

# 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)**



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## 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
  - Suite 100: Approx. 1,300 SF
  - Suite 101: Approx. 1,900 SF
  - Suite 102/103: Approx. 2,400 SF
- **Parcel Size:** 0.87 AC (37,897 SF)
- **APNs:** 625-111-017, 025, 028
- **Zoning:** [Click here to view 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](#)

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