

# THE ONLY EL PASEO DESTINATION FOR RETAIL, MEDICAL AND OFFICE USES

72608-72624 El Paseo, Palm Desert, CA 92260



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## Presented By



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# RETAILER MAP



# PROPERTY OVERVIEW



## PALMES TO PINES WEST

- Position your brand at the epicenter of luxury and lifestyle. Located at the signalized intersection of El Paseo and Highway 111, *Palms to Pines West* stands out on the most iconic street in Coachella Valley, surrounded by national retailers, trend-forward brands, and a vibrant consumer base.
- Already enhanced with sleek new pavers and upgraded lighting, the center is in the midst of even more upgrades—including fresh landscaping and modern monument signage—amplifying its curb appeal and walkability.

## PRIME RETAIL & WELLNESS DESTINATION IN PALM DESERT

- Zoning Advantage: Palms to Pines West is the only segment of El Paseo where the city permits medical and office use, adding unmatched leasing flexibility for wellness professionals and service businesses.
- Join an elite community where accessibility, luxury, and lifestyle converge—Palms to Pines West offers a rare opportunity to elevate your brand in the most dynamic part of Palm Desert.

# PROPERTY HIGHLIGHTS



## HIGHLIGHTS

- ±35,523 vehicles passing daily and visibility that's second to none.
- High-Impact Monument Signage at a marquee intersection.
- Flexible, High-Exposure Spaces supported by ample parking, that allows for retail, medical, and office uses.
- Affluent Residential Base: ±81,864 residents within 5 miles, average household income above \$164,403.
- Robust Daytime Population: Nearly 46,000 professionals, visitors, and locals in the vicinity daily.

# SITE PLAN

72608 EL PASEO



# TENANT ROSTER

## PALMS TO PINES WEST

### 72-608 El Paseo

Suite	Tenant	Sq. Ft.
1	Georgi's Swiss Watch Repair	1,354
2	Lavish Lash	1,412
3	West Coast Escrow	1,320
4	El Paseo Animal Hospital	4,849
6	Advance Optometry	2,220
10	El Paseo Dentistry	1,566

### 72-624 El Paseo

Suite	Tenant	Sq. Ft.
<b>A-1</b>	<b>AVAILABLE</b>	<b>3,085</b>
A	Fusion Fitness	3,000
B1	J Rich Salon Suites	1,550
B2	J Rich Salon Suites	1,270
B3	J Rich Salon Suites	550
B4	J Rich Salon Suites	1,100
B5	J Rich Salon Suites	880
B6	J Rich Salon Suites	1,550
<b>C1</b>	<b>AVAILABLE</b>	<b>1,557</b>
C2 & C3	Starlight Dance	4,220
C4	Jewelry	1,375
C5	Purew Barre	1,885
C6	Angi's Fit & Flex	1,300
C7	Cucina Italiana	1,775

# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b><u>POPULATION</u></b>			
2025 Total Population	7,231	46,479	81,864
2025 Median Age	43.9	53.9	56.3
2025 Total Households	3,366	22,892	41,066
2025 Average Household Size	2.1	2.0	2.0
<b><u>INCOME</u></b>			
2025 Average Household Income	\$107,505	\$149,413	\$164,403
2025 Median Household Income	\$72,625	\$93,926	\$104,614
2025 Per Capita Income	\$50,160	\$73,702	\$82,575
<b><u>BUSINESS SUMMARY</u></b>			
2025 Total Businesses	1,171	3,639	4,905
2025 Total Employees	8,601	25,039	38,571