

# 12,870 SF MULTI-TENANT OFFICE BUILDING EL PASEO PROFESSIONAL PLAZA

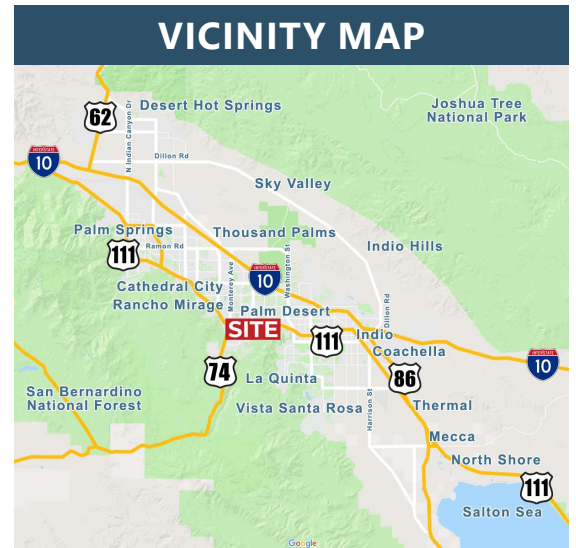


**74090 EL PASEO, PALM DESERT, CA**

## FEATURES

- Well located two-story professional building on nearly one acre
- Elevator served
- This is an exceptional property, ideal for professional offices, law firm, medical or mixed-use
- Located on El Paseo, the highly-sought-after "Rodeo Drive of the Desert"
- Nearby many prominent shopping, dining, and entertainment venues (Saks, Mastro's, Apple, Gucci, Louis Vuitton, Il Corso, and many more)
- High traffic volumes of approx. 30,000 cars per day
- Abundant parking
- Frontage access on both Highway 111 and El Paseo
- In Downtown District allowing mixed-use and multi-story projects

**PRICE: \$4,153,000 (\$325/SF)**



**Susan Harvey**

susan@dppllc.com  
 760-250-8992 Mobile  
 CA DRE #00957590

**Paula Turner**

paula@dppllc.com  
 760-578-6564 Mobile  
 CA DRE #00702492

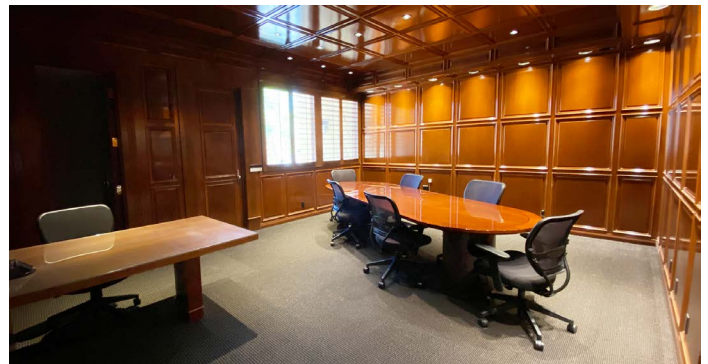
# 12,870 SF MULTI-TENANT OFFICE BUILDING AERIAL MAP & SITE AMENITIES



**Directions:** From Los Angeles, take exit on Monterey Ave and turn right (west). In 7 miles, continue straight on Monterey Ave. Use the left 2 lanes to turn left onto Hwy 111. In 1.2 miles, turn right onto El Paseo. In 528 ft, the property will be on your right.

## SITE AMENITIES

- **Location:** Property is located at 74090 El Paseo in Palm Desert, CA
- **Building Size:** 12,870 SF
- **Current Use:** Multi-tenant Office
- **Parcel Size:** 0.87 AC (37,897 SF)
- **APNs:** 625-111-017, 025, 028
- **Zoning:** Downtown District
- **General Plan:** Downtown
- **Construction:** Wood Frame/Stucco
- **Building Height:** 28 Feet
- **Year Built:** 1978
- **Parking Spaces:** 40
- **Terms:** Cash
- **Comments:** Keenly located at the convergence of Highway 111 & El Paseo Drive, the property is at the east end of the El Paseo shopping district. Known as the Rodeo Drive of the Desert, the El Paseo Shopping District is a unique outdoor nine-block shopping district filled with over 200 delightful discoveries such as upscale shops, art, fine dining, casual dining, and more!



[CLICK HERE TO VIEW MORE PHOTOS & VIDEO](#)

760-360-8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.