

# SALE

## GRAPEVINE PLAZA

73640 El Paseo Palm Desert, CA 92260



### LOCATION OVERVIEW

Located on the northeast corner of El Paseo and Larkspur Lane.

**Rob Wenthold**  
760 641 7602  
rwenthold@dc.rr.com  
CalDRE #01153834



**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP



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### PROPERTY DESCRIPTION

GRAPEVINE PLAZA .... Available For Sale for the first time in many years! This is truly a unique opportunity to acquire a landmark Property on the corner of El Paseo and Larkspur Lane, across from The Gardens in the "Heart" of El Paseo's Shopping, Dining and Entertainment District! This multi-use, eclectic Property has been a Palm Desert icon for many years and will remain an integral part of the El Paseo experience for many years to come! Providing unobstructed street frontage on one of the busiest corners of El Paseo with ample on-street front parking and abundant private rear parking, this Property historically operates at 100% occupancy. Adjacent to many world-renown Retailers, numerous trendy Restaurants/Lounges, multiple Resorts/Boutique Hotels and several elite neighborhoods, this Property contains a synergistic mix of long-term, successful tenants, including Café Des Beaux-Arts Restaurant, Lumpy Bunny Children's Store, Sophia's Shoe Salon, Wayne's Collection Women's Wear, Valley View Dental, The Sandy Mane Salon and Engel & Volkers Real Estate!

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### OFFERING SUMMARY

Sale Price:	\$7,500,000
Number of Units:	10
Lot Size:	0.86 Acres
Building Size:	11,023 SF
Zoning:	C1SP
APN:	627-212-005



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### RENT ROLL

Suite	Tenant Name	SF	Monthly Rent	Lease Start	Lease End	Rent Escalations
1& 4	Café Des Beaux-Arts	1,630	\$7,826.55	10/01/1993	09/30/2029	10/01/2024 - \$8,061.35 10/01/2025 - \$8,303.19 10/01/2026 - \$8,552.29 10/01/2027 - \$8,808.86 10/01/2028 - \$9,073.13 10/01/2029 - 10-Year Option at Market Rent
2	The Lumpy Bunny	1,100	\$2,549.75	08/01/2022	05/31/2026	06/01/2024 - \$2,625.73 06/01/2025 - \$2,704.50 06/01/2026 - 3-Year Option at Market Rate
3	Sofia's Shoe Salon	1,072	\$2,365.55	10/01/2019	09/30/2027	10/01/2024 - \$2,460.17 10/01/2025 - \$2,558.58 10/01/2026 - \$2,660.92 10/01/2027 - 5-Year Option at Market Rate
5 & 6	The Sandy Mane	2,124	\$2,655.00	08/01/2023	11/30/2028	12/01/2024 - \$2,734.65 12/01/2025 - \$2,816.69 12/01/2026 - \$2,901.19 12/01/2027 - \$2,988.23 12/01/2028 - 5-Year Option at Market Rate
7	Wayne's Collection	1,272	\$3,222.67	01/01/1991	02/28/2027	03/01/2025 - \$3,319.35 03/01/2026 - \$3,418.93 03/01/2027 - 5-Year Option at Market Rate
8	Engel & Volkers Real Estate Group	1,630	\$3,458.53	10/01/2022	02/29/2028	03/01/2025 - \$3,562.29 03/01/2026 - \$3,669.17 03/01/2027 - \$3,779.79 03/01/2028 - 5-Year Option at Market Rate
9 & 10	Valley View Dental	2,195	\$3,152.00	10/01/2010	09/30/2025	10/01/2025 - 5-Year Option at Market Rate 10/01/2030 - 5-Year Option at Market Rate

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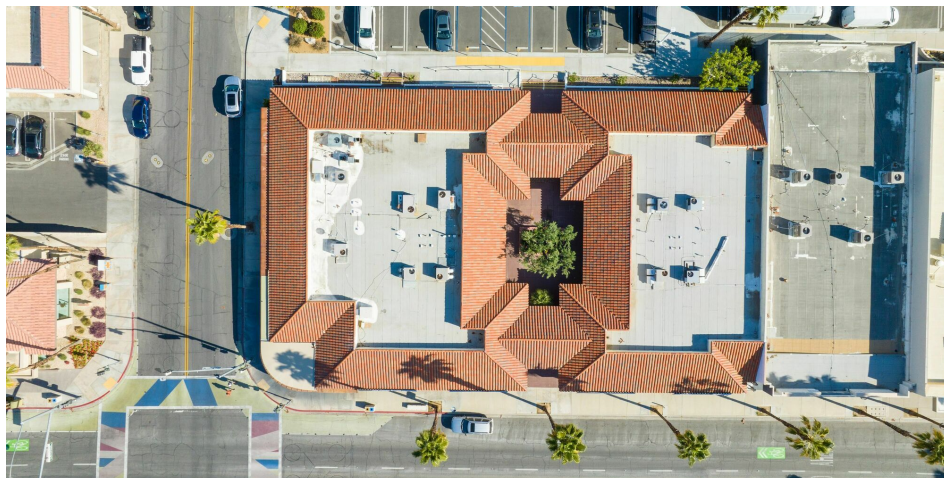
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### BUILDING INFORMATION

Occupancy %	100%
Tenancy	Multiple
Number of Floors	1
Year Built	1970
Number of Buildings	1

### PROPERTY HIGHLIGHTS

- Available For Sale for the first time in many years!
- Unique opportunity to acquire a landmark Property on the corner of El Paseo and Larkspur Lane in the "Heart" of it ALL!
- Multi-use, eclectic and iconic Property!
- Historically operates at 100% occupancy!

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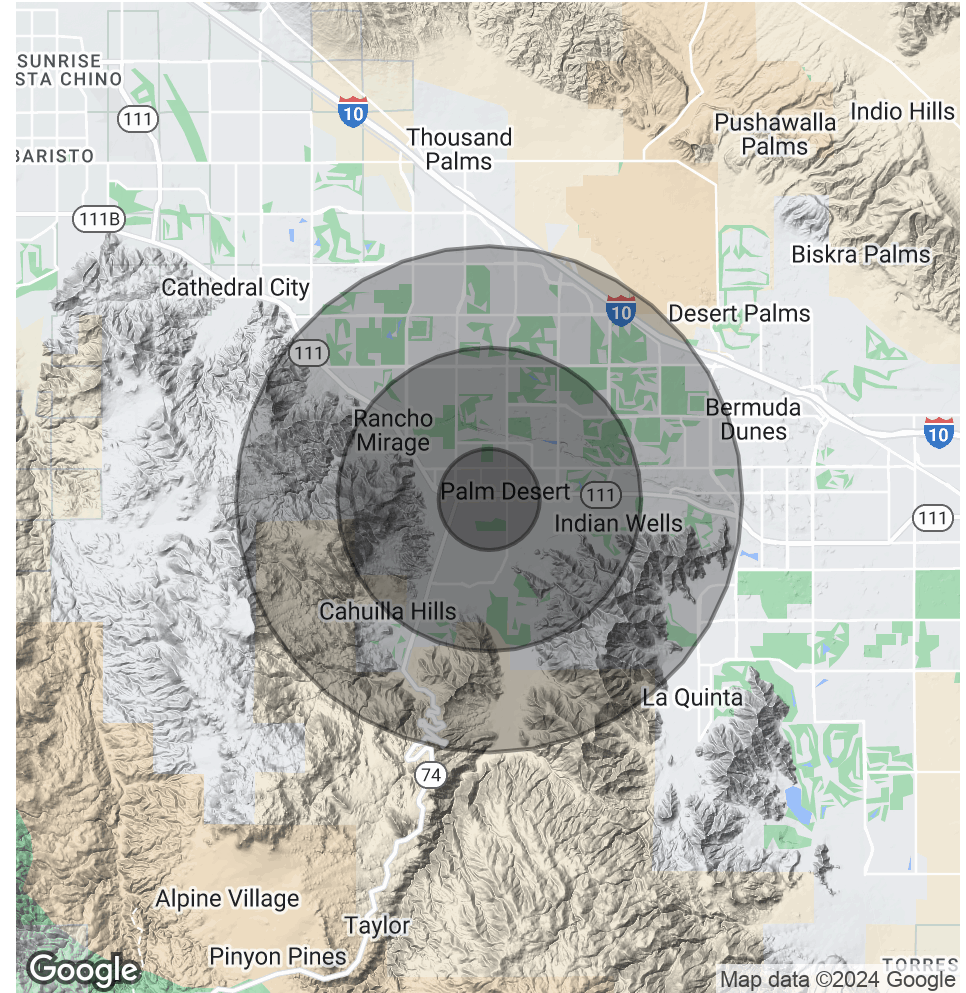
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,524	41,243	72,522
Average Age	46.1	52.8	54.8
Average Age (Male)	44.5	51.7	54
Average Age (Female)	49	53.8	55.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,147	30,154	56,980
# of Persons per HH	1.9	1.4	1.3
Average HH Income	\$63,475	\$65,725	\$66,244
Average House Value	\$275,711	\$426,810	\$458,186

2020 American Community Survey (ACS)



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