

EL PASEO PRIME RETAIL/OFFICE SPACES

GALLERIA BUILDING



73111 EL PASEO, PALM DESERT, CA

FEATURES

- 409 SF to 8,164 SF available
- Ideal for professional office, law firm, or medical
- Amongst numerous upscale restaurants & shops
- Ample Parking
- Elevator Served
- Located in the "heart" of El Paseo's shopping district
- Charming atmosphere with a European flare with scenic breezeways and heavily landscaped courtyards

PROPERTY PHOTO



LEASE RATE: \$2.90/SF - \$5.70/SF MG



SUSAN HARVEY

DRE #00957590
susan@dppllc.com
Cell: 760.250.8992

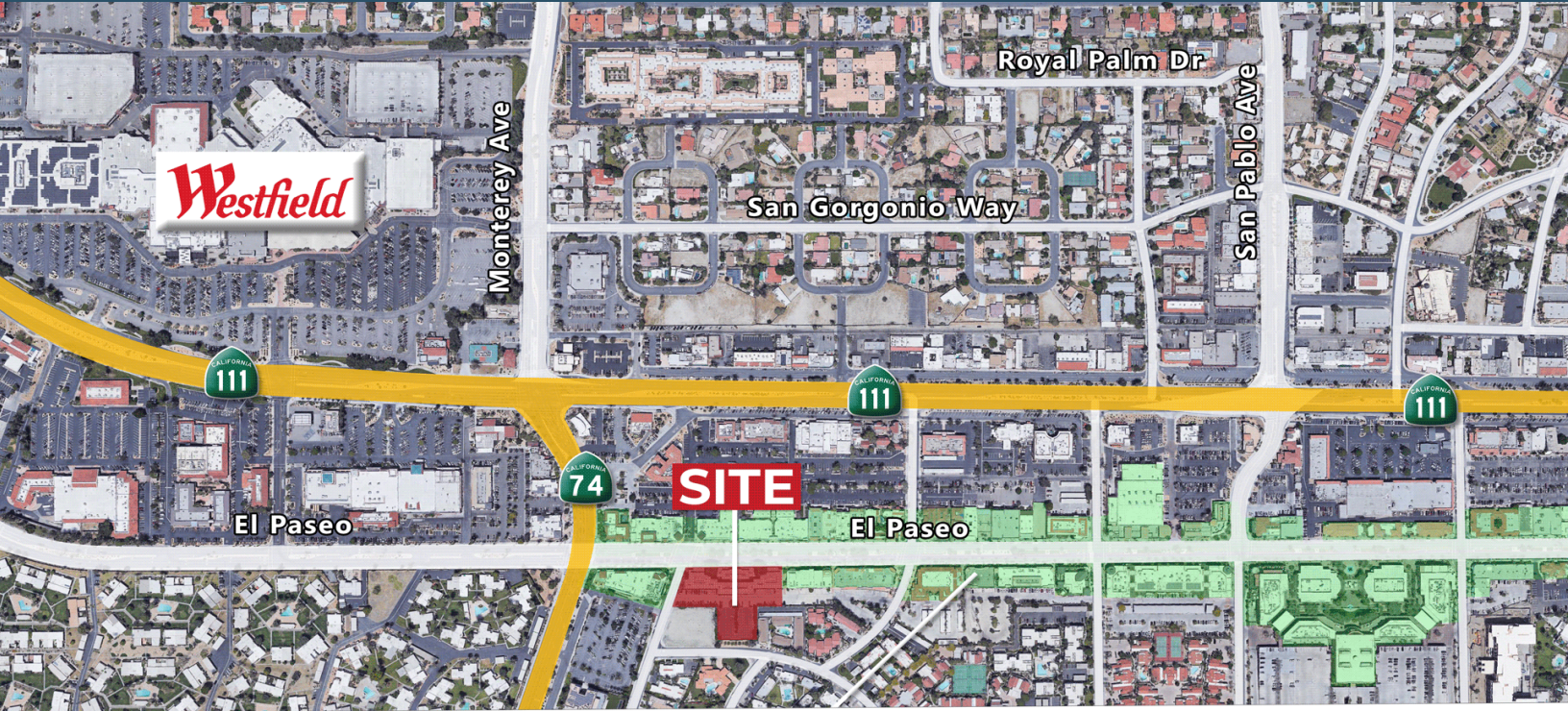


EMILY HARVEY

DRE #00009612
emily@dppllc.com
Cell: 760.636.3500

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AERIAL & SITE AMENITIES



Prominent Businesses in El Paseo Corridor



SITE AMENITIES

- **Location:** 73111 El Paseo, Palm Desert, CA 92260
- **Zoning:** Downtown District
- **General Plan:** Downtown
- **APN:** 627-232-006, 009
- **Parcel Size (According to County Assessor's Information):** 1.76 Acres
- **Total Building Size:** 26,857 SF
- **Tenancy:** Multi-tenant
- **Parking Spaces:** Approx. 110
- **Parking Ratio:** 4/1,000 SF
- **Year Built:** 1980
- **Comments:** Keenly located on El Paseo Drive, just east of Highway 74. The property is at the west end of the El Paseo shopping district. Known as the Rodeo Drive of the Desert, the El Paseo Shopping District is a unique outdoor nine-block shopping district filled with over 200 delightful discoveries such as upscale shops, art, fine dining, casual dining, and more!

AVAILABLE SUITES

Suite No.	Size	Lease Rate
105A	1,476 SF	\$8,413.20 (\$5.70/SF)
105B	1,258 SF	\$ 7,170.60 (\$5.70/SF)
106A	LEASED 576 SF	LEASED -
106B	LEASED 985 SF	LEASED -
201	1,467 SF	\$4,254.30 (\$2.90/SF)
203	409 SF	\$1,430.00 (\$3.50/SF)
204	LEASED 960 SF	LEASED -
205	912 SF	\$2,872.80 (\$3.15/SF)
206	1,135 SF	\$3,291.50 (\$2.90/SF)
207	1,998 SF	\$7,992.00 (\$4.00/SF)
208	LEASED 970 SF	LEASED -

DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi
2021 Population	10,818	70,351	289,486
Avg. HH Income	\$79,360	\$111,809	\$98,907
No. of Households	4,528	33,263	113,766

760.360.8200 | DesertPacificProperties.com | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.