

FOR SUBLEASE

FULLY IMPROVED RESTAURANT

73-547 HIGHWAY 111 | PALM DESERT, CA



Rare opportunity to sublease a prime, central Palm Desert, fully-improved fast casual restaurant, which offers excellent Highway 111 frontage and signage, along with easy access to parking and close-by El Paseo shopping district. The conversion to restaurant was done in 2020 with a clean, open, floor plan, new HVAC and kitchen improvements.

- 2,830 SF restaurant with 470 SF patio area
- Available through February 28, 2030
- Ample parking including limited-time parking for easy pick-up
- Prime end cap in the Jensen's Fine Food Center
- Building signage on two facades
- Easy access from Highway 111, Larkspur Lane and El Paseo



MAGGIE MONTEZ
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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.

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SPECIFICATIONS:

Electric- 400 amps

Gas - adequate to provide 2M BTU

Grease interceptor - 1500 gallon

Fixtures to remain

HVAC - 1 ton per 150 SF

Water - separately metered

Sewer Line - 4"

Equipment & furnishings not included

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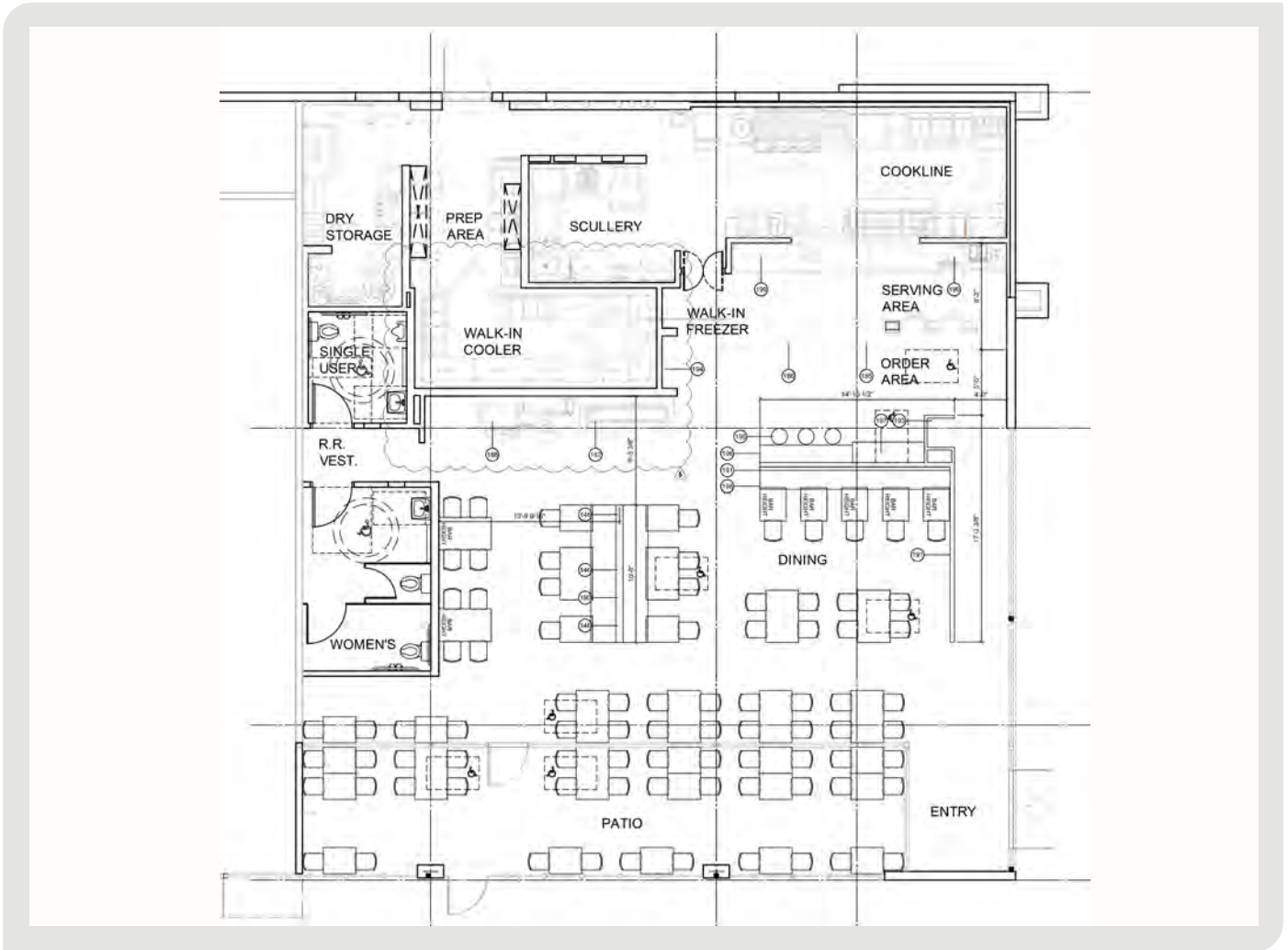
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FLOOR PLAN



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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