

42650 Melanie Place  
Palm Desert, CA



CONFIDENTIAL OFFERING MEMORANDUM

**Leasing Opportunity**

**31,428 Sq Ft Multi-Tenant Office Center**



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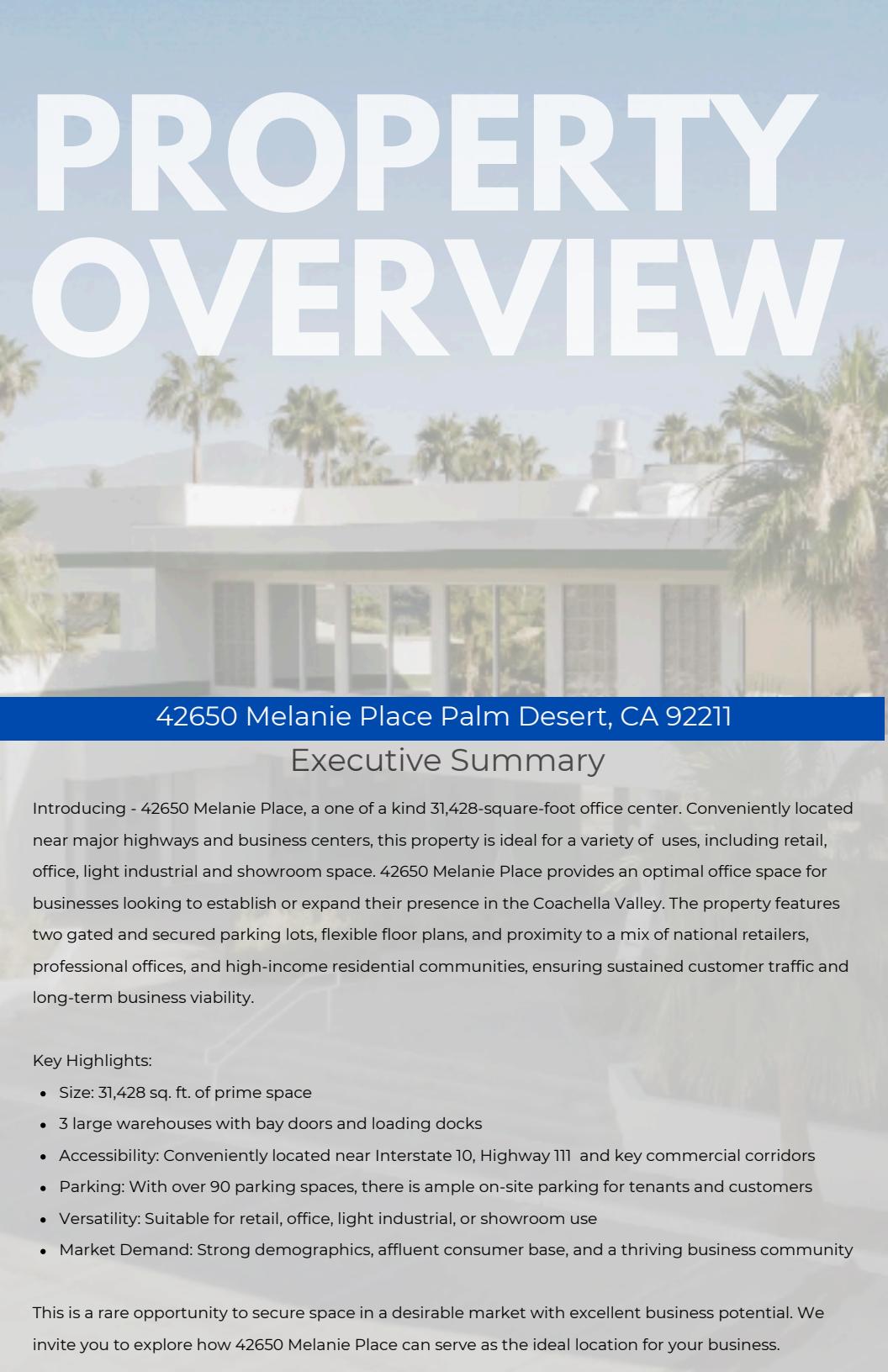
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# PROPERTY OVERVIEW



42650 Melanie Place Palm Desert, CA 92211

## Executive Summary

Introducing - 42650 Melanie Place, a one of a kind 31,428-square-foot office center. Conveniently located near major highways and business centers, this property is ideal for a variety of uses, including retail, office, light industrial and showroom space. 42650 Melanie Place provides an optimal office space for businesses looking to establish or expand their presence in the Coachella Valley. The property features two gated and secured parking lots, flexible floor plans, and proximity to a mix of national retailers, professional offices, and high-income residential communities, ensuring sustained customer traffic and long-term business viability.

### Key Highlights:

- Size: 31,428 sq. ft. of prime space
- 3 large warehouses with bay doors and loading docks
- Accessibility: Conveniently located near Interstate 10, Highway 111 and key commercial corridors
- Parking: With over 90 parking spaces, there is ample on-site parking for tenants and customers
- Versatility: Suitable for retail, office, light industrial, or showroom use
- Market Demand: Strong demographics, affluent consumer base, and a thriving business community

This is a rare opportunity to secure space in a desirable market with excellent business potential. We invite you to explore how 42650 Melanie Place can serve as the ideal location for your business.

P A L M

D E S E R T



## PROPERTY

### DETAILS

**APN:** 634-260-012

**Year Built/ Renovated:** 1991/2025

**Property Type:** Office/Light Industrial

**Property Subtype:** Loft/Creative Space

**Building Size:** 31,428 Square Feet

**Office Space:** 24,151 Square Feet

**Parking:** 95 Spaces (43 Covered)

**Lot Size:** 1.51 AC

**Zoning Code:** SI

**Power:** 1600 amps (three phase)

**Backup Generator:** Yes

**Elevator:** Yes



#### FLOOR PLAN - SECOND FLOOR



#### Upper Level

- Spacious floor plans with flexible layouts for offices, conference rooms, or coworking spaces.
- Beautiful views of palm trees and the San Jacinto mountains
- Secure entry with keycard access
- High-speed fiber-optic internet for seamless connectivity.
- Secure server room with climate control and backup power.

This drawing is for informational purposes only.  
It is not to scale and may not accurately represent the current state of the property.

#### FLOOR PLAN - FIRST FLOOR



#### Lower Level

- Over 6,000 sq ft of available warehouse space
- Luxury retail space, perfect for a showroom
- Dedicated reception area to welcome clients professionally
- Diesel Generator for backup power

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# PALM DESERT MARKET



Nestled in the heart of the Coachella Valley, Palm Desert is the cultural and retail hub of the desert communities. Centrally located, it's just 122 miles east of Los Angeles, 121 miles northwest of San Diego, and only 15 miles from Palm Springs. With its prime location, Palm Desert boasts three convenient access points along Interstate 10, making it a gateway for commerce and travel. The city consistently leads the region in retail sales, and with exciting opportunities like the redevelopment of our shopping mall, we are poised for even greater growth. Known for strategic and thoughtful development, Palm Desert is committed to reinvesting in its community and fostering sustainable growth. Join us in shaping the future and experience the vibrancy of a city that's always evolving.