



**FOR LEASE**

**73241 Highway 111**  
**Palm Desert, CA 92260**

**LEASING BROCHURE**  
**THE MEADOWS AT SAGE**

**SMOKETREE**  
INVESTMENTS

# ADVISORY TEAM

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**SMOKETREE**  
I N V E S T M E N T S





# SUMMARY

|                  |                                    |
|------------------|------------------------------------|
| Address          | 73241 Highway 111, Palm Desert     |
| Cross-Streets    | El Paseo / Sage Ln / Highway 111   |
| Frontage         | 200' on Highway 111                |
| Building Parking | 65 Parking Spaces + Shared Parking |
| Use              | Retail / Office / Medical / Other  |
| Suite Sizes      | Ranging From 300sf to 1,600sf      |
| Lease Type       | Triple Net   NNNs are \$0.65/sf/mo |
| Monthly Rent     | Base Rent + NNNs                   |



## BENEFITS

- Desirable Location at the Center of Palm Desert
  - Located on Highway 111, Between El Paseo & Hwy 74
- Private Restrooms in Suites and Dedicated AC Units
- Ample Parking in Front and Rear of Building
- Common Area Restrooms Also Available On-Site
- Mixture of Medical, Office, and Retail Tenants at Property
  - Direct Access to Highway 111 and El Paseo
  - Zoned as Downtown Core Overlay (D-O)
  - Palm Desert Municipal Code







Located in the  
Premier Shopping  
District in the Valley



Hwy 111 Street  
Parking with Extra  
Parking in Rear



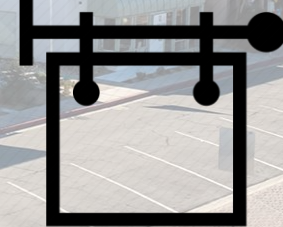
Centered in Heart of  
Commercial Corridor  
of Palm Desert



Open Floor Plans and  
Private Restrooms and  
AC in Suites



Major Developments  
Under Construction  
in Palm Desert



Street Frontage on  
Hwy 111  
with 70,000 ADT

## PROPERTY HIGHLIGHTS

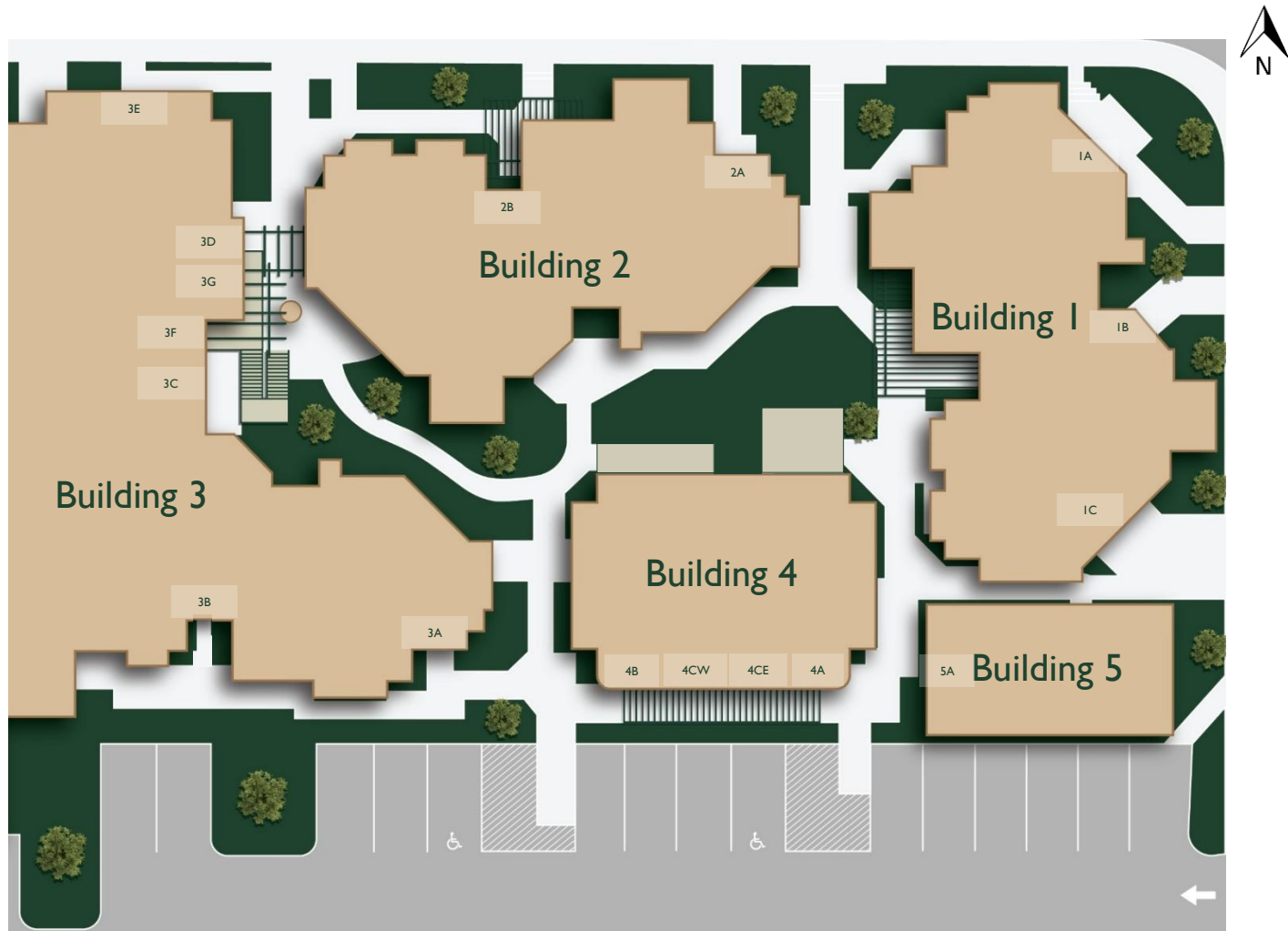
Palm Desert is a city located in the eastern part of the Coachella Valley in Riverside County, California.

Situated just 100 miles east of Los Angeles, the city is served by regional traffic corridors, such as Interstate 10 and Highways 111 and 74, and is easily accessible to all points within the Coachella Valley by local traffic corridors, such as Fred Waring Dr and Monterey Ave.

The Coachella Valley population is growing at a faster rate than California and the nation. According to estimates by the Coachella Valley Association of Governments (CVAG) and the Southern California Association of Governments (SCAG), the population of the Coachella Valley will double to nearly 1,000,000 permanent residents by 2035.

# SITE PLAN

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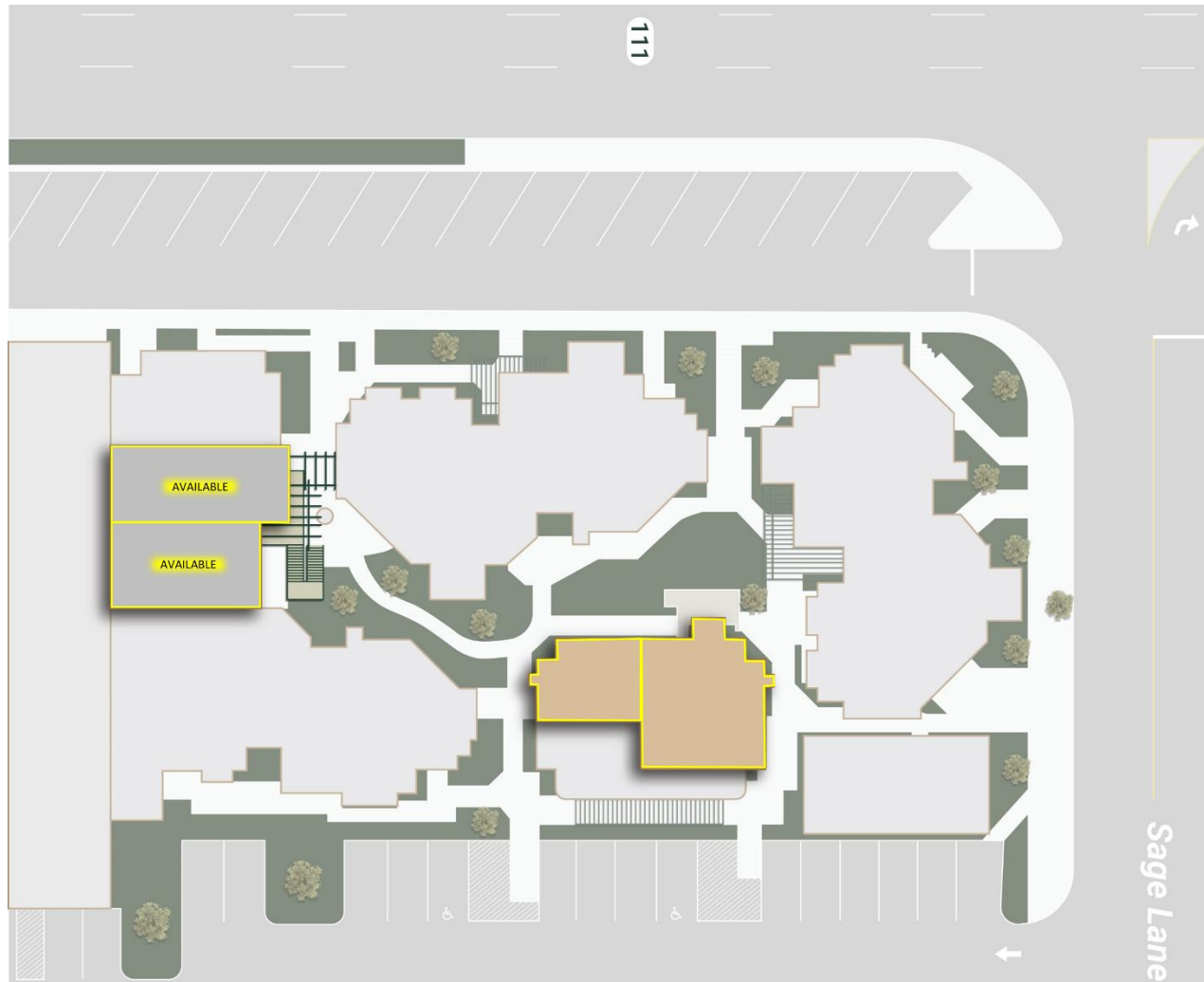


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# LEASING PLAN (2ND FLOOR)

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# LOCATION MAP

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# REGIONAL MAP





THE  
**MEADOWS**  
AT SAGE

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