

DOLLAR  
TREE

72-630

**FOR LEASE 12,800 SF**

- RETAIL, MEDICAL, FITNESS & ENTERTAINMENT OPPORTUNITIES
- 2 BAY LOADING DOCK

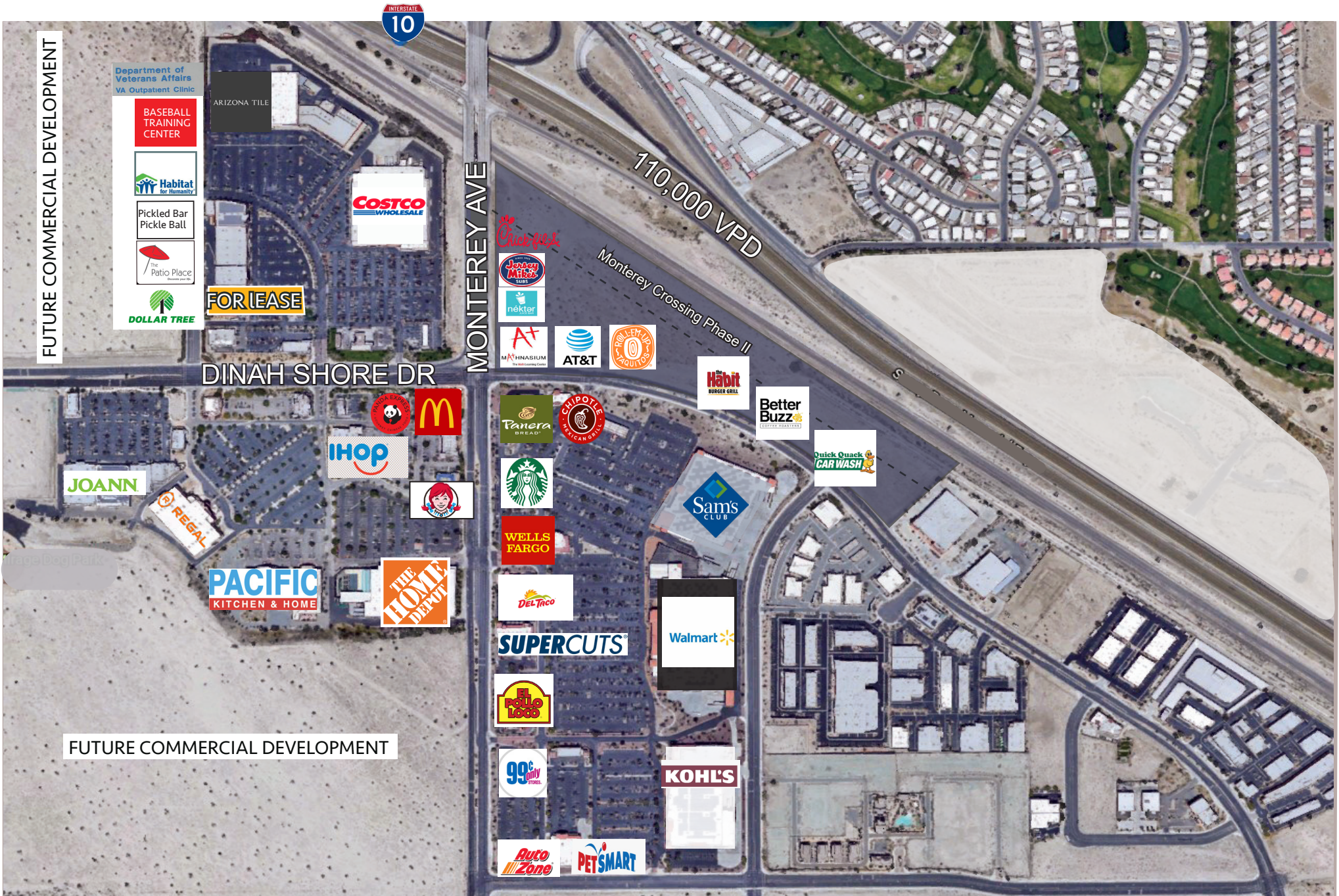
**Monterey Shore Plaza**

72630 Dinah Shore Drive | Palm Desert, CA 92211

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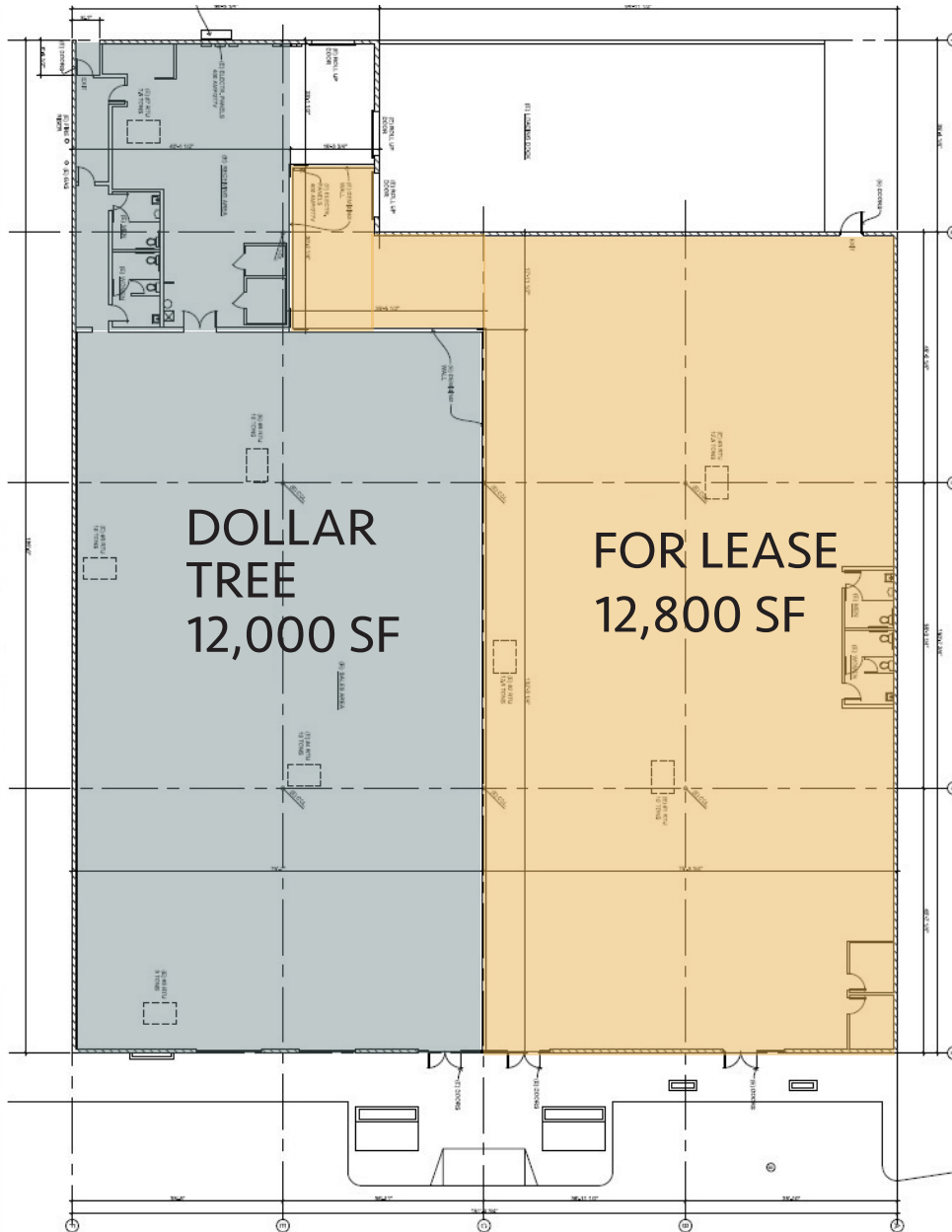
**ADJACENT COMMERCIAL & RESIDENTIAL DEVELOPMENTS**



SUITE	TENANT	SF
A	Dollar Tree	12,000
B	Available for Lease	12,800
1	Available for Lease	14,130
4	It's Glossy	8,900
107	Available for Lease	10,000
106	Hobby Town	10,000
105	Power of Fitness	13,000
104	Swing Factory Batting Cages	2,500
	VA Health Outpatient Clinic	36,000
	Arizona Tile	60,000
	Habitat For Humanity	25,900
	Pickled Bar Pickle Ball	8,970
	Patio Place	13,000
	Costco	145,000
	<b>TOTAL GLA</b>	<b>397,000</b>



The information above have been obtain from sources believe to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



**FRONTAGE SIGNAGE VACANT SPACE**

Available for Lease 12,800 SF

**BUILDING ELEVATION**





### Affluent, High Growth Demographics

- The geographic center of the Coachella Valley, Palm Desert is one of the fastest-growing regions
- The average household annual income within a 3 mile radius is \$106,000
- The projected population growth, within a 1 mile radius is 57.78% by 2025
- There are over 4,500 new residential units planned or under construction within a 2.5 mile radius of Monterey Shore Plaza
- Located in Riverside County, in the Coachella Valley, approximately 14 miles east of Palm Springs, 121 miles northeast of San Diego, and 122 miles east of Los Angeles
- A thriving, year-round community with the natural beauty and recreational amenities of a resort destination, the city offers big-city resources in a small town setting
- Voted “Best Places for Young Professionals in the Palm Springs Area” - Niche (2021)

### ECONOMY

- Top industries are hospitality, tourism, service support and retail trade
- Principal employers are JW Marriott, Universal Protection, Securitas, and Avida Caregivers
- \$33.89 million in funding for various capital improvement projects for the fiscal year of 2020-2021
- \$1.66 billion in taxable sales
- \$5.9 billion in visitor spending, including \$1.7 billion on lodging, \$1.5 billion on food and beverage, \$1.2 billion on retail, \$.8 billion on recreation, \$.6 billion on local transportation, and about \$94 million on air transportation in Greater Palm Springs area in 2019
- Home to satellite campuses for both the University of California, Riverside, and California State University, San Bernardino, the region’s only public, four-year university



DESERT WILLOW GOLF COURSE



ACRISURE ARENA



**84,885**

Population  
(5- Mile, 2022)



**7.81%**

Population Growth  
(5-Mile, 2022 -2027)



**38,377**

Households  
(2027 Projection)



**\$449,590**

Average Home Value  
(5-Mile)

**Population**



	1-Mile	3- Mile	5- Mile
2022 Census	3,837	19,650	84,885
2027 Projection	4,053	20,722	87,134
Growth 2022 - 2027	5.63%	5.46%	7.81%

**Households**



	1-Mile	3- Mile	5- Mile
2022 Census	1,897	9,501	36,988
2027 Projection	2,002	10,119	38,377
Growth 2022 - 2027	5.54%	6.50%	3.76%

**Household Income**



	1-Mile	3- Mile	5- Mile
2022 Average Household Income	\$82,666	\$116,803	\$107,767

SOURCE: CoStar 2022