

**BERMUDA DUNES PLAZA**  
RETAIL SUITE | FOR LEASE

40100 Washington Street, Bermuda Dunes, CA 92203  
±1,200 sq. ft. | \$1.95/sq. ft + NNN



**CAMERON RAWLINGS**

Partner

DRE# 02102158

[crawlings@wilson-meade.com](mailto:crawlings@wilson-meade.com)

(760) 534-2584

**WM WILSON MEADE**  
COMMERCIAL REAL ESTATE

72100 Magnesia Falls Drive | Suite 2 | Rancho Mirage, CA 92270

[wilson-meade.com](http://wilson-meade.com) | CalDRE Lic# 02051182



# PROPERTY OVERVIEW

BERMUDA DUNES PLAZA  
40100 WASHINGTON STREET, BERMUDA DUNES, CA 92203



## PROPERTY OVERVIEW

The Bermuda Dunes Plaza is located on the high traffic corner of Washington Street and Country Club Drive, just South of the I-10 freeway. With a diverse tenant mix including several restaurants and food service, Allstate Insurance, kickboxing, Nail Salon and massage, the space could be favorable to many businesses who enjoy a lot of traffic. The spaces available are in shell condition with an open floor plan and restrooms in place ready for tenant improvements. The center has a total gross leasable area of  $\pm 30,261$  SF with one (1) vacancy of  $\pm 1,200$  SF space. The center has ninety (90) total parking spaces and is located in the Scenic Highway Zone (C-P-S) of Riverside County with a multitude of allowable uses.

## BUILDING HIGHLIGHTS

Total Sq. Ft.:	$\pm 30,261$ sq. ft.
Lot Size:	2.62 acres
Units:	22
Available:	1 unit / $\pm 1,200$ sq. ft.
Parking:	90 spaces
Zoning:	Scenic Highway Zone

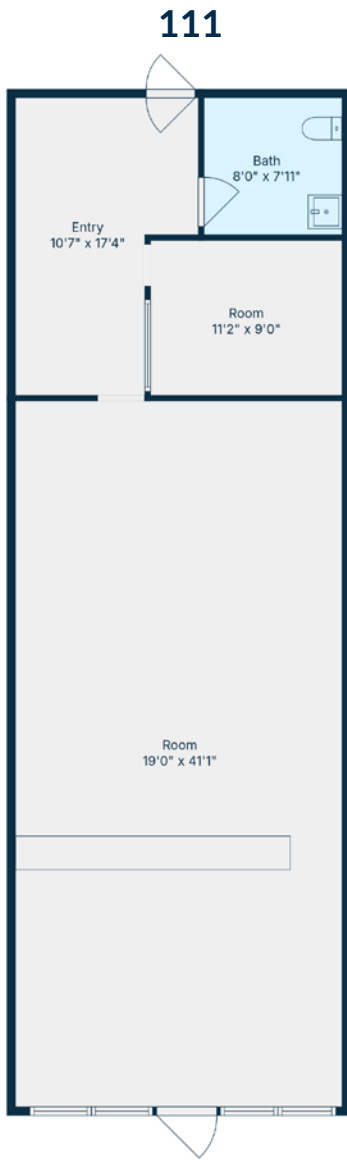
# SITE PLAN

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40100 WASHINGTON STREET, BERMUDA DUNES, CA 92203

Available
Leased



Available	Sq. Ft.	Rate	Type	NNN
111	1,200	\$1.95/sq. ft.	NNN	Current NNN's are estimated at \$0.75/SF per month



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111	1,200	\$1.95/sq. ft.	NNN*
*Current NNN's are estimated at \$0.75/SF per month			



# PHOTOS

BERMUDA DUNES PLAZA  
40100 WASHINGTON STREET, BERMUDA DUNES, CA 92203





# AERIAL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Population	8,412	60,740	150,433
2024 Households	4,006	27,532	62,486
2024 Median Household Income	\$68,531	\$82,193	\$74,961
*ADT=Average Daily Traffic (2022)			





# YOUR ADVISOR



## CAMERON RAWLINGS

Partner

DRE# 02102158

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Online Listing



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72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

Phone Number: 760.837.1880 | [wilson-meade.com](http://wilson-meade.com)