

EL PASEO RETAIL/OFFICE SPACE

THE GALLERIA, PALM DESERT



7311 EL PASEO
PALM DESERT

FEATURES

- 409 SF to 11,494 SF available
- Ideal for professional office, law firm, or medical
- Amongst numerous upscale restaurants & shops
- Ample Parking
- Elevator Served
- 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: \$2.90 - \$5.70/SF

GREAT VISIBILITY ON EL PASEO



3/12/25 JC



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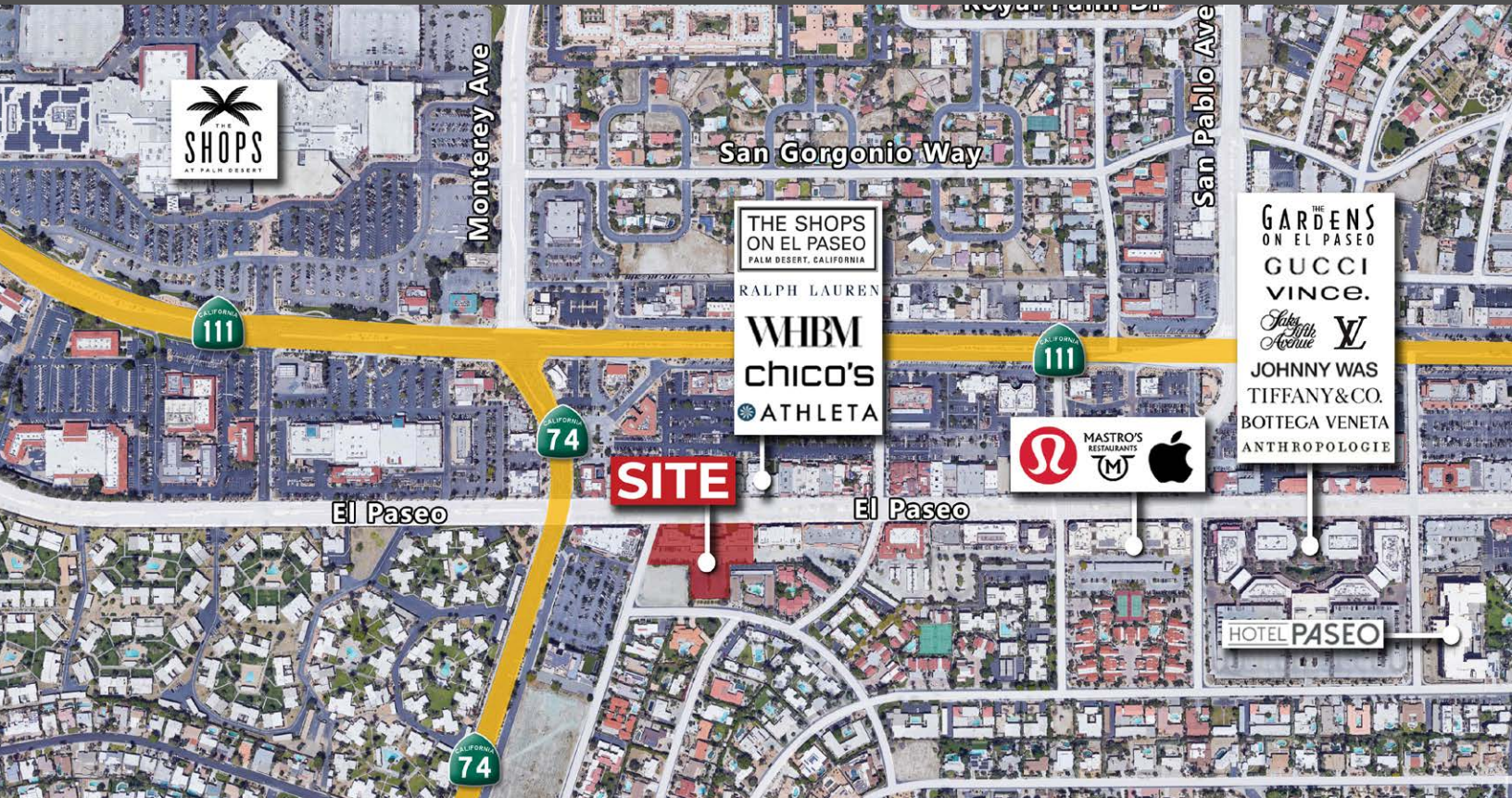
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EL PASEO PRIME RETAIL/OFFICE SPACES

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
- **Parking Ratio:** 4/1,000 SF
- **Year Built:** 1980
- **Lease Type:** Suite 101/102: NNN (Approx. \$1.10/SF)
Suites 105-207: Modified Gross
- **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!

AVAILABLE SUITES

Suite No.	Size	Lease Rate
101/102	3,248 SF	\$11,368 (\$3.50/SF) NNN
105A	1,476 SF	\$8,413.20 (\$5.70/SF)
105B	1,258 SF	\$ 7,170.60 (\$5.70/SF)
106A LEASED	576 SF LEASED	-
106B LEASED	985 SF LEASED	-
201	1,467 SF	\$4,254.30 (\$2.90/SF)
203 LEASED	409 SF LEASED	-
204 LEASED	960 SF LEASED	-
205	912 SF	\$2,872.80 (\$3.15/SF)
206	1,135 SF	\$3,291.50 (\$2.90/SF)
207	1,998 SF	\$7,992.00 (\$4.00/SF)
208 LEASED	970 SF LEASED	-

DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi
2021 Population	10,818	70,351	289,486
Avg. HH Income	\$79,360	\$111,809	\$98,907
No. of Households	4,528	33,263	113,766



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.