

# FOR LEASE | PRIME RETAIL-OFFICE SPACE

73446-73468 Highway 111 | 44855 San Pablo | 44850 Las Palmas

The Village Complex | ±28,815 SF

Palm Desert, California 92260



## CAMERON RAWLINGS

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# PROPERTY OVERVIEW

THE VILLAGE COMPLEX  
73446-73468 HIGHWAY 111 | 44855 SAN PABLO | 44850 LAS PALMAS  
PALM DESERT, CALIFORNIA 92260



## Location, Location, Location!

Bring your business to this prime corner location in the heart of Palm Desert, located on Highway 111 and San Pablo Avenue. This center is in the heart of the new vision Palm Desert revitalization project. The City invested \$18 million into bringing Beknew Roadway and pedestrian pathways along with bike lanes stretching from Highway 111 to the Palm Desert Civic park. The center offers suite sizes ranging from 745 SF up to 10,000 SF welcoming for many different types of retailers, restaurants, and more. Contact Broker for details.

## PROPERTY HIGHLIGHTS

- Signalized corner of Highway 111 and San Pablo
- Centrally located in the Coachella Valley
- Great visibility and traffic counts
- Heart of San Pablo Corridor Improvements
- Highway 111 frontage
- Centrally located
- Redevelopment potential

## BUILDING HIGHLIGHTS

|            |                       |
|------------|-----------------------|
| Total SF:  | 28,815 SF             |
| Land Size: | 1.57 AC               |
| Buildings: | Four (4)              |
| Suites:    | Seventeen (17)        |
| Rate:      | \$1.45-\$2.25/SF      |
| Type:      | NNN (\$0.50/SF)       |
| Zoning:    | Downtown Core (D-O&D) |
| Parking:   | 101 Spaces            |

# SITE PLAN

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## 1 44850 Las Palmas Avenue

| UNIT | TENANT              | SIZE     |
|------|---------------------|----------|
| A    | AVAILABLE           | 1,065 SF |
| B    | ANGEL CASTRO TATTOO | 745 SF   |
| C    | CIYA PET GROOMING   | 745 SF   |
| D    | JUST LEASED         | 745 SF   |
| E    | JUST LEASED         | 745 SF   |
| F    | JUST LEASED         | 745 SF   |
| G    | JUST LEASED         | 425 SF   |

## 2 44855 San Pablo Avenue

| UNIT | TENANT                     | SIZE     |
|------|----------------------------|----------|
| 1-2  | RUTINA COFFEE              | 2,000 SF |
| 3    | AVAILABLE                  | 1,000 SF |
| 4    | TATTOO                     | 1,000 SF |
| 5    | ORIENTAL THAI MASSAGE      | 1,000 SF |
| 6    | NICK'S BARBERSHOP          | 1,000 SF |
| 7-8  | MAMI PALETAS (COMING SOON) | 1,500 SF |

## 3 73446 HIGHWAY 111

| UNIT | TENANT    | SIZE     |
|------|-----------|----------|
| -    | AVAILABLE | 5,400 SF |

## 4 73458 HIGHWAY 111

| UNIT | TENANT    | SIZE   |
|------|-----------|--------|
| -    | AVAILABLE | 700 SF |

## 5 73468 HIGHWAY 111

| UNIT | TENANT    | SIZE     |
|------|-----------|----------|
| A    | AVAILABLE | 7,000 SF |
| B    | AVAILABLE | 3,000 SF |



# DEMOGRAPHICS

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|                                  | 1-Mile               | 3-Mile   | 5-Mile   |
|----------------------------------|----------------------|----------|----------|
| Population                       | 13,901               | 103,226  | 337,895  |
| Households                       | 6,129                | 50,066   | 141,517  |
| Median Household Income          | \$64,509             | \$96,568 | \$87,741 |
| 2025 Average Daily Traffic (ADT) | Hwy 111   33,232 ADT |          |          |

# AERIAL MAP

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## YOUR ADVISOR



**CAMERON RAWLINGS**

Partner

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