

THE ONLY EL PASEO DESTINATION FOR RETAIL, MEDICAL AND OFFICE USES

72608-72624 El Paseo, Palm Desert, CA 92260



TARGET
BEST BUY
Marshall's
T.J. Maxx
ALDI
Burlington
Coat Factory

WHOLE FOODS MARKET
NORDSTROM RACK
HomeGoods

THE SHOPS
AT PALM DESERT
140+ Retailers

BARNES & NOBLE
BOOKSELLERS

DICK'S
SPORTING GOODS

±1,557 SF
Retail Space
Available

±1,354 SF
Retail Space
Available

±3,085 SF
Retail Space
Available



El Paseo

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

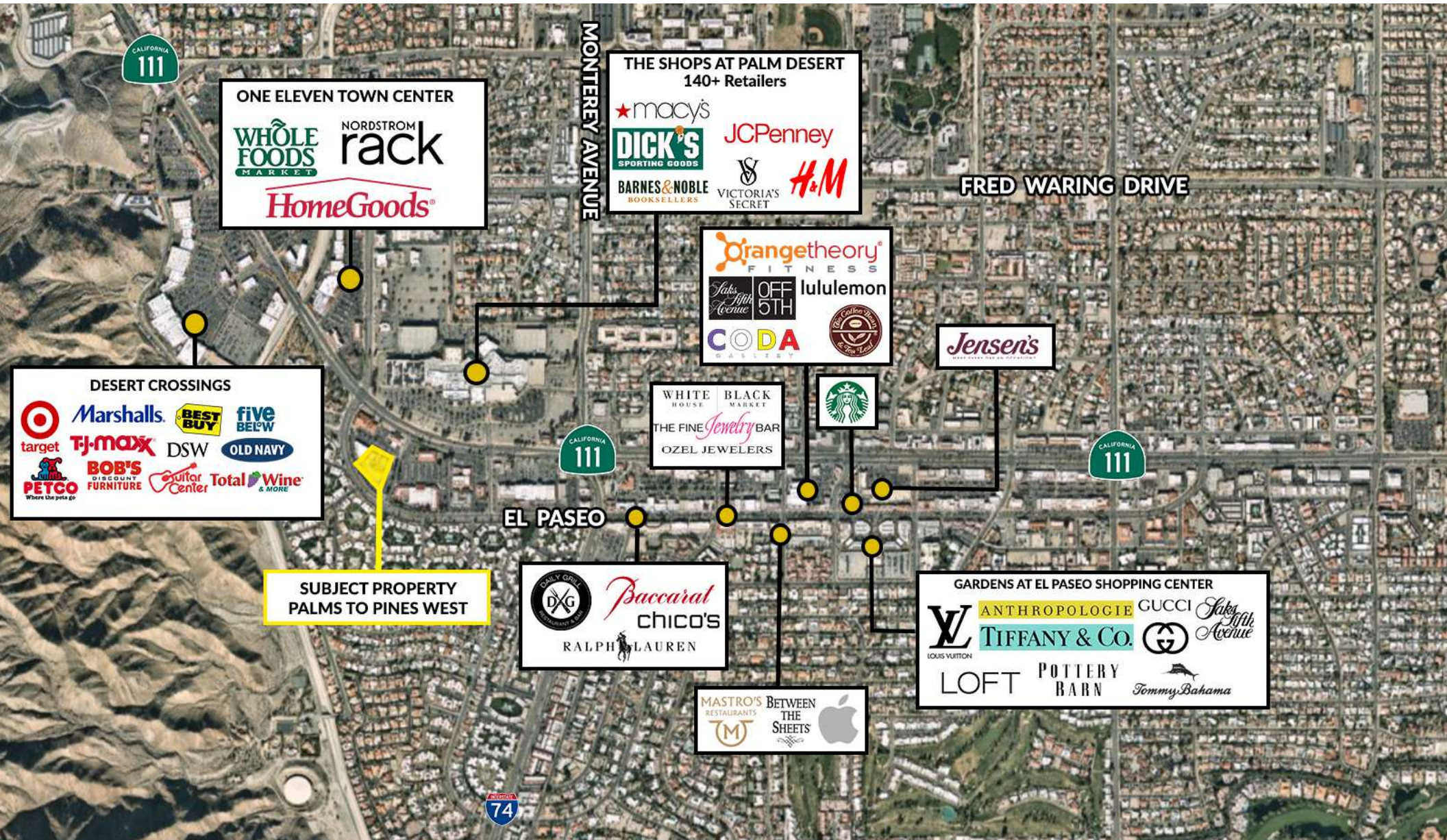
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RETAILER MAP



PROPERTY OVERVIEW



PALMES TO PINES WEST

- Position your brand at the epicenter of luxury and lifestyle. Located at the signalized intersection of El Paseo and Highway 111, *Palms to Pines West* stands out on the most iconic street in Coachella Valley, surrounded by national retailers, trend-forward brands, and a vibrant consumer base.
- Already enhanced with sleek new pavers and upgraded lighting, the center is in the midst of even more upgrades—including fresh landscaping and modern monument signage—amplifying its curb appeal and walkability.

PRIME RETAIL & WELLNESS DESTINATION IN PALM DESERT

- Zoning Advantage: Palms to Pines West is the only segment of El Paseo where the city permits medical and office use, adding unmatched leasing flexibility for wellness professionals and service businesses.
- Join an elite community where accessibility, luxury, and lifestyle converge—Palms to Pines West offers a rare opportunity to elevate your brand in the most dynamic part of Palm Desert.

PROPERTY HIGHLIGHTS



HIGHLIGHTS

- ±35,523 vehicles passing daily and visibility that's second to none.
- High-Impact Monument Signage at a marquee intersection.
- Flexible, High-Exposure Spaces supported by ample parking, that allows for retail, medical, and office uses.
- Affluent Residential Base: ±81,864 residents within 5 miles, average household income above \$164,403.
- Robust Daytime Population: Nearly 46,000 professionals, visitors, and locals in the vicinity daily.

SITE PLAN

72608 EL PASEO



TENANT ROSTER

PALMS TO PINES WEST

72-608 El Paseo

Suite	Tenant	Sq. Ft.
1	AVAILABLE	1,354
2	Lavish Lash	1,412
3	West Coast Escrow	1,320
4	El Paseo Animal Hospital	4,849
6	Advance Optometry	2,220
10	El Paseo Dentistry	1,566

PALMS TO PINES WEST

72-624 El Paseo

Suite	Tenant	Sq. Ft.
A-1	AVAILABLE	3,085
A	Fusion Fitness	3,000
B1	J Rich Salon Suites	1,550
B2	J Rich Salon Suites	1,270
B3	J Rich Salon Suites	550
B4	J Rich Salon Suites	1,100
B5	J Rich Salon Suites	880
B6	J Rich Salon Suites	1,550
C1	AVAILABLE	1,557
C2 & C3	Starlight Dance	4,220
C4	Jewelry	1,375
C5	Purew Barre	1,885
C6	Angi's Fit & Flex	1,300
C7	Cucina Italiana	1,775

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<u>POPULATION</u>			
2025 Total Population	7,231	46,479	81,864
2025 Median Age	43.9	53.9	56.3
2025 Total Households	3,366	22,892	41,066
2025 Average Household Size	2.1	2.0	2.0
<u>INCOME</u>			
2025 Average Household Income	\$107,505	\$149,413	\$164,403
2025 Median Household Income	\$72,625	\$93,926	\$104,614
2025 Per Capita Income	\$50,160	\$73,702	\$82,575
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	1,171	3,639	4,905
2025 Total Employees	8,601	25,039	38,571