desert Dr

Sage Ln

El Paseo

El Paseo Rd

Ocotillo Dr

*Brighton*  
WHITE | BLACK  
HOUSE | MARKET

Savory  Spice

J. McLaughlin



PANDORA new balance

Lupine Ln

b  
kat  
LUC  
BANA

ST JOHN  
GUCCI  
DAILY GRILL®

Tumbleweed Ln



FREE BEAN  
EAF™



Diane's  
BEACHWEAR

Palm Desert Dr S

Maison Felice  
Leeds & Son

73750

EL PASEO

eebe  
e spade  
KY ♣ BRAND  
ANA REPUBLIC



San Pablo Ave

Shadow Lake Dr

Shadow Mountain Dr

ANN TAYLOR **sammys**  
WILLIAMS SONOMA TIFFANY & CO.  
SEPHORA ANTHROPOLOGIE  
J.CREW *Saks Fifth Avenue*  
LOUIS VUITTON **SULLIVAN'S** PACIFICA  
STEAKHOUSE  
POTTERY BARN T E S L A

Ave





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# 04

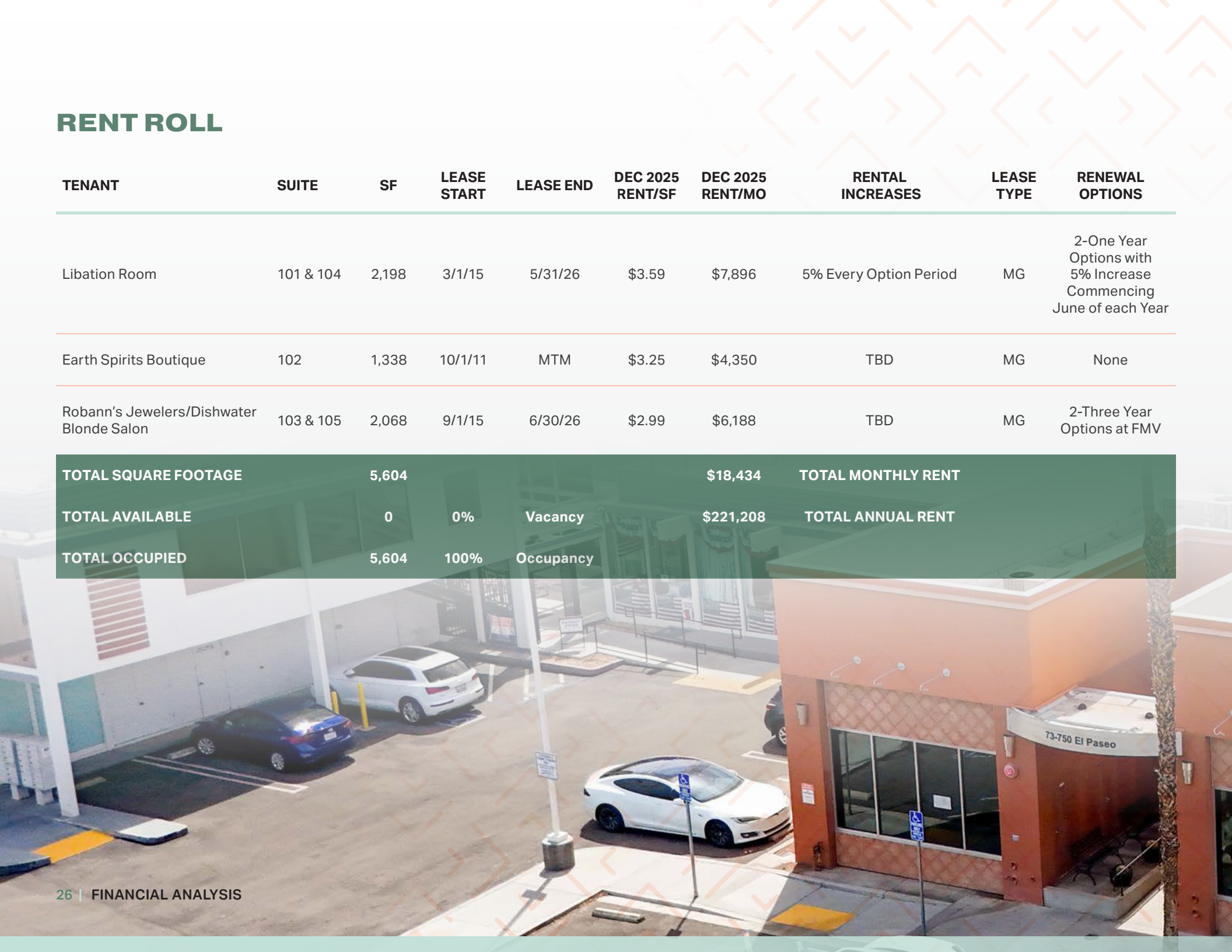
## Financial Analysis

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## RENT ROLL

TENANT	SUITE	SF	LEASE START	LEASE END	DEC 2025 RENT/SF	DEC 2025 RENT/MO	RENTAL INCREASES	LEASE TYPE	RENEWAL OPTIONS
Libation Room	101 & 104	2,198	3/1/15	5/31/26	\$3.59	\$7,896	5% Every Option Period	MG	2-One Year Options with 5% Increase Commencing June of each Year
Earth Spirits Boutique	102	1,338	10/1/11	MTM	\$3.25	\$4,350	TBD	MG	None
Robann's Jewelers/Dishwater Blonde Salon	103 & 105	2,068	9/1/15	6/30/26	\$2.99	\$6,188	TBD	MG	2-Three Year Options at FMV
TOTAL SQUARE FOOTAGE		5,604				\$18,434	TOTAL MONTHLY RENT		
TOTAL AVAILABLE		0	0%	Vacancy		\$221,208	TOTAL ANNUAL RENT		
TOTAL OCCUPIED		5,604	100%	Occupancy					





# OPERATING EXPENSES

ANNUALIZED OPERATING DATA	DEC. 2025
Scheduled Gross Income (SGI)	\$221,208
Insurance Reimbursement	\$2,144
Utility Reimbursement	\$1,007
Total Operating Income	\$224,359
Total Operating Expenses	(\$45,092)
Net Operating Income	\$179,268
PURCHASE PRICE	\$3,000,000
CURRENET	5.98%

OPERATING EXPENSES	AMOUNT
Proposed Taxes (1.1%)	(\$30,516)
Insurance	(\$5,180)
Repairs & Maintenance	(\$350)
Landscape	(\$50)
Porter Service	(\$100)
Fire Alarm	(\$556)
Water	(\$1,815)
Electricity	(\$525)
Management	(\$6,000)
TOTAL EXPENSES	(\$45,092)





# 73750

## EL PASEO

Palm Desert, California 92260

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