

TURNKEY DENTAL SUITE FOR LEASE

37017 COOK STREET, SUITE 102
PALM DESERT, CALIFORNIA 92211

WILSON MEADE
COMMERCIAL REAL ESTATE



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PROPERTY DESCRIPTION

Turnkey Dental Suite Available at The Vineyards

Wilson Meade Commercial Real Estate is excited to offer this rare sublease opportunity at the highly desirable Vineyards shopping center in Palm Desert.

Here's what makes this a perfect location for your business:

- **Prime Location:** The Vineyards is advantageously located in close proximity to many restaurants and the newly constructed Acrisure Arena, a new 10,000+ person arena that hosts the Coachella Valley Firebirds (an AHL team) and concerts throughout the year. Additionally, a massive residential construction project is currently underway directly behind the building, with the creation of approximately 1,000 new homes, which is sure to add to the needs of these new homeowners. The building's location near the I-10 Freeway makes it easily accessible for commuters and provides easy access to a range of amenities in the surrounding areas.
- **Unbeatable Visibility:** The endcap boasts ample natural light and enjoys high visibility due to its prime location within the center.
- **Move-in Ready:** The space is move-in ready, allowing for easy customization to perfectly suit your business needs.

This is your prime opportunity to join a vibrant tenant mix including Solano's Grill, Bank of America, City of Palm Desert's iHub, Desert Eye Associates, Angel View, Dental Artistry of the Valley, and JT's Diner.



AVAILABLE SUITES

37017 COOK STREET | SUITE 102

Size:	±1,696 SF
Rate:	\$2.53/SF
Type:	NNN (\$0.65/SF)
Terms:	Sublease expires 9/30/2026
Zoning:	Planned Commercial-3 (PC-3)

Available for Sublease immediately.

Space is built out as a dental office with all fixtures and furniture in place and available for the next user. The suite consists of a waiting area, built-in reception, 5 exam rooms, 2 private offices, 4 dental chairs (one office is ready for a chair, but currently used as a photo studio), lab station area, kitchenette/breakroom, and private restroom.



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PROPERTY PHOTOS | Suite 102



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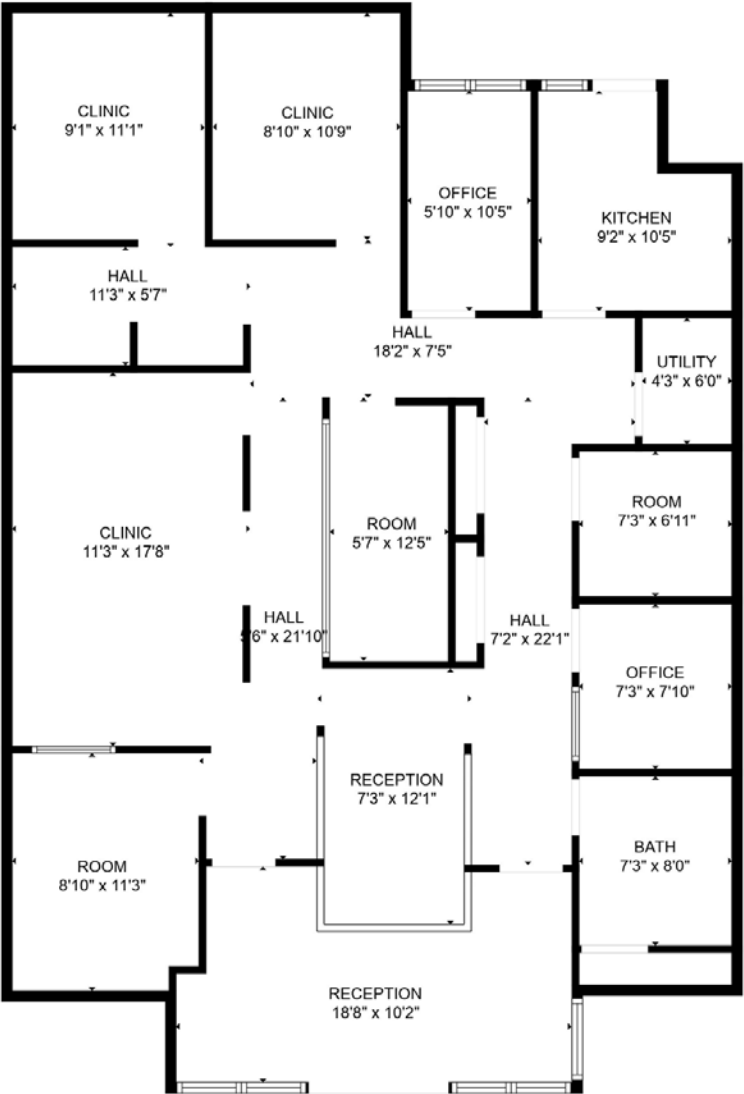
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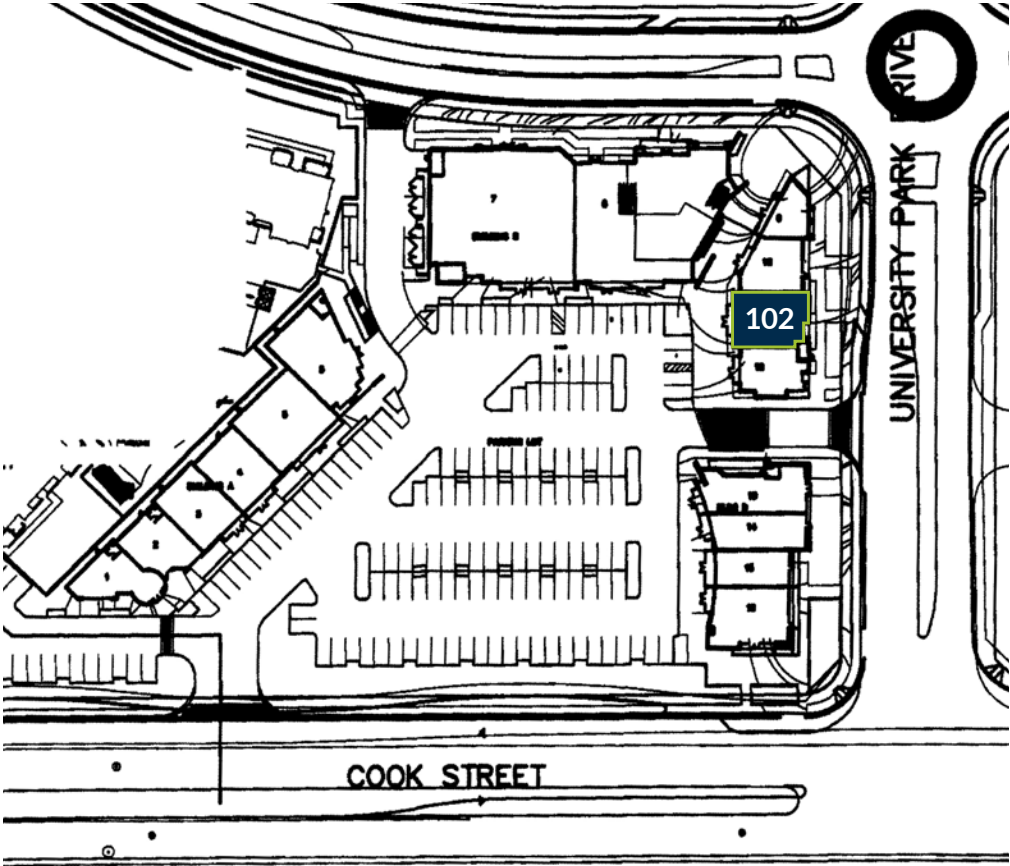
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FLOOR PLAN

SUITE 102 | ±1,696 SF



SITE PLAN



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AERIAL VIEW



Gerald Ford Dr



Cook Street



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AERIAL MAP



PACIFIC SALES JOANN
SCANDINAVIAN DESIGNS FURNITURE
Red Robin
IHOP
THE HOME DEPOT
REGAL
Wendy's
McDonald's

Panera BREAD
DEL TACO
Ashley
Walmart
sam's club
KOHL'S
Auto Zone
PET SMART

HOMewood SUITES
FIREHOUSE SUBS
us bank
Carls Jr.
Bucateri
COLD STONE

FAIRFIELD INN & SUITES
La Quinta
Hampton Inn Express
Starbucks
ARCO
SUBWAY
ampm

SUBJECT PROPERTY
Bank of America
ANGELVIEW
PALM DESERT iHub
SOLANOS
DGA
DESERT EYE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	2,669	28,791	86,689
Median Age	60.8	61.1	56.3
Median Income	\$99,749	\$88,059	\$78,347

CPD = Cars Per Day

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YOUR ADVISORS



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