73995 El Paseo Drive
Palm Desert, CA 92260

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Windermere
COMMERCIAL

BUILDING NOTES

DETAILS

Prime real estate corner—El Paseo and Portola—property consists of ex. Roberge Jewelers at 73995 El Paseo Dr. PD CA 92260 and Mitch's restaurant at 73951 El Paseo Dr. PD CA 92260. Total sq. ft of the 2 buildings varies from one source to another and ranges from 23,000 sq. ft to 26,000 sq. ft.

Property has 2 residential units on the top of the Roberge Jewelers building, toward the parking lot in the back, and they are listed separately for rent—call LA for more info and showings.

Ex-Roberge Jewelers building—approximately 11,475 sq. ft on the 1st level and 232 sq. ft catwalk—is also available for lease as a whole or can be partitioned into smaller units. Call LA for showings or more info!

Mitch's restaurant is currently under lease contract and upon accepted offer, info on the lease will be provided. There are a total of 4 lots with one APN number.

DEMOGRAPHICS & FINANCIALS

Consumer Spending Report

Roberge Plaza
73951-73995 El Paseo, Palm Desert, CA 92260

Building Type: **General Retail**
Secondary: **Storefront**
GLA: **23,939 SF**
Year Built: **1970**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**

2024 Annual Spending ($000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	**$181,153**	**$940,915**	**$1,845,660**
Total Apparel	**$9,003**	**$42,283**	**$82,826**
Women's Apparel	3,608	17,732	34,704
Men's Apparel	1,883	9,123	17,880
Girl's Apparel	576	2,484	4,855
Boy's Apparel	415	1,698	3,361
Infant Apparel	389	1,570	3,121
Footwear	2,131	9,675	18,905
Total Entertainment & Hobbies	**$26,686**	**$146,342**	**$288,174**
Entertainment	3,792	20,372	40,420
Audio & Visual Equipment/Service	5,617	28,679	56,469
Reading Materials	475	2,840	5,600
Pets, Toys, & Hobbies	4,616	25,387	49,935
Personal Items	12,186	69,065	135,750
Total Food and Alcohol	**$49,865**	**$247,928**	**$486,433**
Food At Home	25,870	124,755	244,788
Food Away From Home	20,465	104,657	205,507
Alcoholic Beverages	3,529	18,516	36,138
Total Household	**$30,675**	**$176,438**	**$348,419**
House Maintenance & Repair	5,782	37,448	74,561
Household Equip & Furnishings	11,623	63,158	124,752
Household Operations	9,458	52,904	104,145
Housing Costs	3,813	22,928	44,960

Consumer Spending Report

Roberge Plaza
73951-73995 El Paseo, Palm Desert, CA 92260

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	**$43,775**	**$207,385**	**$403,308**
Vehicle Purchases	20,263	87,912	168,782
Gasoline	11,364	53,053	104,062
Vehicle Expenses	1,183	7,860	15,678
Transportation	5,214	30,162	59,442
Automotive Repair & Maintenance	5,750	28,398	55,344
Total Health Care	**$9,241**	**$51,707**	**$101,706**
Medical Services	5,503	30,559	60,113
Prescription Drugs	2,731	15,487	30,440
Medical Supplies	1,007	5,662	11,152
Total Education/Day Care	**$11,909**	**$68,833**	**$134,794**
Education	7,187	40,997	80,136
Fees & Admissions	4,722	27,837	54,659

DEMOGRAPHICS & FINANCIALS

Traffic Count Report

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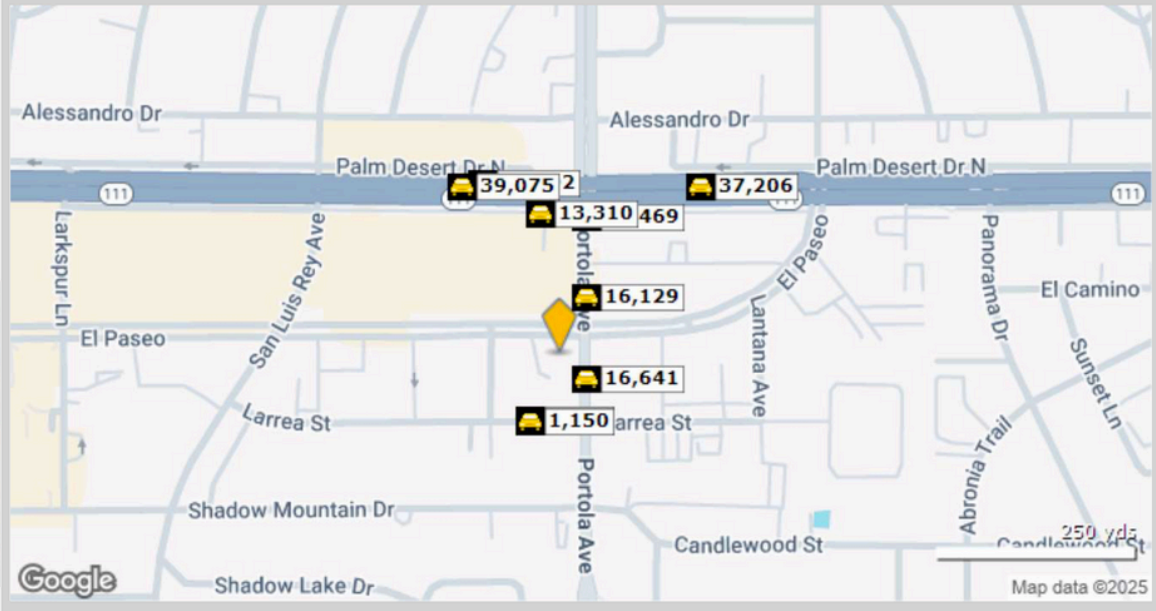

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Portola Ave	Larrea St	0.03 S	2018	16,641	MPSI	.03
2	Portola Ave	el Paseo	0.02 S	2018	16,129	MPSI	.05
3	Larrea St	Prickly Pear	0.03 W	2024	1,163	MPSI	.05
4	Larrea St	Prickly Pear	0.03 W	2025	1,150	MPSI	.05
5	Portola Ave	Palm Desert Dr	0.00 N	2024	15,456	MPSI	.10
6	Portola Ave	Palm Desert Dr	0.00 N	2025	15,469	MPSI	.10
7	Palm Desert Drive South	Portola Ave	0.00	2025	13,310	MPSI	.10
8	Highway 111	Portola Ave	0.09 E	2025	38,602	MPSI	.14
9	Hwy 111	Portola Ave	0.09 E	2024	39,075	MPSI	.14
10	Hwy 111	Portola Ave	0.08 W	2024	37,206	MPSI	.16

DEMOGRAPHICS & FINANCIALS

Demographic Detail Report

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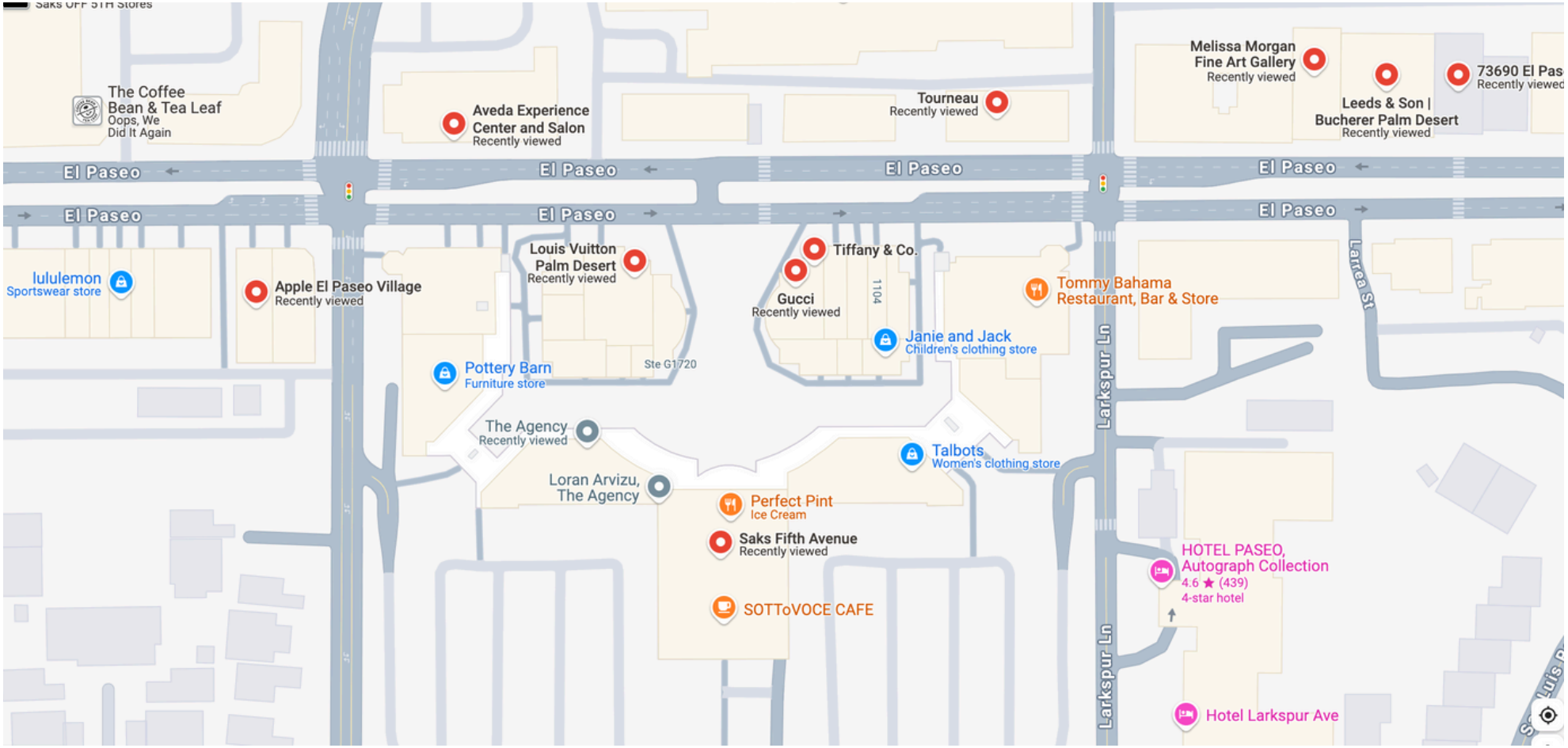
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	14,321		62,135		121,814	
2024 Estimate	13,140		56,062		109,713	
2020 Census	10,541		39,491		76,147	
Growth 2024 - 2029	8.99%		10.83%		11.03%	
Growth 2020 - 2024	24.66%		41.96%		44.08%	
2024 Population by Age	**13,140**		**56,062**		**109,713**	
Age 0 - 4	630	4.79%	1,914	3.41%	3,891	3.55%
Age 5 - 9	594	4.52%	1,852	3.30%	3,705	3.38%
Age 10 - 14	633	4.82%	2,066	3.69%	4,044	3.69%
Age 15 - 19	697	5.30%	2,311	4.12%	4,426	4.03%
Age 20 - 24	716	5.45%	2,319	4.14%	4,445	4.05%
Age 25 - 29	797	6.07%	2,389	4.26%	4,646	4.23%
Age 30 - 34	893	6.80%	2,668	4.76%	5,174	4.72%
Age 35 - 39	848	6.45%	2,613	4.66%	5,081	4.63%
Age 40 - 44	776	5.91%	2,470	4.41%	4,882	4.45%
Age 45 - 49	751	5.72%	2,528	4.51%	4,942	4.50%
Age 50 - 54	791	6.02%	2,930	5.23%	5,724	5.22%
Age 55 - 59	802	6.10%	3,433	6.12%	6,793	6.19%
Age 60 - 64	860	6.54%	4,255	7.59%	8,330	7.59%
Age 65 - 69	852	6.48%	4,885	8.71%	9,497	8.66%
Age 70 - 74	787	5.99%	5,103	9.10%	9,882	9.01%
Age 75 - 79	706	5.37%	4,982	8.89%	9,691	8.83%
Age 80 - 84	511	3.89%	3,708	6.61%	7,414	6.76%
Age 85+	497	3.78%	3,634	6.48%	7,145	6.51%
Age 65+	3,353	25.52%	22,312	39.80%	43,629	39.77%
Median Age	**44.90**		**57.90**		**57.90**	
Average Age	**44.40**		**52.00**		**52.00**	

LOCATION



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PHOTOGRAPHY

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