

FOR SALE | MULTI-TENANT NNN INVESTMENT LOCATED ON THE PRESTIGIOUS EL PASEO DRIVE IN PALM DESERT

El Paseo Park Plaza

73200 EL PASEO,
PALM DESERT, CA 92260



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Property Details

Building Size: ±11,645 SF 1st Floor
±2,611 SF 2nd Floor
Total ±14,256 SF

Type: 1st Floor Retail
2nd Floor Office/Retail

Year Built/Remodeld: 1970/2019

Asking Price: \$6,452,100
(452.59/SF)

NOI: \$370,862

Cap Rate: 5.75% Actual

Occupancy: 100%

Service Type: NNN

Parking: ±37 spaces

APN: 627-192-024

Land Size: ±35,284 SF (±0.81 AC)

Zoning: C1

Sub-Market: Coachella Valley

Market: Inland Empire



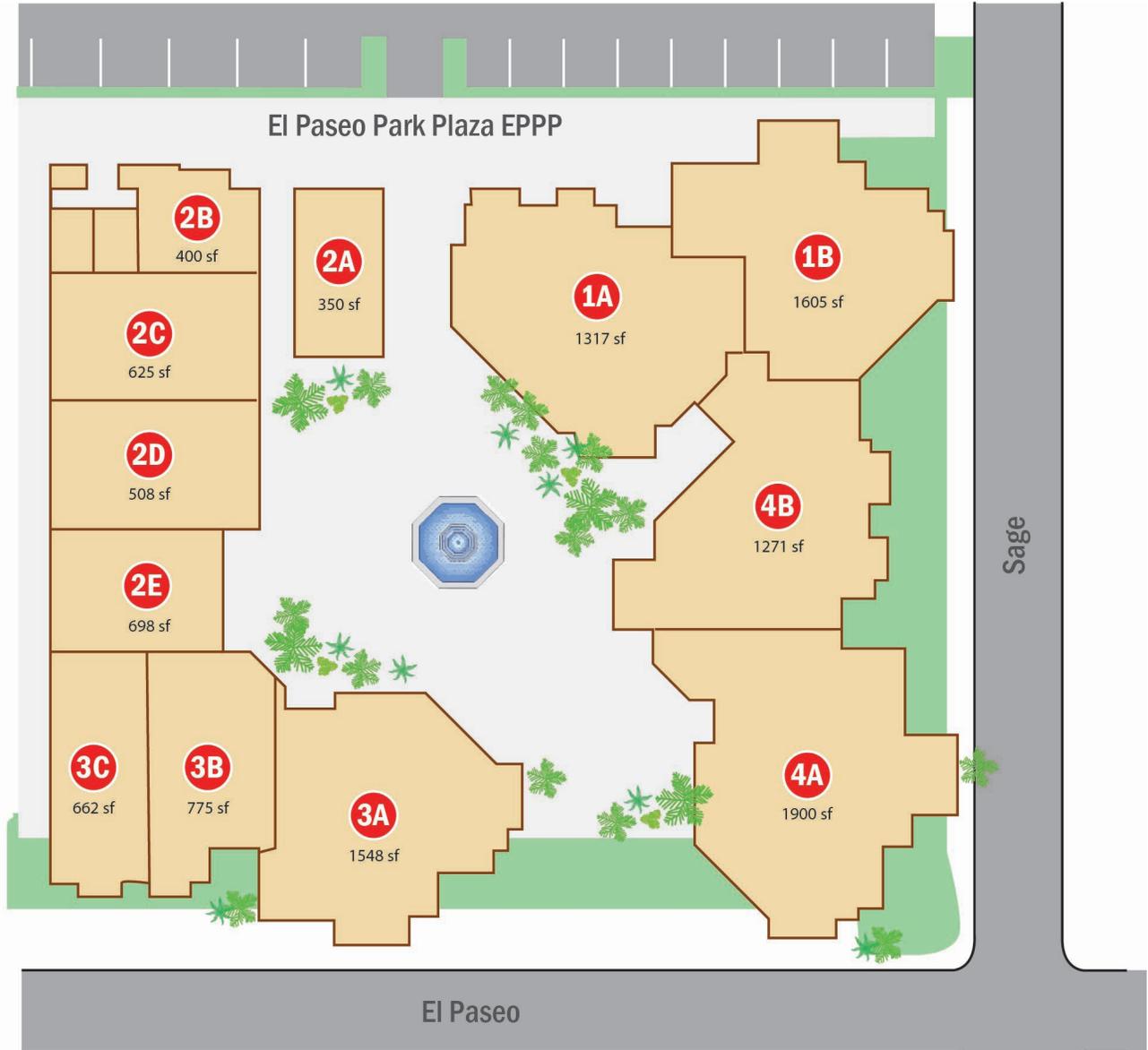
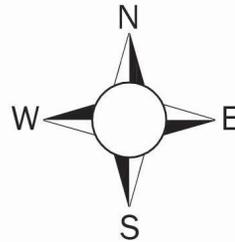
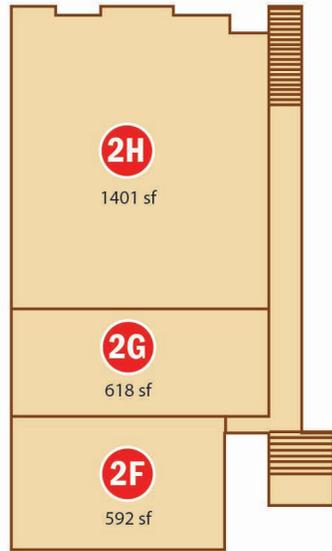
Investment Highlights

Rare Opportunity to Acquire a Fully Leased Trophy Retail Asset on El Paseo

- » **Premier El Paseo Retail Investment** – Opportunity to acquire a fully leased multi-tenant retail property located on Palm Desert’s prestigious El Paseo Drive, the Coachella Valley’s premier luxury retail corridor.
- » **100% Leased Stabilized Asset** – The property is fully occupied by a healthy mix of boutique retail, dining, and professional tenants, providing stable in-place income.
- » **Strong In-Place Cash Flow** – The property generates approximately \$370,862 in NOI, representing a 5.75% cap rate at the asking price.
- » **NNN Lease Structure** – Tenants reimburse operating expenses through a triple net lease structure, reducing landlord management responsibilities.
- » **Desirable Boutique Retail Environment** – Attractive Spanish-style architecture with pedestrian-oriented courtyard design that creates a destination retail and dining atmosphere.
- » **A High Barrier to Entry Market** – El Paseo properties rarely trade, providing investors with the opportunity to acquire a long-term generational retail asset.

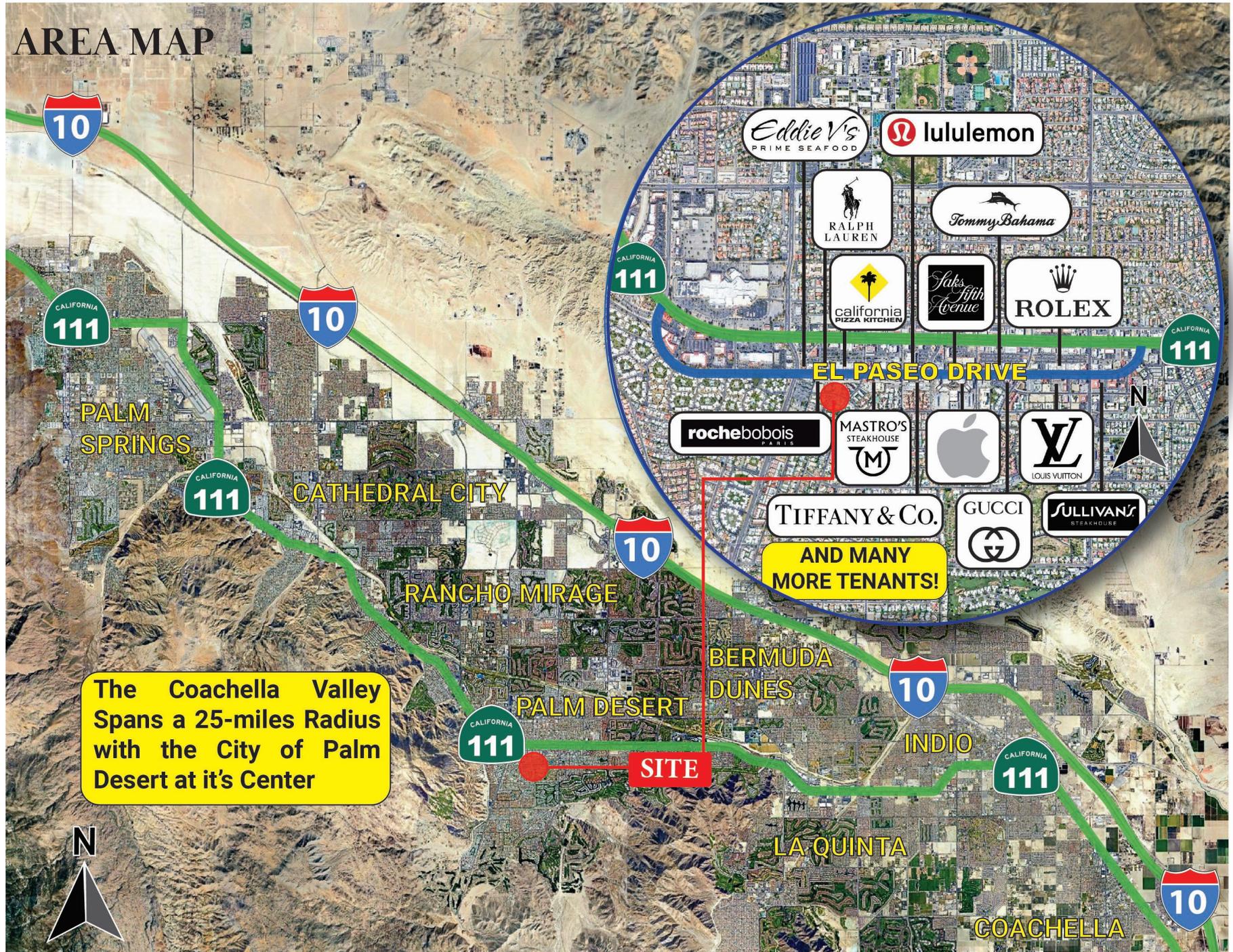


Upstairs



- JC's Patio Café (Space 1A)
- Chrissy's Collection (Space 1B & 4B)
- Chakra Esthetics (Space 2A)
- Desert Artist Gallery Space 2B)
- Kaylie Feist (Space 2C)
- Gregory Architects (Space 2D)
- Winzer Hair Salon/Records (Space 2E)
- Chrissy's Collection (Space 2H)
- Fig & Nash (Space 4A)
- Golden Interior Design (Space 2F)
- Blonde (Space 3A & 3B)
- Giancarlo Salon (Space 3C)
- Brow Studio Reset (Space 2G)

AREA MAP



CORRIDOR MAP



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