

FOR SALE - OWNER/USER OPPORTUNITY

\$2,150,000



PALM DESERT, CA 92260

73321 FRED WARING DRIVE



Property Description

73321 Fred Waring Drive is a free-standing two-story office/medical building. The property is newer and has quality construction. Part of a two-building development, the adjacent and identical other building shares a parking lot and driveway with the subject property. Still, the two buildings share a boundary line giving complete control over each building's parking and landscaping.

The property has three areas: the finished portion of the ground floor, the unfinished part of the ground floor, and the second-floor space. The finished portion of the ground floor and the entire second floor are built out as office space, and the unfinished portion of the ground floor is in raw shell condition.

Michael Lyle

760.774.6533

CalDRE #02002995

mlyle@cbclyle.net

Steve Lyle

760.578.9927

CalDRE #00762911

stevelyle@cbclyle.net

COLDWELL BANKER COMMERCIAL
COMMERCIAL LYLE & ASSOCIATES
 78000 FRED WARING DR, SUITE 200
 PALM DESERT, CA 92211
 760-772-6400

www.cbclyle.com

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OFFERING SUMMARY

SALE PRICE:	\$2,150,000
AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	0.25 Acres
YEAR BUILT:	2006
BUILDING SIZE:	6,213
MARKET:	Inland Empire
SUBMARKET:	Coachella Valley
PRICE / SF:	\$346.05

LOCATION OVERVIEW

On the south side of Fred Waring Drive, between Monterey Avenue and San Pablo Avenue.

PROPERTY HIGHLIGHTS

- High visibility location directly across from College of the Desert.
- Clean and modern architecture with a beautifully maintained desert landscape.
- 5 per 1,000 SF of upgraded concrete parking lot with some covered spaces.
- Quality tenant improvements by former tenant California Psychcare.
- Building can be a maximum of three separate spaces or a single tenant.

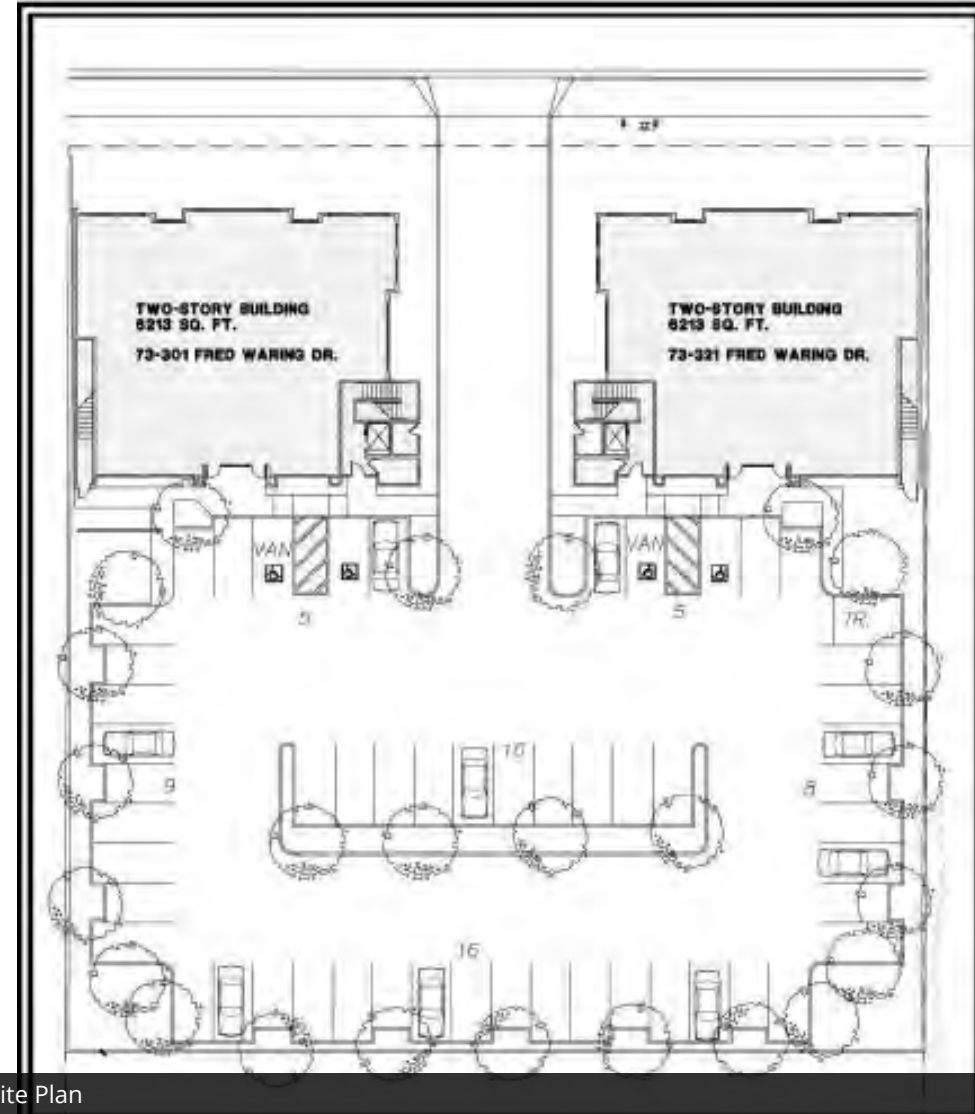
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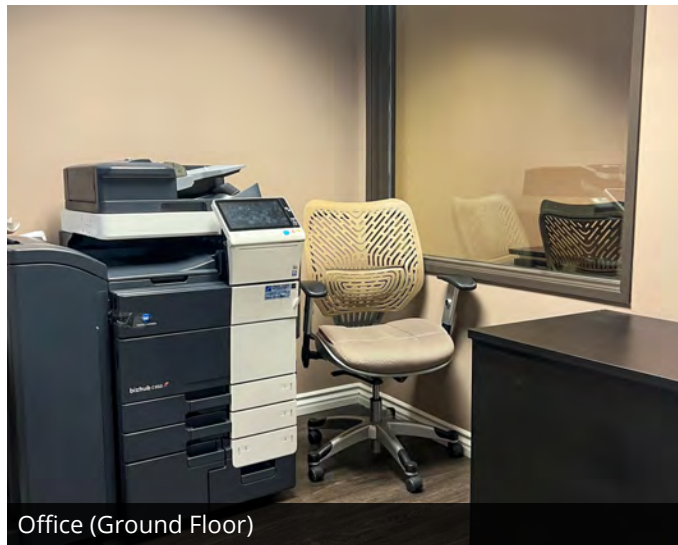
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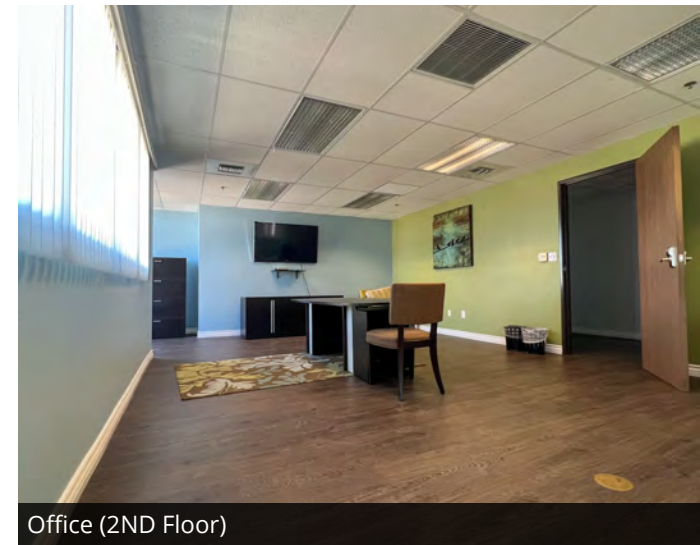
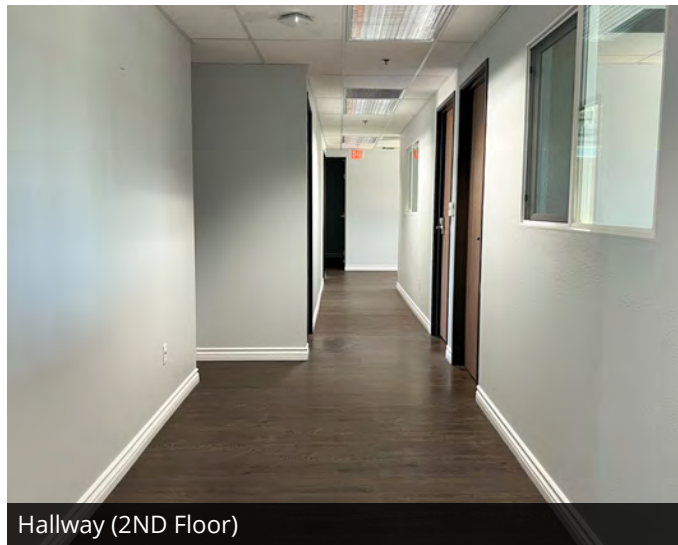
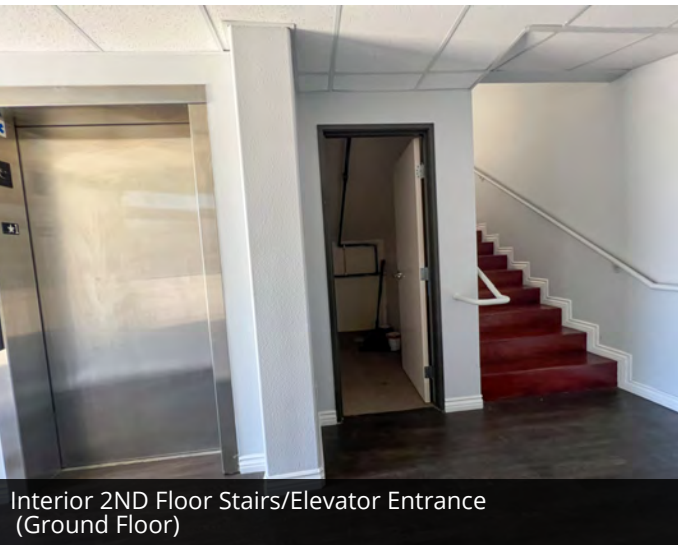
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Office (2ND Floor)



Conference Room (2ND Floor)



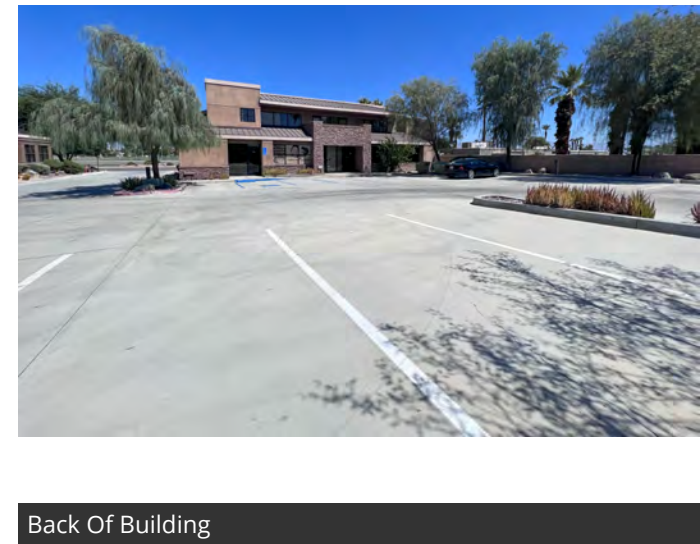
Patio (2ND Floor)



Patio (2ND Floor)



Unfinished Space (Ground Floor)



Back Of Building

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CITY OF Cathedral City

CITY OF Rancho Mirage

CITY OF Palm Desert

THE RIVER

PF. CHANG'S

BEN & JERRY'S

Yard House

BABE'S

Plus More

RED LOBSTER

Olive Garden

Total Wine

CHIPOTLE MEXICAN GRILL

TARGET

Westfield

Smart X Final

McDonald's

WELLS FARGO

Eddie V's PRIME SEAFOOD

MASTRO'S STEAKHOUSE

Apple

TIFFANY & CO.

RALPH LAUREN

WALMART

lululemon

BANK OF AMERICA

THE GARDENS ON EL PASO

GUCCI

LOUIS VUITTON

SULLIVAN'S STEAKHOUSE

Tommy Bahama

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,978	44,115	74,222
Average Age	46.7	54.2	55.5
Average Age (Male)	43.9	53.2	54.7
Average Age (Female)	50.0	55.1	56.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,098	32,817	58,121
# of Persons per HH	1.8	1.3	1.3
Average HH Income	\$53,538	\$64,641	\$68,154
Average House Value	\$238,629	\$413,142	\$459,381

* Demographic data derived from 2020 ACS - US Census



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