

EL PASEO CONDO FOR SALE OR LEASE

OWNER USER OPPORTUNITY
OFFICE / RETAIL

**COLDWELL
BANKER
COMMERCIAL**
LYLE & ASSOCIATES
CALDRE 01462012



COBLE BUILDING- 73350 EL PASEO STE 205, PALM DESERT, CA 92260

LOCATION DESCRIPTION

Located in the Coble Building on the north side of El Paseo, directly across from The Colonnade, the property enjoys prime visibility and consistent pedestrian traffic. El Paseo—known as the “Rodeo Drive of the Desert”—is home to luxury shopping, dining, art galleries, and resorts that attract locals and visitors year-round, creating strong synergy for any business.

PROPERTY DESCRIPTION

An exceptional opportunity to own a 1,000 SF office/retail condo on prestigious El Paseo in Palm Desert. This second-floor suite offers an efficient, flexible layout suited for a variety of professional or retail uses. It's an attractive option for both owner-users and investors seeking a foothold in one of the desert's most prominent commercial corridors.

PROPERTY HIGHLIGHTS

- 1,000 SF office/retail condo on El Paseo
- Second-floor suite with open, flexible floor plan
- Coble Building, north side of El Paseo
- Across from The Colonnade; strong retail & dining co-tenancy
- Prime visibility & steady pedestrian traffic
- El Paseo = “Rodeo Drive of the Desert”
- Front & rear glass entry doors for natural light & access
- 2 reserved, covered parking spaces in rear lot
- OA Dues \$470 per month

Arley Ryan

630.660.9376

CalDRE #02198855

arleyryan@cbclyle.net

www.cbclyle.com

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COLDWELL BANKER COMMERCIAL
LYLE & ASSOCIATES, LP
78000 FRED WARING DRIVE | SUITE 200
PALM DESERT, CA 92211
760-772-6400

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COBLE BUILDING



OFFERING SUMMARY

For Sale:	\$383,000 (\$383 PSF)
Available SF:	1,000 SF
For Lease:	\$3.00 PSF/MO/MG
Year Built:	1974
Building Size:	14,000 SF
Zoning:	D
Submarket:	Coachella Valley

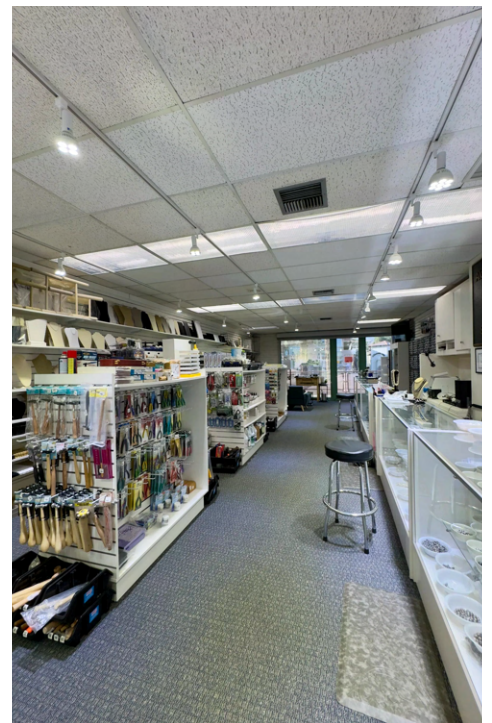
CONDO OVERVIEW

The suite offers a clean, open 50' x 20' floor plan with a small private room at the rear, ideal for storage or office use. Recent upgrades include new track lighting at the front, slat wall installations along one side for versatile display or storage, and interior security shutters for added protection. The property is also equipped with 24-hour CCTV for peace of mind, and recent improvements have addressed and resolved prior water issues, ensuring a move-in ready space.

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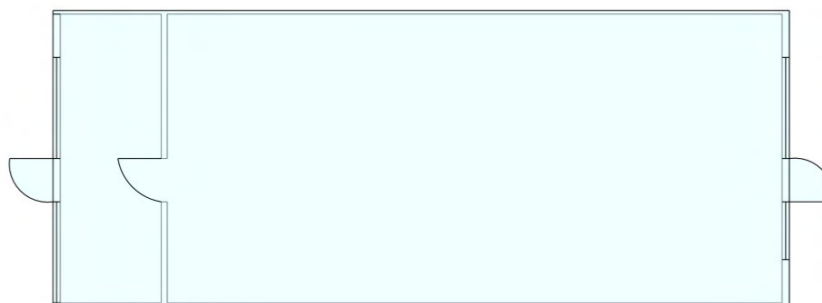
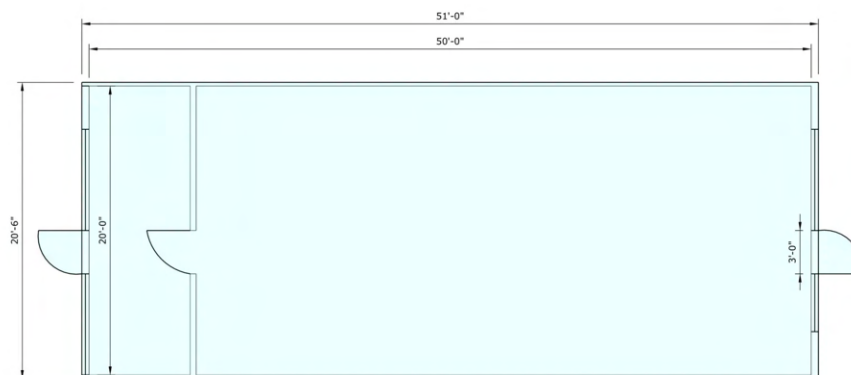
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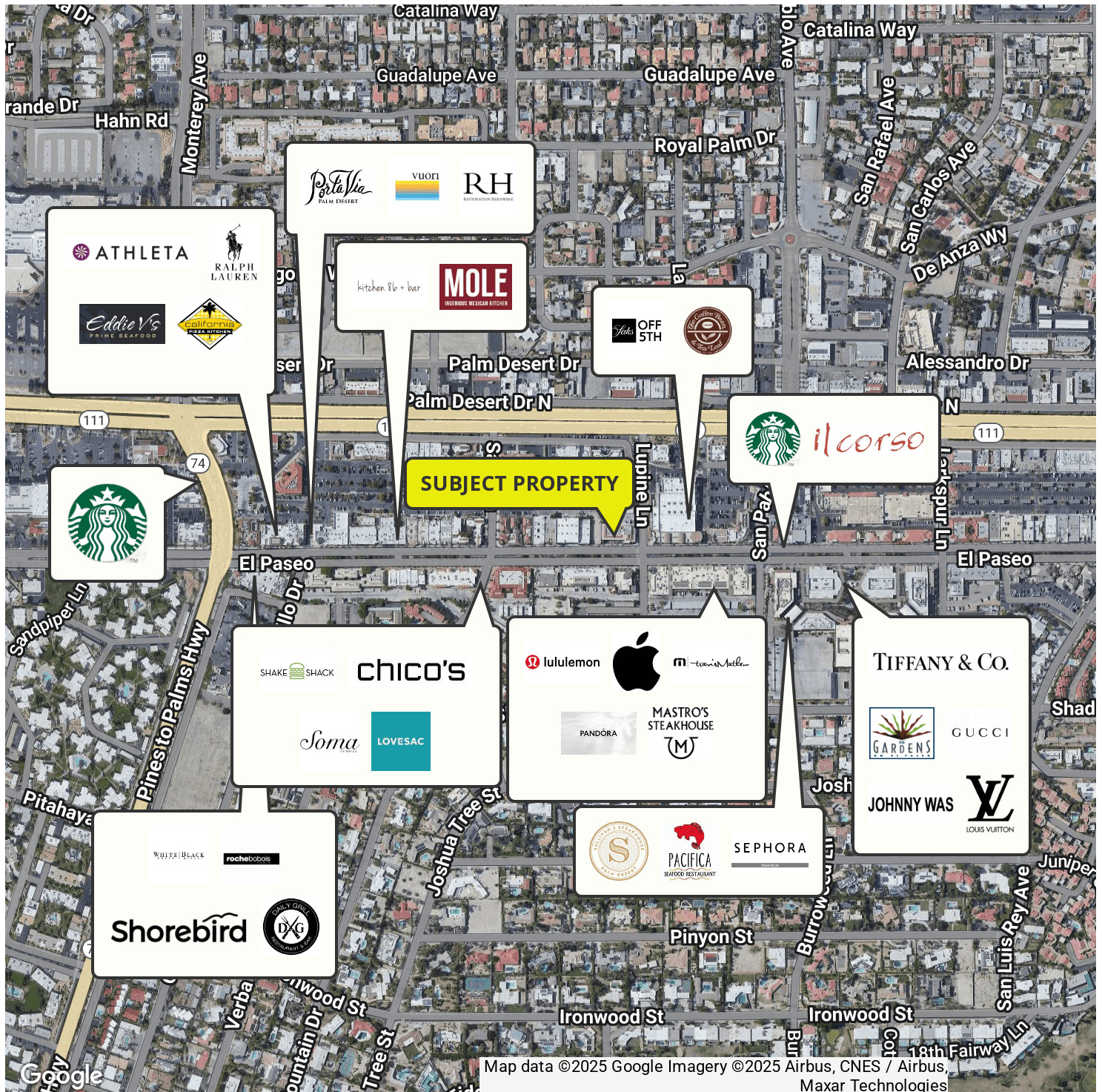
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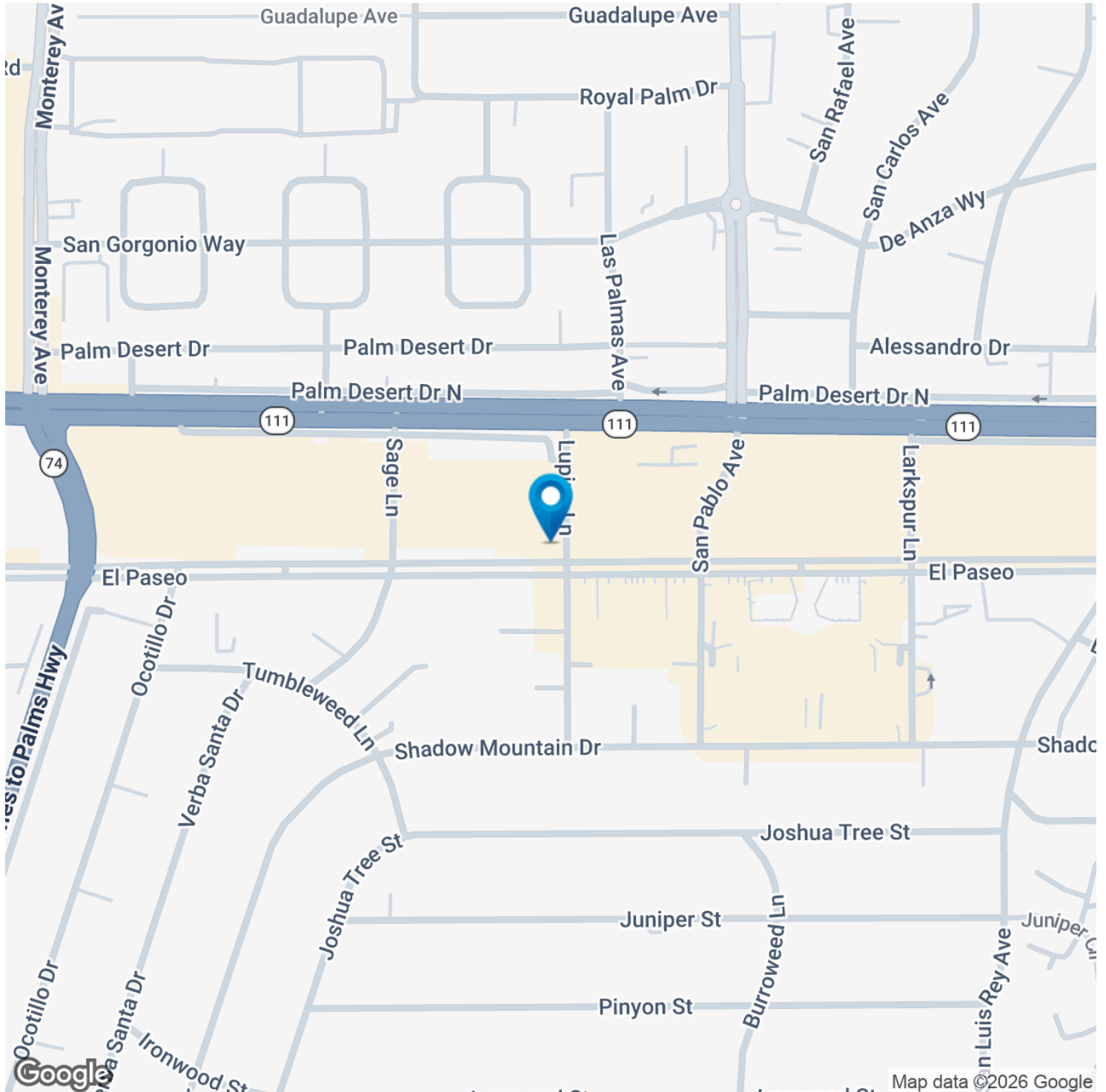
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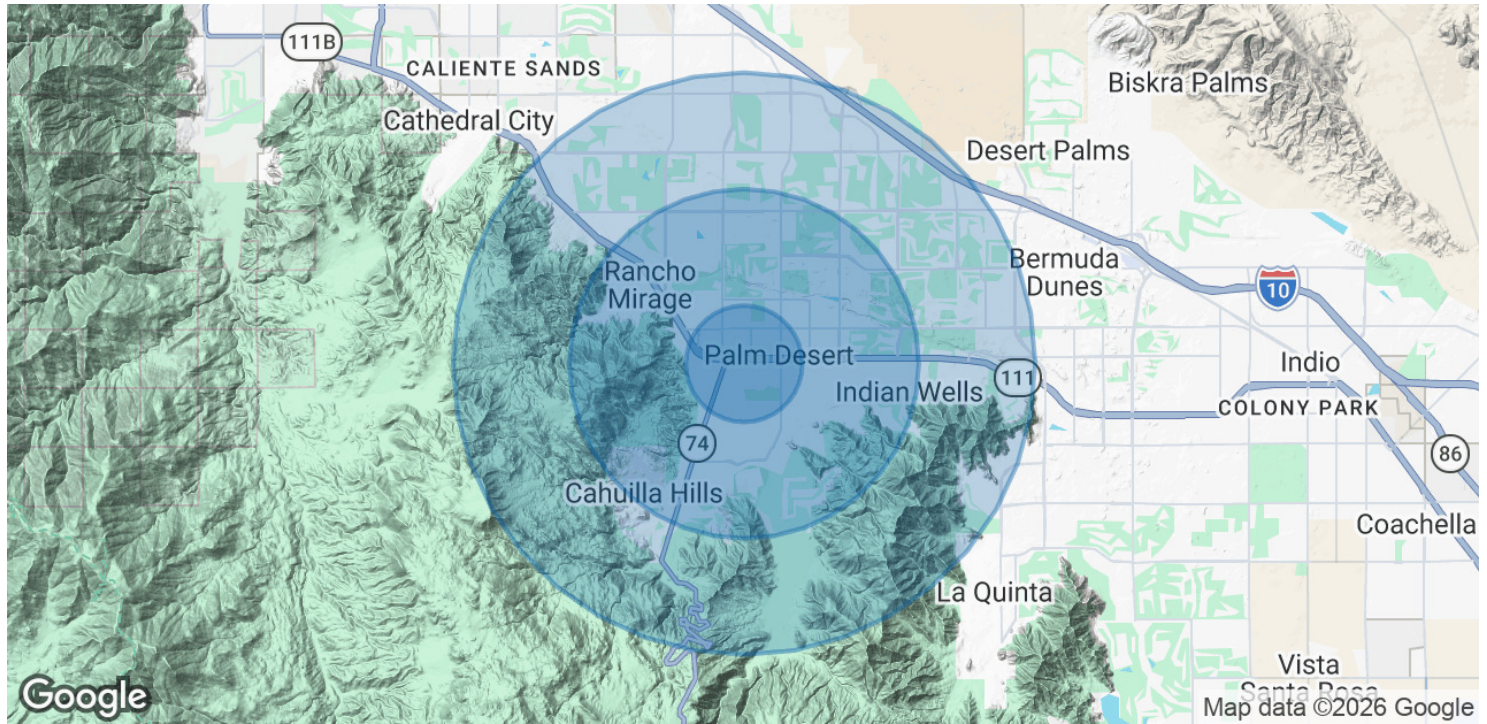
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COBLE BUILDING



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,112	39,790	68,445
Average Age	46	54	55
Average Age (Male)	44	52	54
Average Age (Female)	48	55	56

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,181	19,391	33,644
# of Persons per HH	2.2	2.1	2
Average HH Income	\$94,816	\$116,434	\$122,751
Average House Value	\$637,577	\$732,419	\$763,274

2020 American Community Survey (ACS)

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