

CENTRAL PALM DESERT LOCATION ON MAIN THOROUGHFARE

Retail Space for Sublease

KENNEDY WILSON

BROKERAGE

73800 Highway 111 | Palm Desert, CA 92260



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AVAILABLE

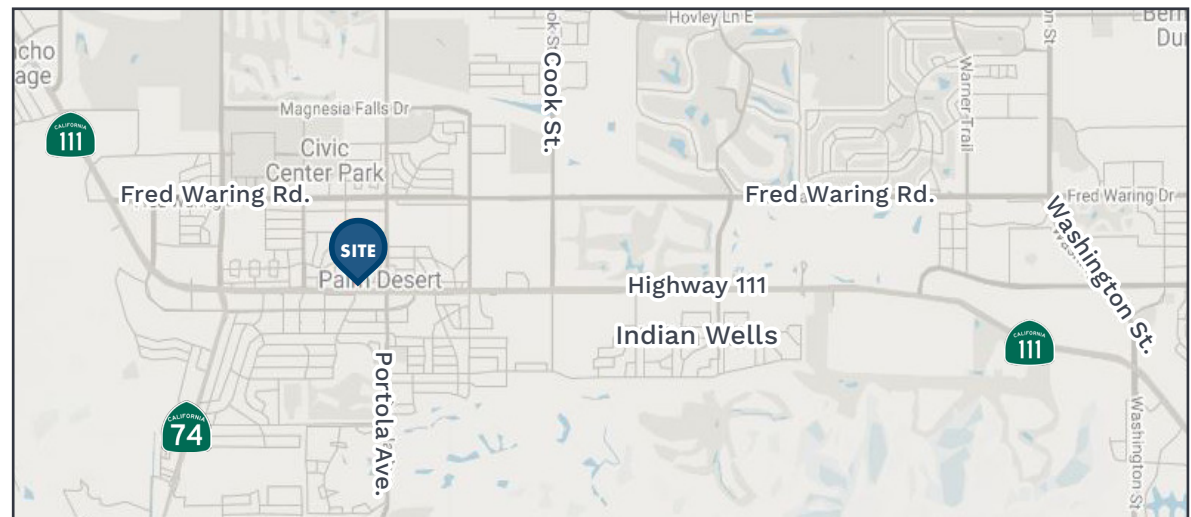
Suite B: ±2,400 SF
Rent: \$2.00 PSF/Mo., NNN

Initial Lease
Term Through: March 31, 2028

PROPERTY HIGHLIGHTS

- Vacant space directly next to an operating 7-Eleven
- Located off Highway 111 and San Luis Rey Ave.
- Strong traffic counts on Highway 111, with over ±36,000 CPD
- Central Palm Desert location, directly across the street from multiple retail shopping centers and residential neighborhoods
- Immediate trade area neighbors are Starbucks, Albertson's, Holiday Inn Express, Sprouts Farmer's Market, Staples, Walmart, Home Goods and ALDI

Prospective tenants are hereby advised that all uses are subject to City approval



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Area Demographics



	1 Mile	2 Miles	5 Miles
POPULATION			
2023 Estimated Population	11,517	27,126	76,372
2028 Projected Population	11,415	26,751	76,068
2010 Census Population	11,211	27,194	72,203
Projected Annual Growth 2023 to 2028	-0.89%	-1.38%	-0.40%
Historical Annual Growth 2010 to 2023	2.73%	-0.25%	5.77%
2023 Median Age	42.2	47.8	54.9
HOUSEHOLDS			
2023 Estimated Households	4,716	12,089	36,007
2028 Projected Households	4,637	11,877	35,759
2010 Census Households	4,801	12,371	34,605
Projected Annual Growth 2023 to 2028	-1.68%	-1.75%	-0.69%
Historical Annual Growth 2010 to 2023	-1.77%	-2.28%	4.05%
RACE & ETHNICITY			
2023 Estimated White	89.3%	89.8%	89.5%
2023 Estimated Black or African American	2.43%	2.23%	2.33%
2023 Estimated Asian or Pacific Islander	4.16%	4.41%	4.74%
2023 Estimated American Indian or Native Alaskan	1.18%	0.94%	0.89%
2023 Estimated Other Races	2.67%	2.39%	2.29%
2023 Estimated Hispanic	45.6%	34.9%	25.4%
INCOME			
2023 Estimated Average Household Income	\$79,313	\$100,322	\$111,962
2023 Estimated Median Household Income	\$58,608	\$70,173	\$82,447
EDUCATION			
2023 Estimated High School Graduate	22.9%	19.6%	17.5%
2023 Estimated Some College	31.6%	30.2%	31.7%
2023 Estimated Associates Degree Only	13.4%	10.9%	8.0%
2023 Estimated Bachelors Degree Only	15.3%	20.2%	21.8%
2023 Estimated Graduate Degree	7.21%	11.0%	14.4%

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