

LEASE

RESTAURANT & BAR AT 200 ROOM EMBASSY SUITES PALM DESERT

74700 Highway 111 Palm Desert, CA 92260



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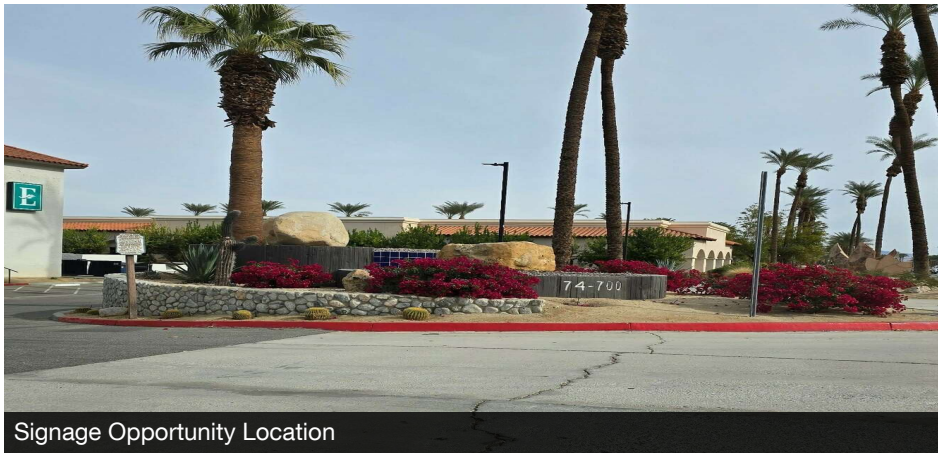
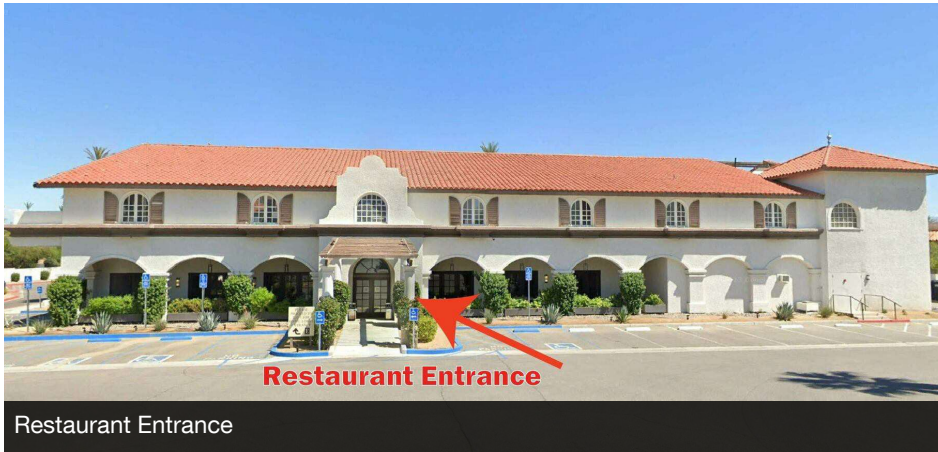


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PROPERTY HIGHLIGHTS

- Fully Equipped: The space comes with all Furniture, Fixtures, and Equipment (FF&E), ready for immediate operation.
- Hotel Connection: Attached to a 200-room hotel including 21 pickleball courts and large pool/bar, providing a built-in customer base and additional foot traffic. The space is a stand-alone Spanish style building located at the front of the property and allows for a restauranter to create a unique and free standing identity while also benefitting from the hotel.
- Banquet Room: A 6,500 sq ft banquet room above the restaurant, perfect for private events and gatherings is available on an as needed basis at 8% percentage rent per event.
- Recreational Amenities: Potential for pool/bar and pickleball courts food & beverage service on the property, greatly enhancing the revenue opportunity.
- Signage: Outstanding highly visible signage facing Highway 111, directly above main entrance to restaurant.
- Estimated Seat Count: Indoor 237, Front Patio 16, Back Patio 44, Banquet Room Dining 512, Banquet Room Assembly 650
- Great Rent: \$15,000 per month with significant income potential.
- This property is ideal for restaurateurs looking to capitalize on a high-traffic location with diverse revenue streams. Don't miss out on this exceptional leasing opportunity!

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DISTANCE TO LOCAL LANDMARKS

| | |
|----------------------------|------------|
| Indian Wells Tennis Garden | 10 minutes |
| El Paseo Shopping District | 5 minutes |
| The Shops at Palm Desert | 6 minutes |
| Acrisure Arena | 15 minutes |

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Pool Area



Pickleball Area



Pickleball Area



Pickleball Area

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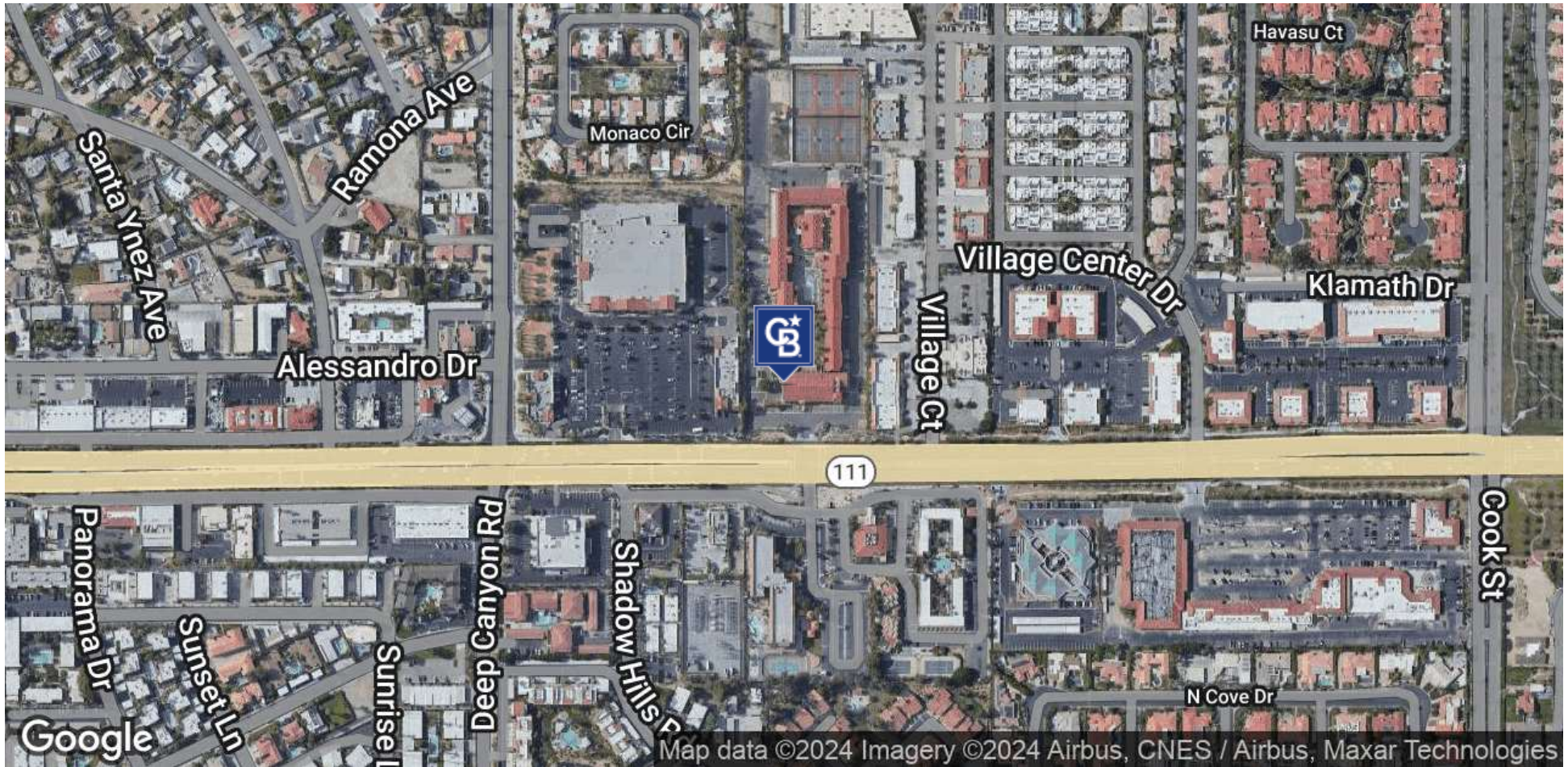


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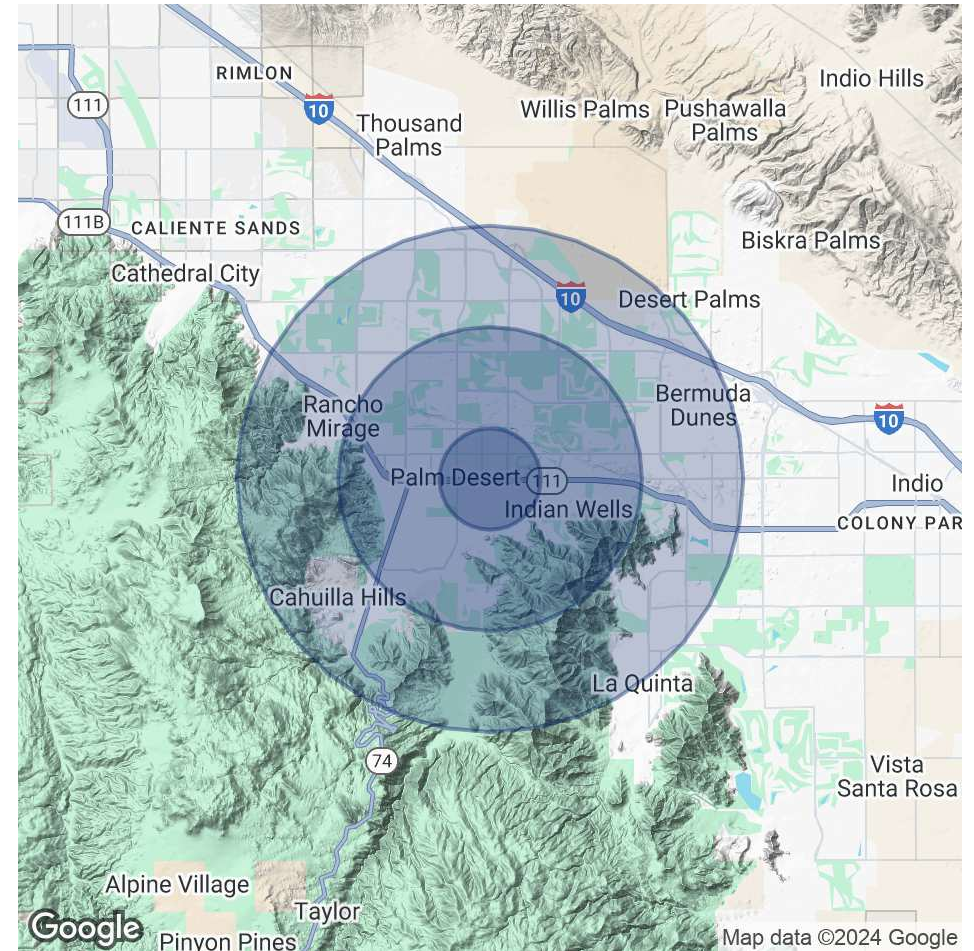
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,518 | 43,009 | 89,652 |
| Average Age | 48 | 54 | 52 |
| Average Age (Male) | 46 | 52 | 51 |
| Average Age (Female) | 50 | 55 | 53 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,391 | 21,032 | 42,054 |
| # of Persons per HH | 2.2 | 2 | 2.1 |
| Average HH Income | \$114,577 | \$117,829 | \$118,972 |
| Average House Value | \$710,059 | \$736,949 | \$737,657 |

Demographics data derived from AlphaMap



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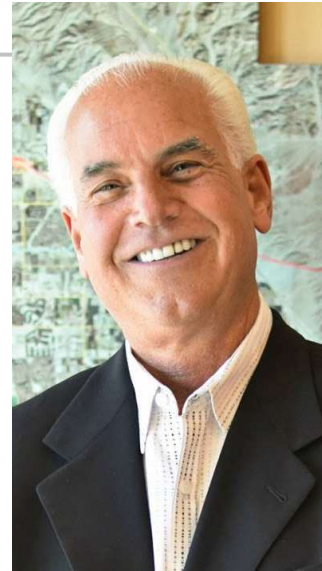


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