

EL PASEO OFFICE SPACE

THE GALLERIA, PALM DESERT

73111 EL PASEO #101 & 102,
PALM DESERT

FEATURES

- Newly renovated 3,248 SF office space located on prestigious El Paseo
- Suite is comprised of 9 offices, 1 conference room, 2 restrooms, and breakroom with kitchen
- Ideal for professional office, law firm, or medical
- Amongst numerous upscale restaurants & shops
- Ample Parking
- 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: \$3.50/SF NNN

GREAT VISIBILITY ON EL PASEO



8/9/24 LO



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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
- **NNN:** Approx. \$1.10/SF
- **Parking Ratio:** 4/1,000 SF
- **Year Built:** 1980
- **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!



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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.