



74350 Alessandro Dr, Palm Desert, CA 92260

**\$19.80/SF/YR**

**\$1.65/SF/MO**

74350 Alessandro Dr

Retail/Office | 3 spaces available | 1,053 sq. ft. - 1,400 sq. ft.



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Listing Added: 03/12/2024

Listing Updated: 04/08/2024

**THE FIRM**  
BROKERAGE

Building Details

Property Type	Retail, Office	Subtype	Traditional Office
Tenancy	Multiple	Total Building SQFT	11,911
Total Building Suites	8	Vacant SQFT	3,834
Class	B	Year Built	1990
Buildings	2	Stories	1
Ceiling Height	10'	Total Parking Spaces	44
County	Riverside County		

Building Description

Retail/office spaces now available in the heart of Palm Desert just off of Deep Canyon Rd and Alessandro Dr.

Building Highlights

- Mixed Use - Retail and Office
- Heavily trafficked area
- Professionally maintained
- Negotiable lease terms and immediate occupancy

Building Location (1 Location)



B-1 Details

Listing Type	Direct	Space Subtype	Traditional Office
RSF	1,381 SF	Rate (Per SF)	\$1.65 / SF / MO
Lease Type	NNN	Lease term	2-4 years

Total CAM (Per SF/MO)	\$0.3	Days on Market	11 days
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B-7/B-8 Details

Listing Type	Direct	Space Subtype	Traditional Office
RSF	1,400 SF	Rate (Per SF)	\$1.65 / SF / MO
Lease Type	NNN	Lease term	1-2 years
Total CAM (Per SF/MO)	\$0.3	Days on Market	11 days

B-3 Details

Listing Type	Direct	Space Subtype	Traditional Office
RSF	1,053 SF	Rate (Per SF)	\$1.65 / SF / MO
Lease Type	NNN	Lease term	1-2 years
Total CAM (Per SF/MO)	\$0.3	Days on Market	11 days

Property Photos (9 photos)





Demographic Insights



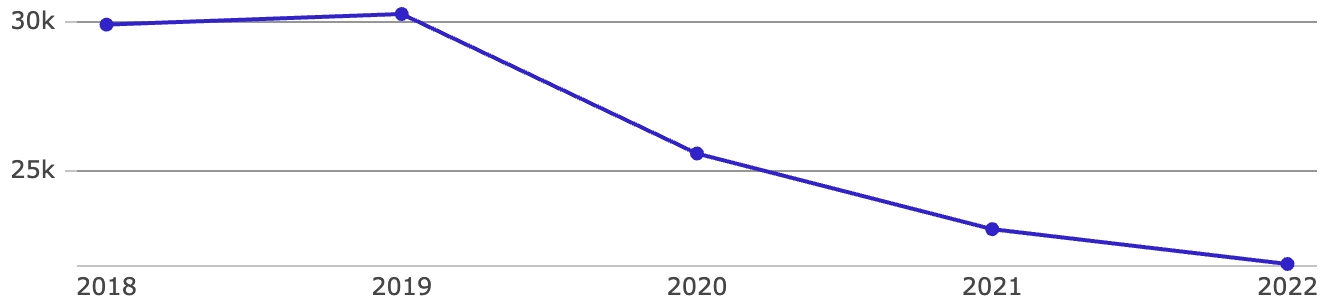
21.8k

↓ -5%

Compared to 23k in 2021

↓ -26%

Compared to 29.9k in 2018





\$72.1k

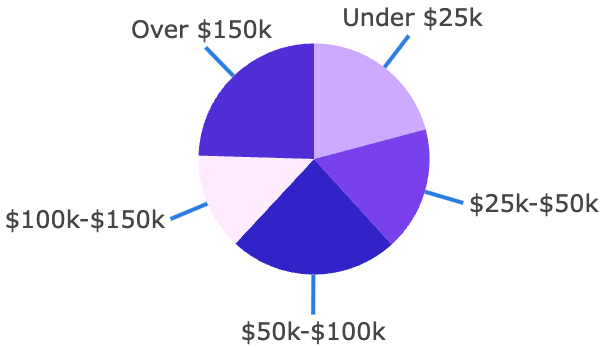
Median Income

\$88.5k

2028 Estimate

↑ 23%

Growth Rate



54

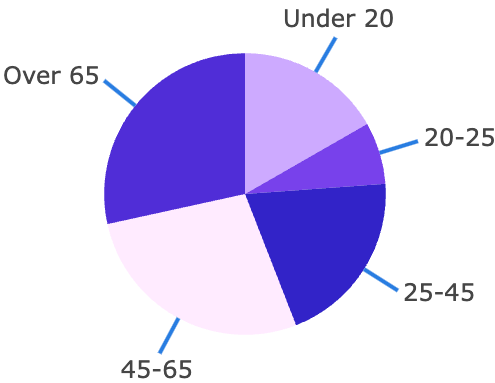
Median Age

48

2028 Estimate

↓ -11%

Growth Rate



19.4k

Top Employment Categories



1:1

3:1 predicted by 2028



1:2

1:1 predicted by 2028

