

RETAIL PARCEL - GROUND LEASE AVAILABLE

## THE VILLAGE AT UNIVERSITY PARK RETAIL CENTER

COOK STREET & GERALD FORD DRIVE | PALM DESERT, CA



- Approximately 30,000 SF parcel (244' x 123')
- Improved retail pad near Acrisure Arena - home of the Coachella Valley Firebirds and world renowned concert performances and sporting events
- Join Roc's Firehouse Grill, Bucatini, Pueblo Viejo, Billy Q's and other restaurants/retailers at The Village University Park
- In the heart of North Palm Desert's housing boom with over 1,700 recently constructed, under construction or being entitled
- Owner may Build To Suit



ANYTIME FITNESS



CHEF KK



OWNED BY



Maggie Montez  
mmontez@leedesert.com  
760.346.2520  
LIC #01070683

Fabio Ceresa  
fceresa@leedesert.com  
Mobile: 760.218.0103  
Office: 760.346.2522  
LIC #01304059

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



RETAIL PARCEL - GROUND LEASE AVAILABLE  
**THE VILLAGE AT UNIVERSITY PARK RETAIL CENTER**  
 COOK STREET & GERALD FORD DRIVE | PALM DESERT, CA



**AERIAL**



**2025 DEMOGRAPHICS**

	3 MILES	5 MILES	10 MILES
Population	33,821	108,396	328,709
Households	16,779	52,167	137,379
Avg. HH Income	\$139,200	\$146,224	\$134,169

OWNED BY



**Maggie Montez**  
 mmontez@leedesert.com  
 760.346.2520  
 LIC #01070683

**Fabio Ceresa**  
 fceresa@leedesert.com  
 Mobile: 760.218.0103  
 Office: 760.346.2522  
 LIC #01304059

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.