

FOR SALE

73965 HIGHWAY 111, PALM DESERT, CA 92260

PRICE: ~~\$1,499,000~~ PRICE REDUCED! \$1,375,000



NOEL F. RAMOS

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ABOUT THE PROPERTY

Ideal opportunity for an owner/user. This is a commercial building with frontage to Highway 111 with access from either the frontage road on the north or through the common area parking lot located at the south that is maintained by the City of Palm Desert. The back parking area has been renovated featuring covered parking, lights, EV charging stations, new pavement, and the re-striping of the parking spaces. Located at the SWC of Highway 111 and Portola Avenue, one of the busier intersections in the Coachella Valley. The target audience are owner/users seeking their own building on Highway 111 in Palm Desert.

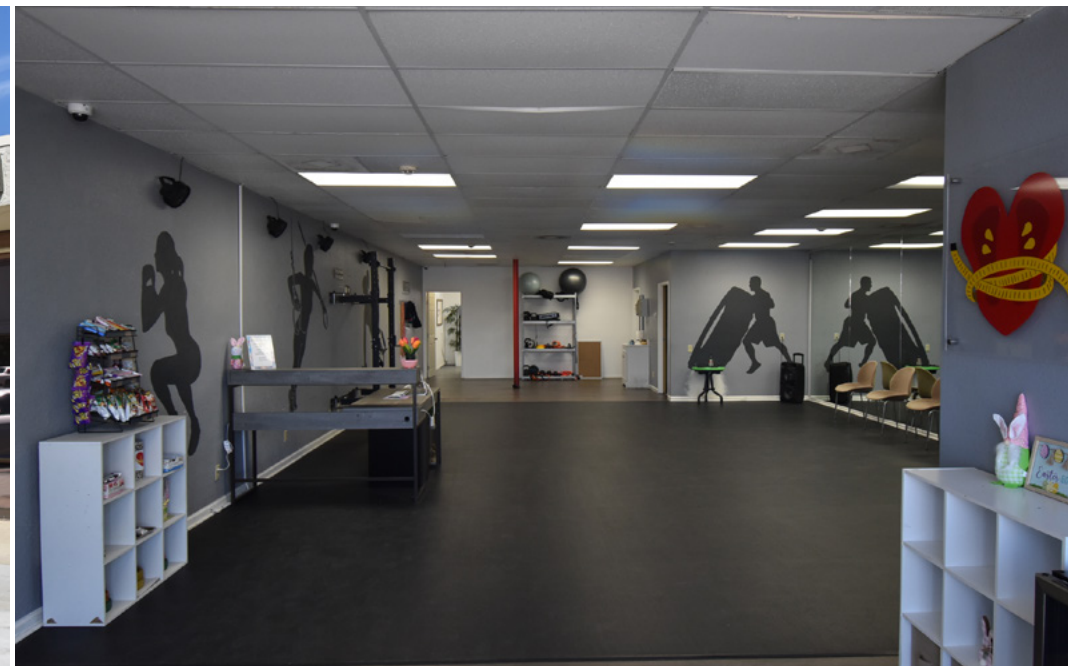
- » Ideal for an owner/user seeking a commercial building on Highway 111
- » The back street is El Paseo Drive
- » ±1,975 SF is available for an owner/user
- » Highway 111 is the main corridor for the Coachella Valley
- » The building is next to Portola Avenue, one of two roadways to affluent South Palm Desert

Sale Price:	\$1,375,000 \$1,499,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Size:	4,630 SF
Year Built:	1956
Parking Ratio:	35 Spaces (7.56/1,000 SF)
Zoning:	D-O. Downtown Core Overlay - Allowed uses are art galleries, clothing and apparel, furniture and furnishings, jewelry, spa services, luggage, liquor, medical, office and retail.
Frontage:	66 ft. on Hwy 111



PHOTOS

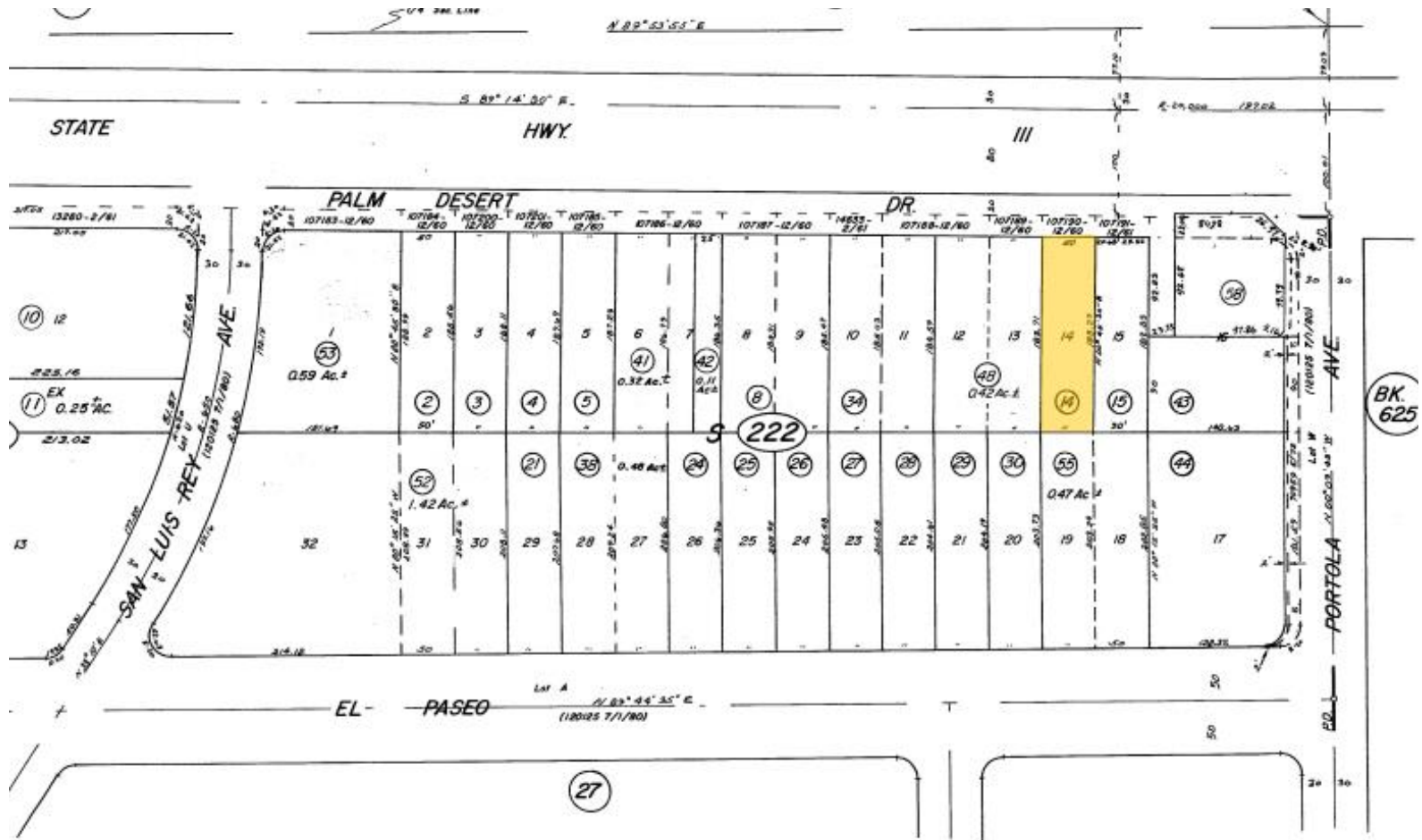
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Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.



DEMOGRAPHICS

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	1-mile	5-mile	10-mile
Population	14,326	111,236	343,593
Households	6,138	53,142	141,123
Median Household Income	\$70,889	\$95,369	\$88,044
Average Daily Traffic	Hwy 111 and Portola Avenue E 38,602		

AERIAL MAP

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RIVERSIDE COUNTY

Riverside County has available land for building construction that is generally not available in the neighboring coastal communities and urban metropolis. The entry point for purchasing land is typically 50-65% lower in our region than in the Los Angeles/South Bay area!

Riverside County is located in Inland Southern California to the east of Orange County, north of San Diego and Imperial counties, and south of San Bernardino and Los Angeles Counties. It is the fourth largest county in California, and is home to diverse geographic features including deserts, forests and mountains, as well as rich biological resources.

There are 28 incorporated cities within Riverside County, large areas of unincorporated land and several Native American tribal entities. Over 86% of the county is unincorporated land.

Riverside County offers businesses the unique combination of location within a marketplace of 22 million + Southern California customers, easy access to main east/west and north/south transportation routes, trained large and diverse workforce, a reasonable cost of living and business-friendly environment, a global perspective, and the lowest net cost of doing business in Southern California.



PALM DESERT, CA

Palm Desert is the heart of California's Coachella Valley. Palm Desert's outstanding quality of life offers residents and visitors of all ages a wide array of recreational, educational, shopping, housing, and entertainment opportunities as well as arts and cultural activities and world-class events in a uniquely beautiful desert environment. This premier resort destination is a thriving, safe, and sustainable community that attracts innovative employers by virtue of its diverse, highly qualified workforce and synergistic business, civic, and educational partnerships.

YOUR ADVISOR



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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