

PALM DESERT, CA

CBRE



DESERT  
COUNTRY  
PLAZA  
RETAIL SUITES FOR LEASE



# HIGHLIGHTS

Nestled at the intersection of Country Club Dr and Washington St in Palm Desert, Desert Country Plaza stands as a bustling hub of activity in the Coachella Valley. Strategically located just off I-10 and Washington, it offers seamless access and egress, thanks to a dedicated signal on Country Club Dr and ample parking.

Recently, this well-established and meticulously maintained plaza has undergone a refreshing makeover. A fresh coat of paint, new desert landscaping, and highly visible monument signage have transformed the space, creating a visually appealing and inviting atmosphere.

Desert Country Plaza, anchored by EoS Fitness with over 7,000 members, includes a diverse range of successful, long-term tenants. These include Wells Fargo, Lindora, Dominos, CV Pharmacy, China Wok, Oceana, Cups Cafe, and La Casita Restaurant, contributing to the plaza's vibrant and dynamic character. The trade area encompasses 126,200 residents within a 5-mile radius, with average household incomes exceeding \$100,000.



Prime Palm Desert location at the highly trafficked intersection of Country Club Drive and Washington Street, with immediate access to I-10



Outstanding visibility and easy access with a dedicated traffic signal and ample on-site parking



Recently updated center featuring fresh paint, new desert landscaping, and modern monument signage



Anchored by EOS Fitness, drawing over 7,000 active members to the property



Trusted brands on site include Wells Fargo, Lindora, Domino's, CV Pharmacy, China Wok, Cups Café, and La Casita Restaurant

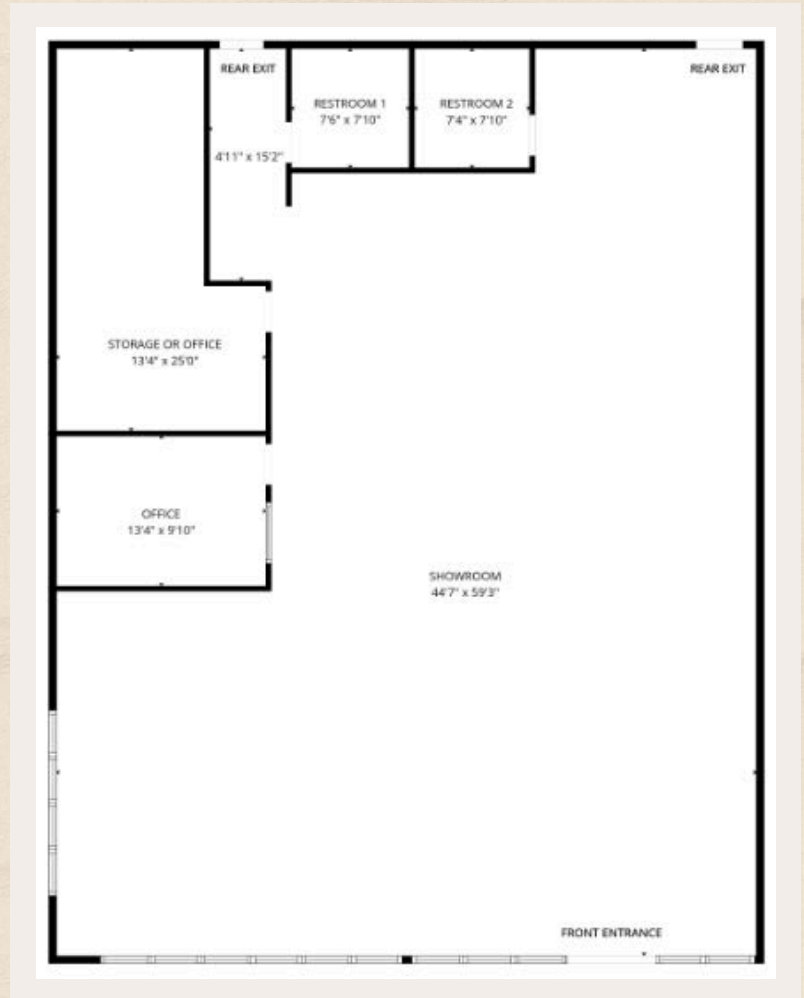
# SITE PLAN



SUITE 5-2

# +2,730 SF END CAP SPACE

AVAILABLE



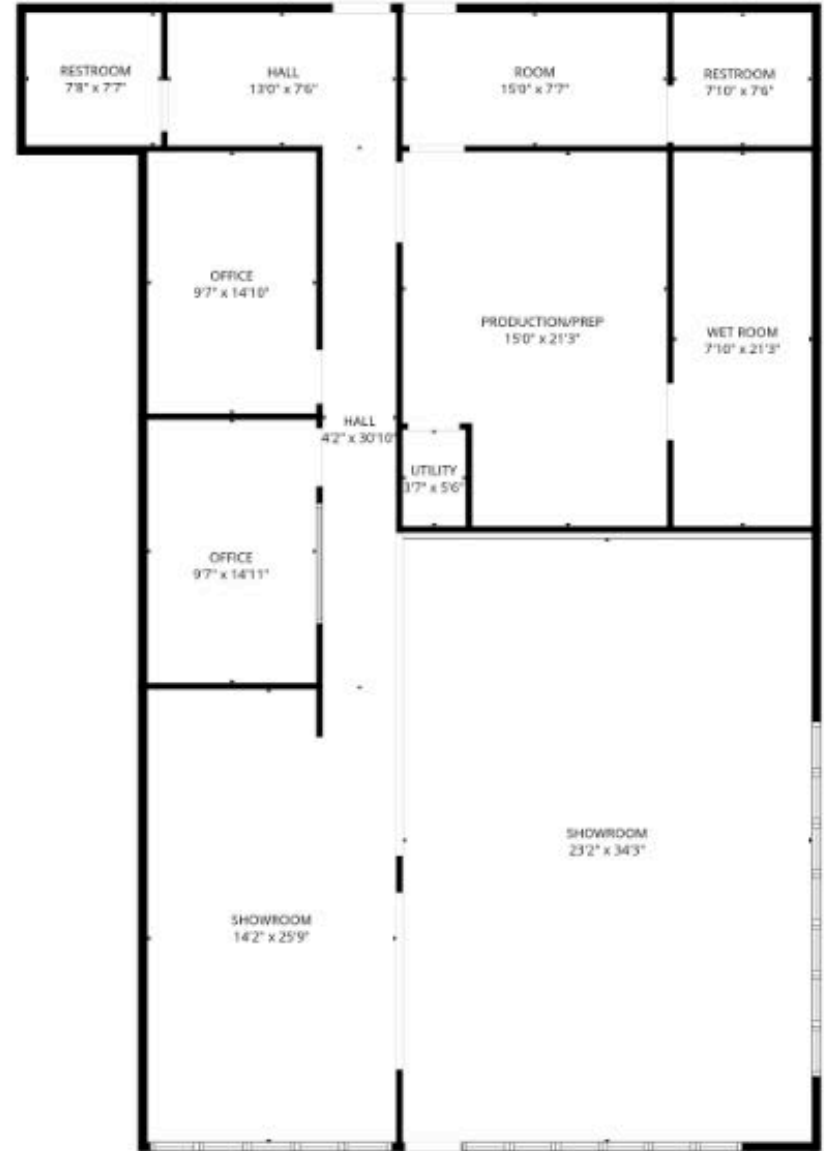
Discover an exceptional +/-2,730 square foot suite in the well-maintained Desert Country Plaza, perfect for a wide range of business opportunities. This versatile suite features a spacious open layout ideal for retail, professional offices, or even a wellness center. At the back, you'll find two private offices offering quiet and functional workspaces, along with two dedicated restrooms for staff or client convenience.

Enjoy excellent accessibility with ample parking available in both the front and rear of the building, ensuring easy access for customers and employees. The adaptable floor plan accommodates various business types, from boutique shops and showrooms to fitness studios or medical services. With its prime location and flexible design, this suite is an ideal choice for entrepreneurs looking to establish or grow their business in a thriving commercial setting.

SUITE 6-8

# +2,549 SF END CAP SPACE

AVAILABLE

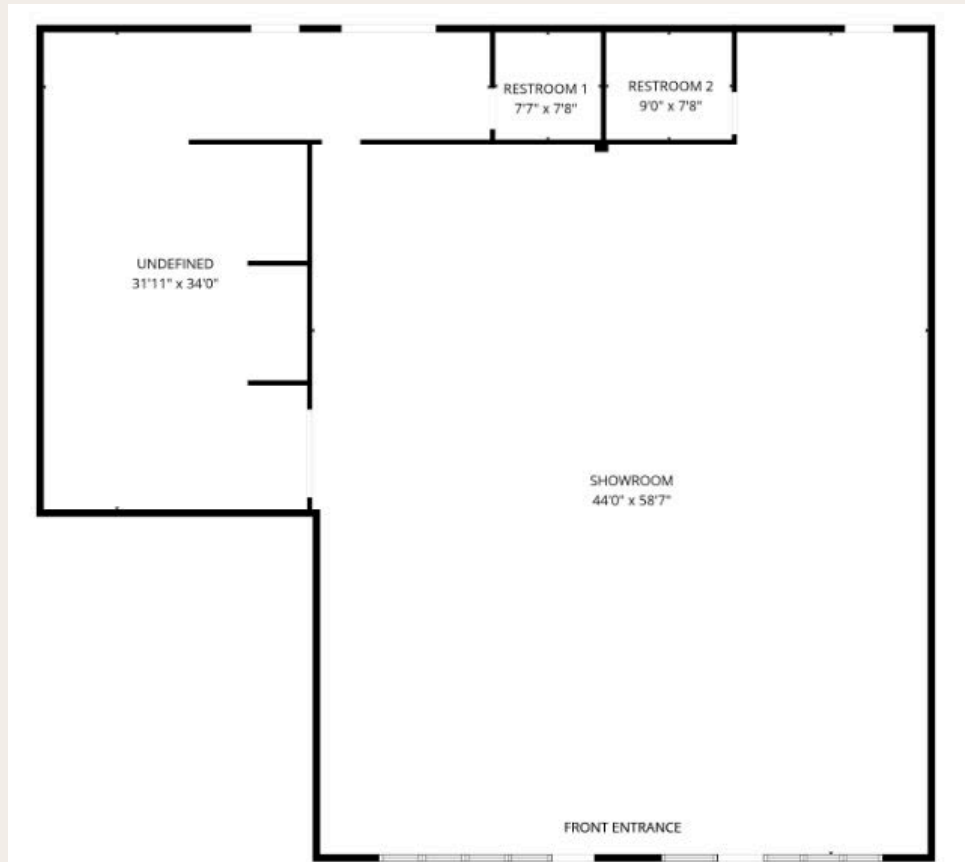


Discover a versatile suite filled with natural light, thanks to its tall windows on the front and side. The front area is perfect for a retail showroom, while the rear offers ample water access, ideal for a salon, veterinary clinic, pet grooming business, and more. Explore the endless possibilities this space provides.

SUITE 7-3

# +3,384 SF JR ANCHOR SPACE

AVAILABLE



Positioned prominently on Country Club Drive with massive signage on all monuments, the space suits high-visibility retail or service uses. Discover the JR Anchor Suite, the second largest space available, conveniently located next to EōS Fitness. This versatile suite is perfect for a mattress store, patio furniture business, jiu-jitsu or karate studio, or any retail venture requiring open space. The suite features a mostly open layout, two restrooms, and two doors for easy access to the rear parking. Ideal for showcasing your products and attracting customers, this suite offers the perfect blend of functionality and accessibility.

# DESERT COUNTRY PLAZA

RETAIL SUITES FOR LEASE



Country Club Dr



Washington St



Ave 42



# RETAIL MAP

# WELCOME TO PALM DESERT

Palm Desert is a premier retail and lifestyle destination in the heart of the Coachella Valley, drawing residents and visitors from across Southern California. With a population of more than 50,000 and a regional trade area that expands significantly during the high tourist season, the city offers retailers access to a diverse and affluent customer base. Known for its resort living, country clubs, and year-round sunshine, Palm Desert combines a strong residential community with a steady influx of seasonal visitors and vacationers. The city is home to The Shops at Palm Desert and the luxury shopping corridor along El Paseo, further solidifying its reputation as a hub for shopping, dining, and entertainment. Continued growth in housing, hospitality, and community amenities positions Palm Desert as an ideal market for retailers seeking visibility and long-term success in a vibrant desert destination.



## Population

<b>1 Mile</b>	6,917
<b>3 Miles</b>	46,876
<b>5 Miles</b>	124,238

## Average HH Income

<b>1 Mile</b>	\$110,176
<b>3 Miles</b>	\$133,785
<b>5 Miles</b>	\$128,550

## Households

<b>1 Mile</b>	3,396
<b>3 Miles</b>	21,761
<b>5 Miles</b>	52,216

# DESERT COUNTRY PLAZA

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FOR MORE  
INFORMATION,  
PLEASE CONTACT:

## PABLO RODRIGUEZ

First Vice President

+1 909 418 2041

Lic. 01870757

pablo.rodriquez1@cbre.com

## MATT RIFKIN

Vice President

+1 760 438 8550

Lic. 02044140

matt.rifkin@cbre.com

## CONNER TOLLIVER

Associate

+1 909 418 2090

Lic. 02187079

conner.tolliver@cbre.com



81,000 VPD

COUNTRY CLUB DR 22,535 VPD

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