

# ARCHITECTURAL ICON FOR SALE

MIDCENTURY MODERN GEM ON EL PASEO

74010 El Paseo Palm Desert, CA 92260



**SALE PRICE \$3,900,000**

**Michael Lyle**  
(760) 774-6533  
CalDRE #02002995

**Brian Ward**  
(760) 333-7878  
CalDRE #01212003

**Steve Lyle**  
(760) 578-9927  
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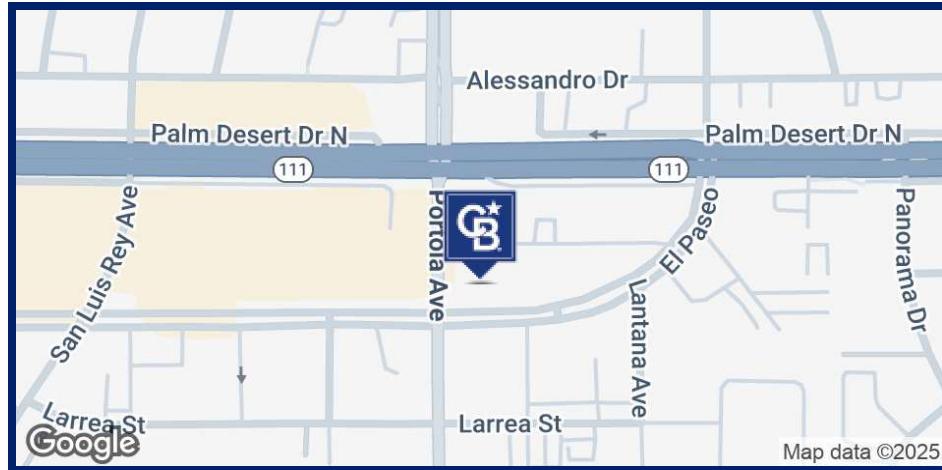


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LYLE & ASSOCIATES,  
LP

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### OFFERING SUMMARY

Sale Price:	\$3,900,000
Building Size:	10,627 SF
Sale Price/SF:	\$367/SF
Year Built:	1978
Lot Size:	40,496 SF (0.94 AC)
APN #:	625-111-023, 625-111-024
Zoning:	Downtown (D)

### PROPERTY HIGHLIGHTS

- Iconic, eye-catching mid-century modern architecture will bring great awareness to any business in this former national bank branch with drive-thru.
- One-of-a-kind construction of exposed aggregate concrete and steel truss beams creates an expansive, open interior.
- Prime fully signalized El Paseo corner location at Portola Avenue with outstanding multiple signage opportunities.
- Rare, abundant 39-space parking lot adjacent to the building's east entrance.
- Downtown district zoning allows retail, office, medical, galleries, fitness, and other creative uses.
- 5,678 SF first floor & 4,949 SF second floor with elevator.

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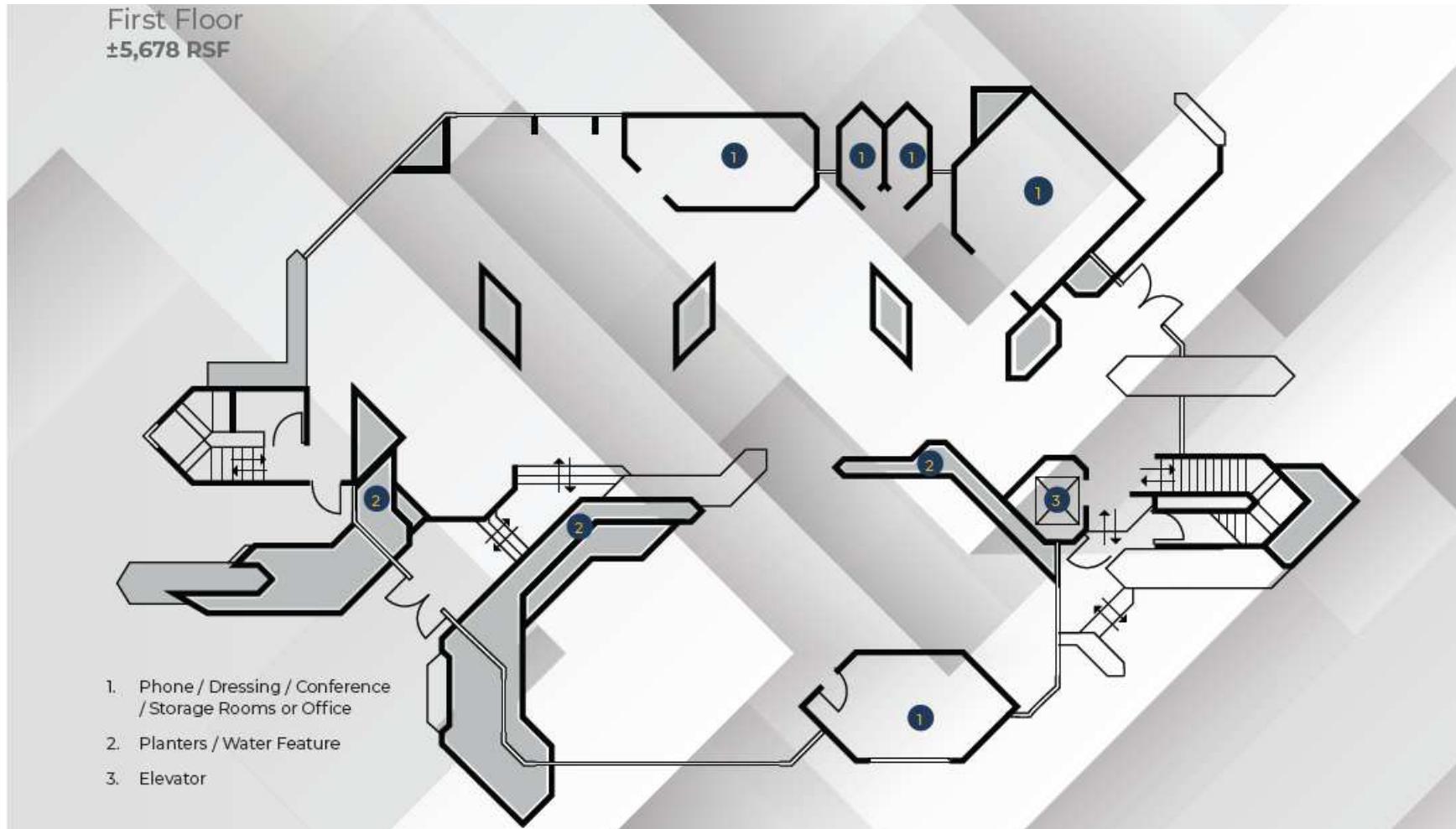
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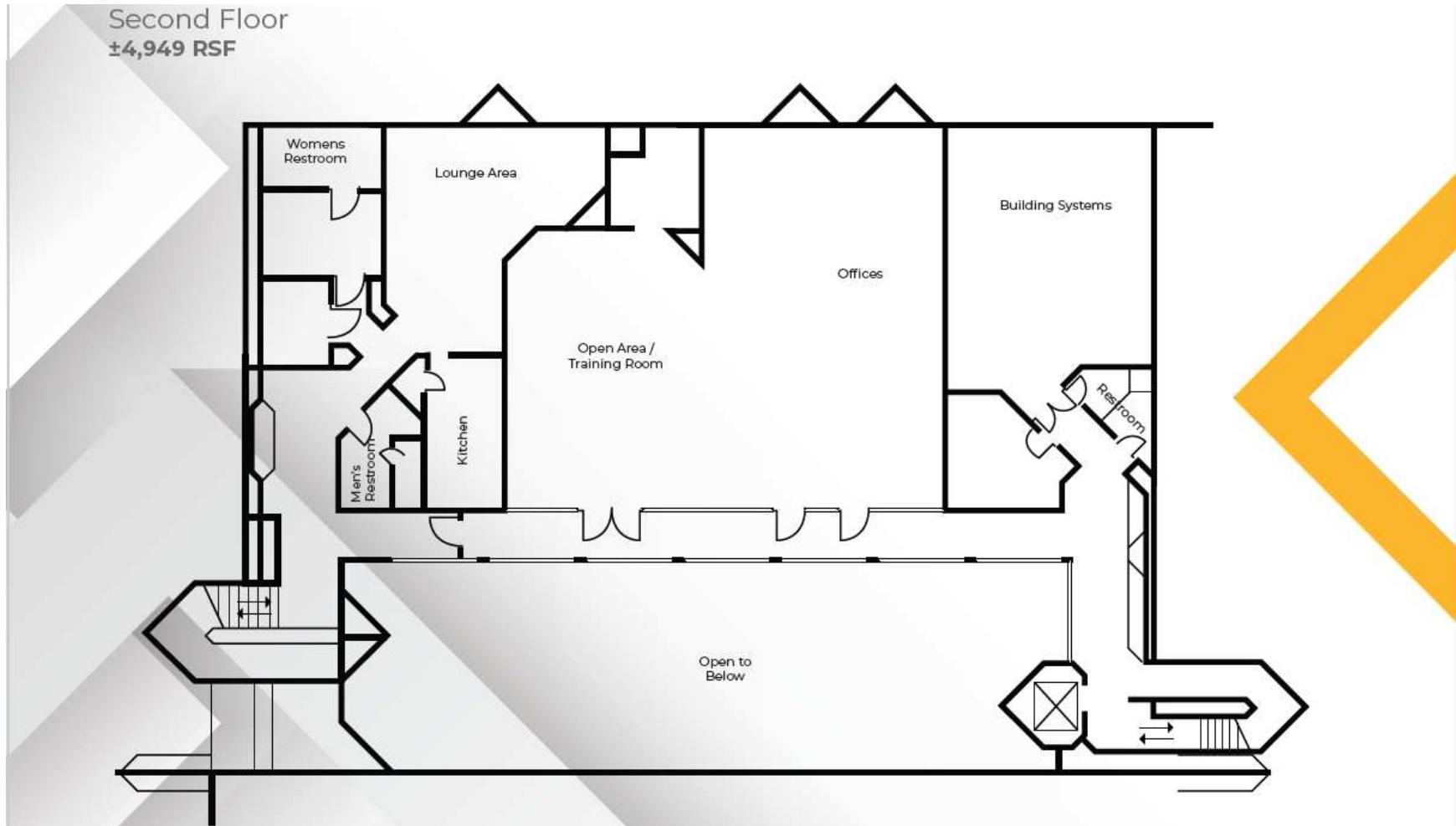


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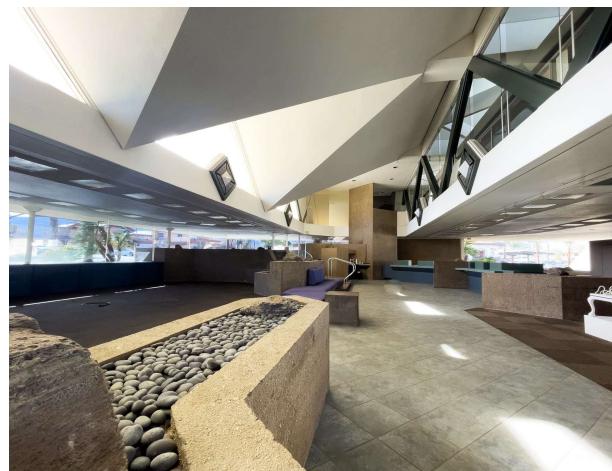


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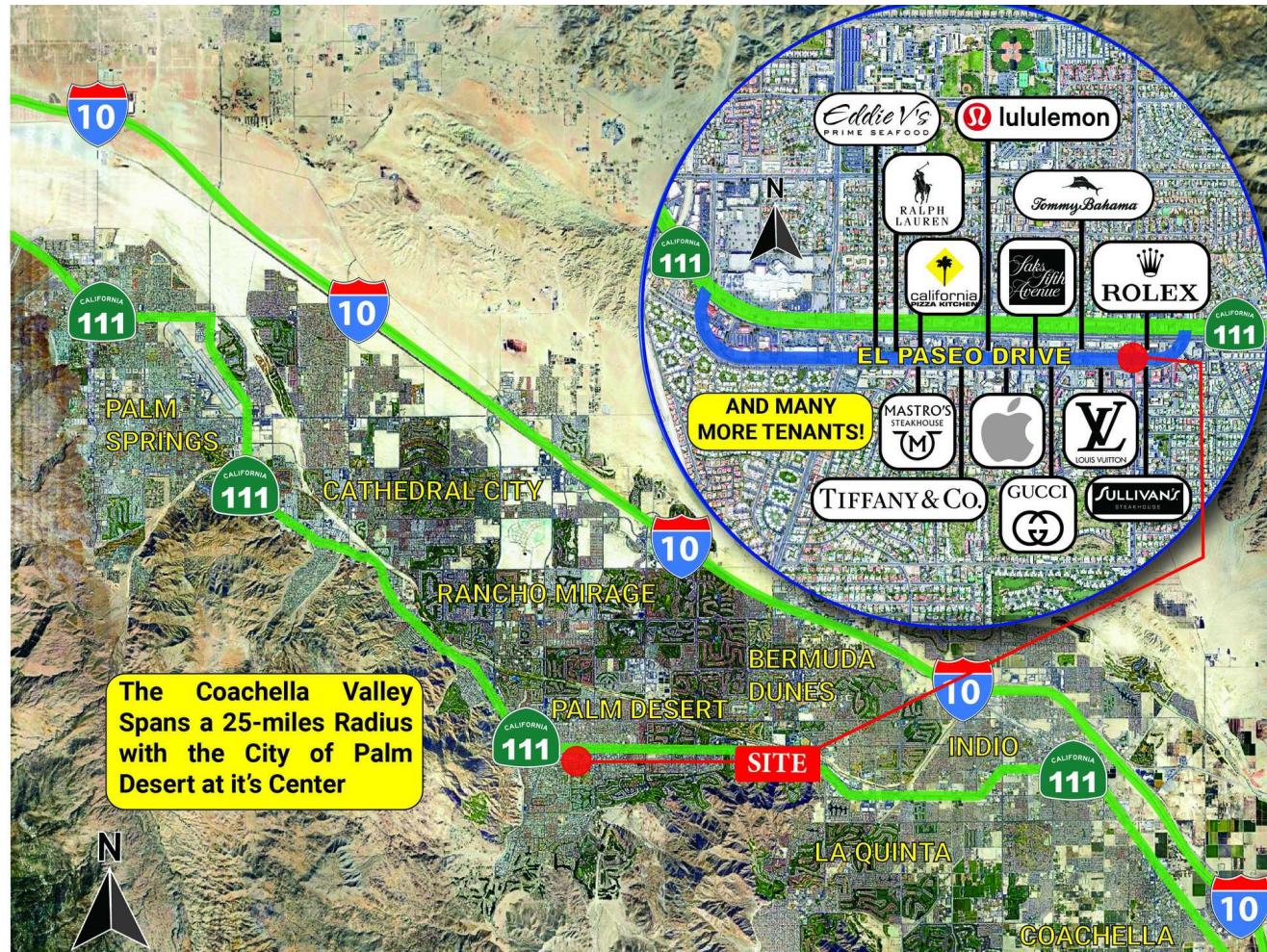
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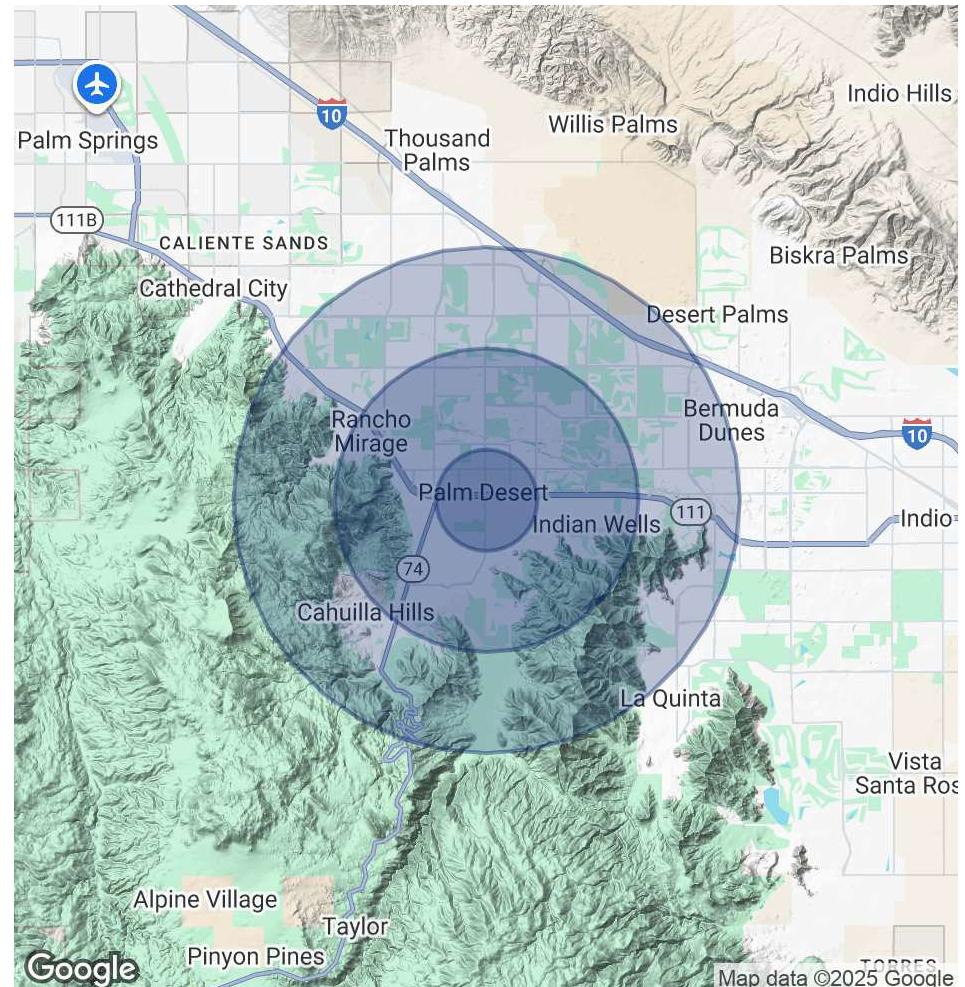
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,016	42,445	79,428
Average Age	45.8	52.9	53.7
Average Age (Male)	45.2	51.8	52.9
Average Age (Female)	47.9	54	54.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,062	31,138	60,558
# of Persons per HH	2	1.4	1.3
Average HH Income	\$67,046	\$66,701	\$65,472
Average House Value	\$289,249	\$431,859	\$450,716

2020 American Community Survey (ACS)



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