

FOR LEASE | FULLY BUILT-OUT ±7,500 SF SUITE LOCATED IN THE PRESTIGIOUS ONE EL PASEO PLAZA

# High-End Turnkey Restaurant/Bar for Lease

74225 HIGHWAY 111, SUITE B  
PALM DESERT, CA 92260



**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES

Steve Lyle  
t 760-578-9927  
stevelyle@cbclyle.net  
CA RE Lic. #00762911

Brian Ward  
t 760-333-7878  
Bward@cbclyle.net  
CA RE Lic. #0121003

Michael Lyle  
t 760-774-6533  
mlyle@cbclyle.net  
CA RE Lic. #02002995

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



74225 HIGHWAY 111, SUITE B, PALM DESERT

## Property Details

Space Size:	7,500 SF Rentable 1,700 SF of Patio Space (free of charge)
Seating:	Inside: 244 Outside: 130 TOTAL: 374
Parking:	320 spaces (valet parking available)
Asking Rent:	\$1.95/SF/mo. (\$14,625/mo.)
Lease Type:	NNN \$0.90/SF/mo. (\$6,750/mo.)
Furniture, Fixtures & Equipment (FF&E):	Inventory List is Available Upon Request (full build- out + FF&E totaling \$4,000,000)
Sub-Market:	Coachella Valley
Market:	Inland Empire





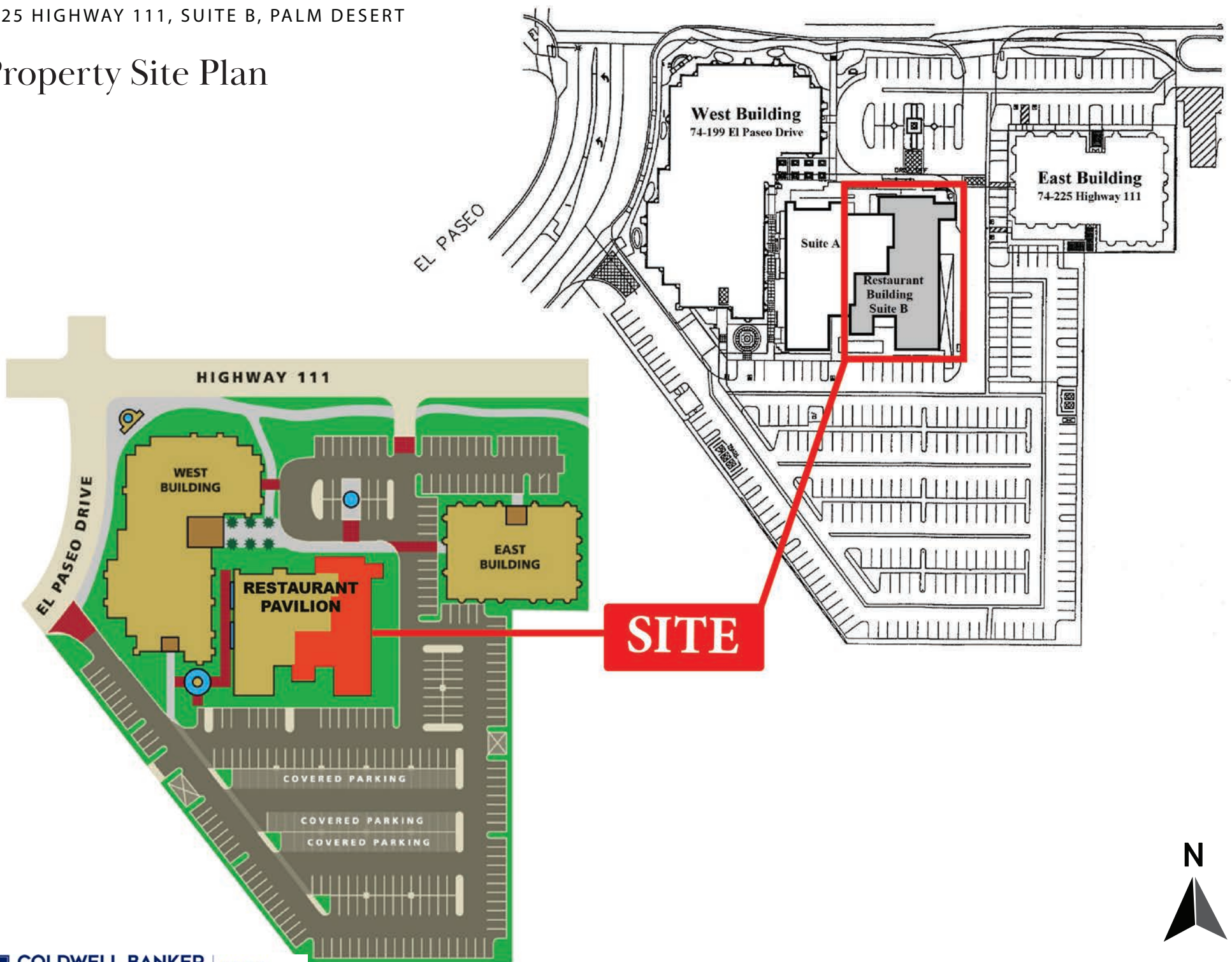
## Property Features

- » **Turnkey Restaurant Opportunity:** Fully built-out  $\pm 7,500$  SF high-end restaurant space with existing FF&E; ideal for immediate occupancy and operations.
- » **Prime El Paseo Location:** Situated at the intersection of Highway 111 & El Paseo Drive, Palm Desert's premier luxury shopping and dining corridor.
- » **Located in One El Paseo Plaza:** Prestigious Class A campus home to Fortune 500 tenants including Wells Fargo, RBC Wealth Management, Morgan Stanley, and Compass
- » **Expansive Outdoor Patio:** Enjoy 1,700 SF of exterior dining space (rent-free), complete with fire pits and ambient lighting.
- » **High Capacity Layout:** Seats 374 patrons across indoor and patio configurations; space designed for elevated dining experiences.
- » **High Visibility Signage:** Monument and building signage available on Highway 111, offering exceptional brand exposure to 63,100 daily vehicles.
- » **Immediate Availability at Competitive Rate:** Offered at \$1.95/SF NNN; rare Class "A" restaurant space in a center anchored by Fortune 500 tenants.



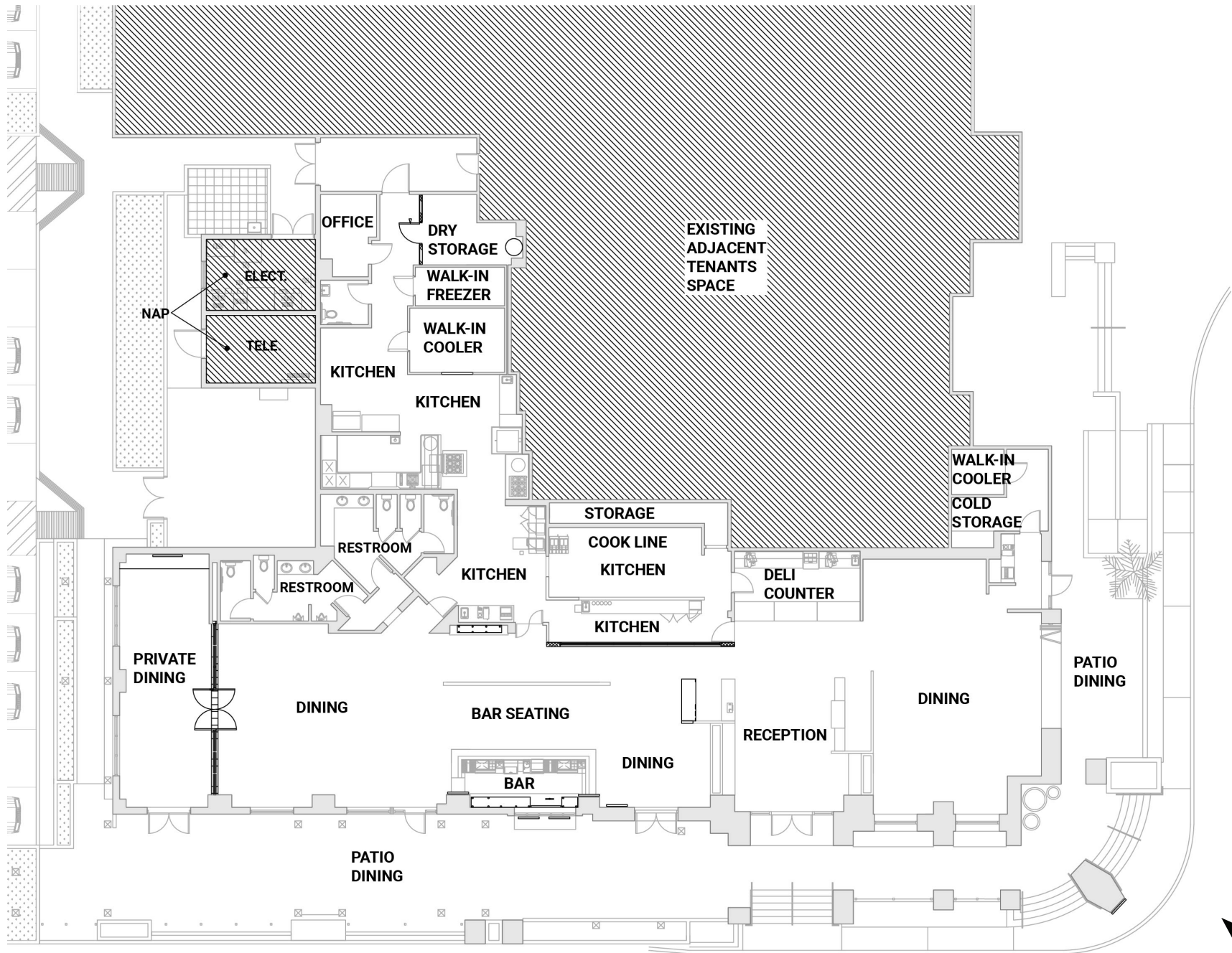
74225 HIGHWAY 111, SUITE B, PALM DESERT

# Property Site Plan

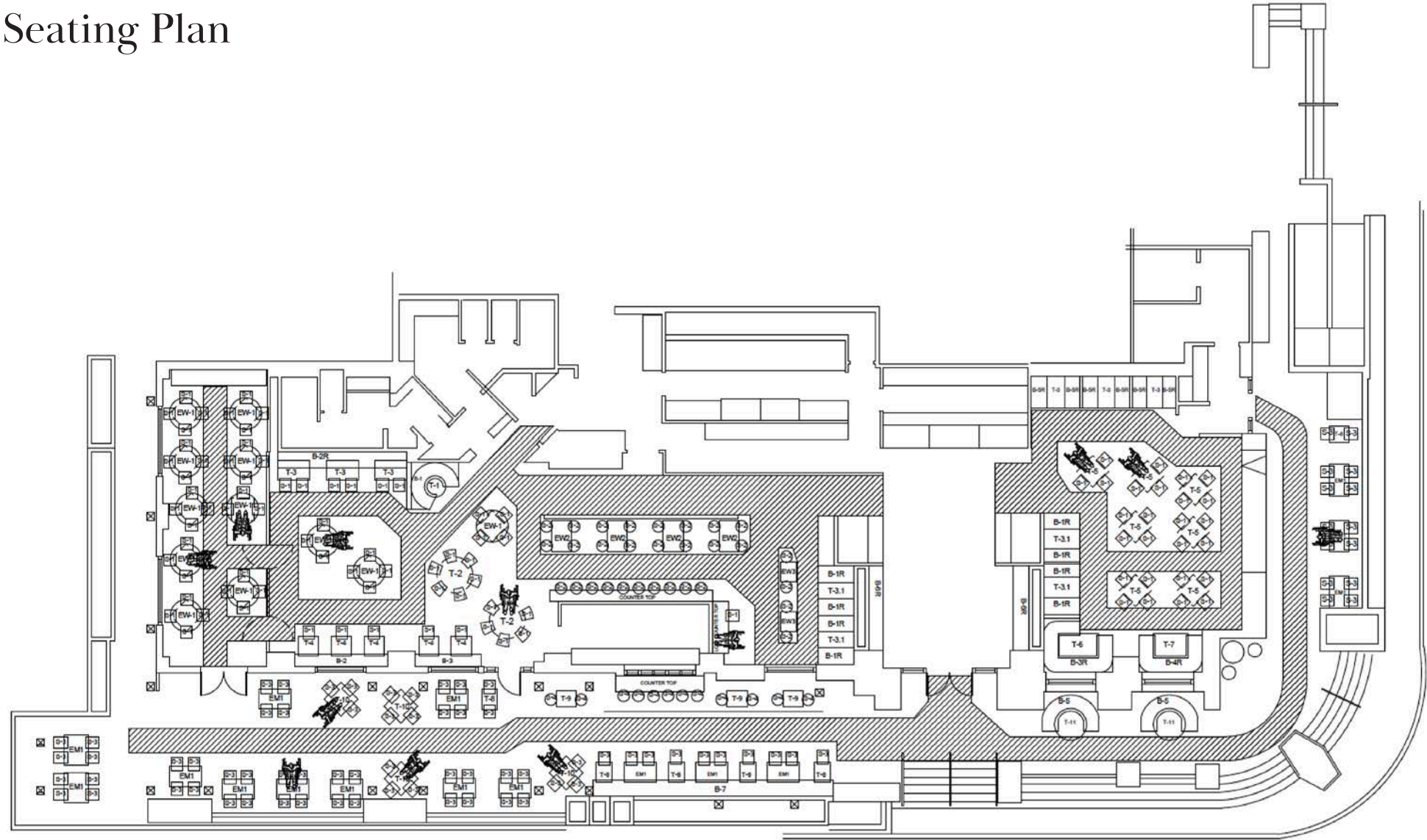




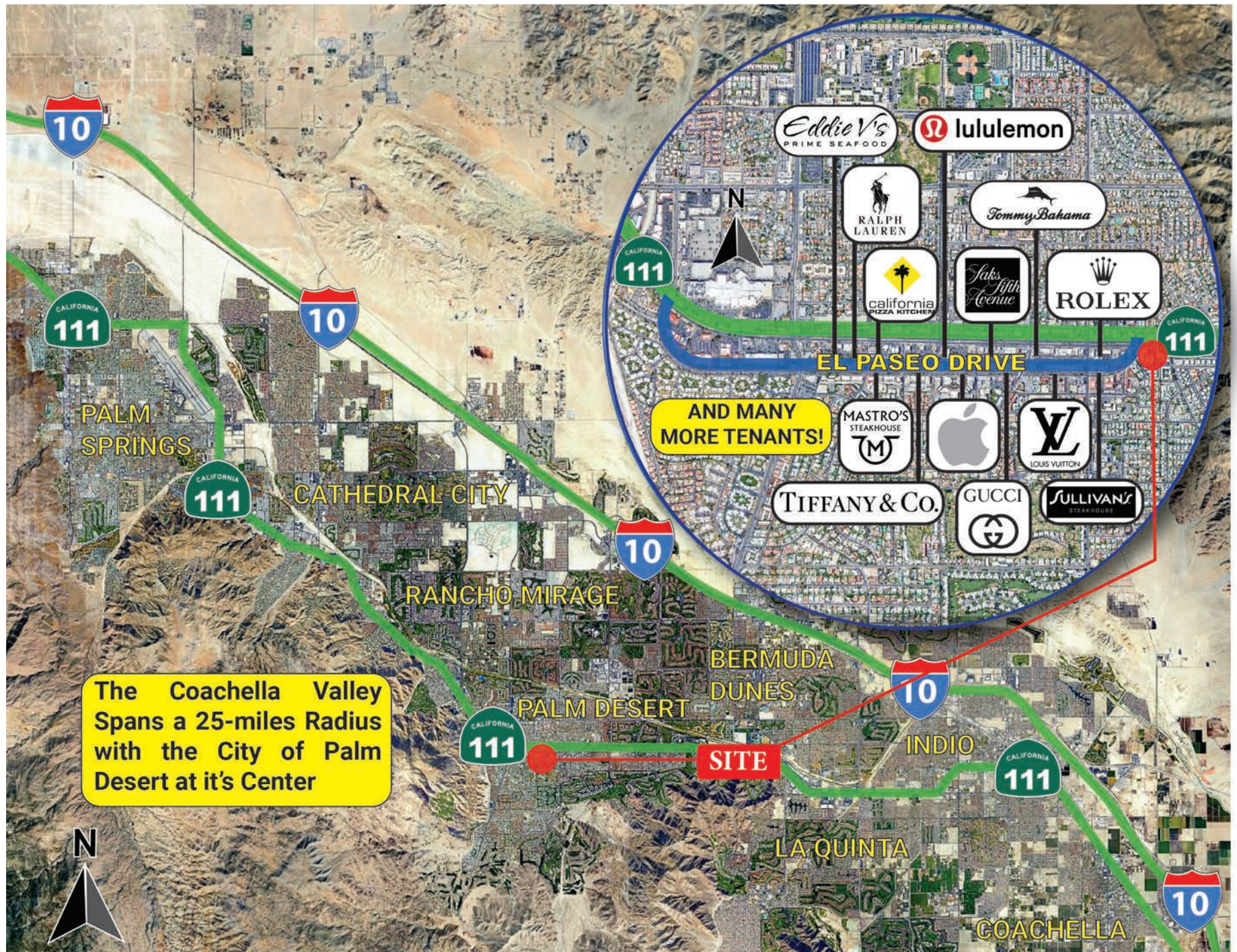
# Floor Plan



# Seating Plan







The Coachella Valley  
Spans a 25-miles Radius  
with the City of Palm  
Desert at it's Center

SITE



74225 HIGHWAY 111, SUITE B, PALM DESERT





74225 HIGHWAY 111, SUITE B, PALM DESERT





74225 HIGHWAY 111, SUITE B, PALM DESERT



**COLDWELL BANKER**  
**COMMERCIAL**

LYLE &  
ASSOCIATES



74225 HIGHWAY 111, SUITE B, PALM DESERT





74225 HIGHWAY 111, SUITE B, PALM DESERT





74225 HIGHWAY 111, SUITE B, PALM DESERT





74225 HIGHWAY 111, SUITE B, PALM DESERT



*For More Information Contact:*

**Steve Lyle**  
**t 760-578-9927**  
**stevelyle@cbclyle.net**

CA RE Lic. #00762911

*The information provided herein has been obtained from sources believed reliable. While every reasonable effort has been made to ensure its accuracy, Coldwell Banker Commercial Lyle & Associates makes no representation or warranty, expressed or implied, as to the accuracy or completeness of this information. Prospective buyers should conduct their own independent investigations and due diligence regarding the property. Coldwell Banker Commercial Lyle & Associates and its agents are not responsible for any misprints, errors, or omissions, and are not liable for any damages or losses arising from reliance upon this information. This offering is subject to errors, omissions, changes, including price or withdrawal without notice.*

*Furthermore, the owner reserves the right at its own discretion to reject any or all expressions of interest or offers to lease the property and/or terminate discussions at any time with any entity with or without notice, which may arise as a result of this sale brochure.*

*Please be advised that photocopying or duplicating of this material is not permitted without prior written consent.*