

LEASE

73910 HIGHWAY 111

Palm Desert, CA 92260



LOCATION INFORMATION

Street Address	Palm Desert, CA 92260
County	Riverside
Market	Inland Empire
Sub-market	Coachella Valley
Cross-Streets	Portola Avenue & San Luis Rey Avenue

BUILDING INFORMATION

Suite D	2,800 SF
Rate	\$2.00 PSF/MO/NNN
Occupancy %	95%
Minimum Ceiling Height	10 ft
Year Last Renovated	2021
Year Built	1985

PROPERTY HIGHLIGHTS

- Prime small retail opportunity in Palm Desert between Portola Avenue and San Luis Rey
- Busy development with an attractive mix of tenants
- Very attractive rental rate
- Co-tenants include Luscious Lorraine's, Bones 'N Scones, She's Got The Look, The Body Deli, Vinny's Nails, Sub King, Little Caesar's Pizza, and E-Cigs.
- Suite D has freezers, and walk-in coolers.

Curtis Barlow
(760) 899-7700
CalDRE #01380247



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Suite D - View to NW



Suite D - Walk-In Cooler



Suite D - Stand Up Refrigeration



Suite D - View of NE Area

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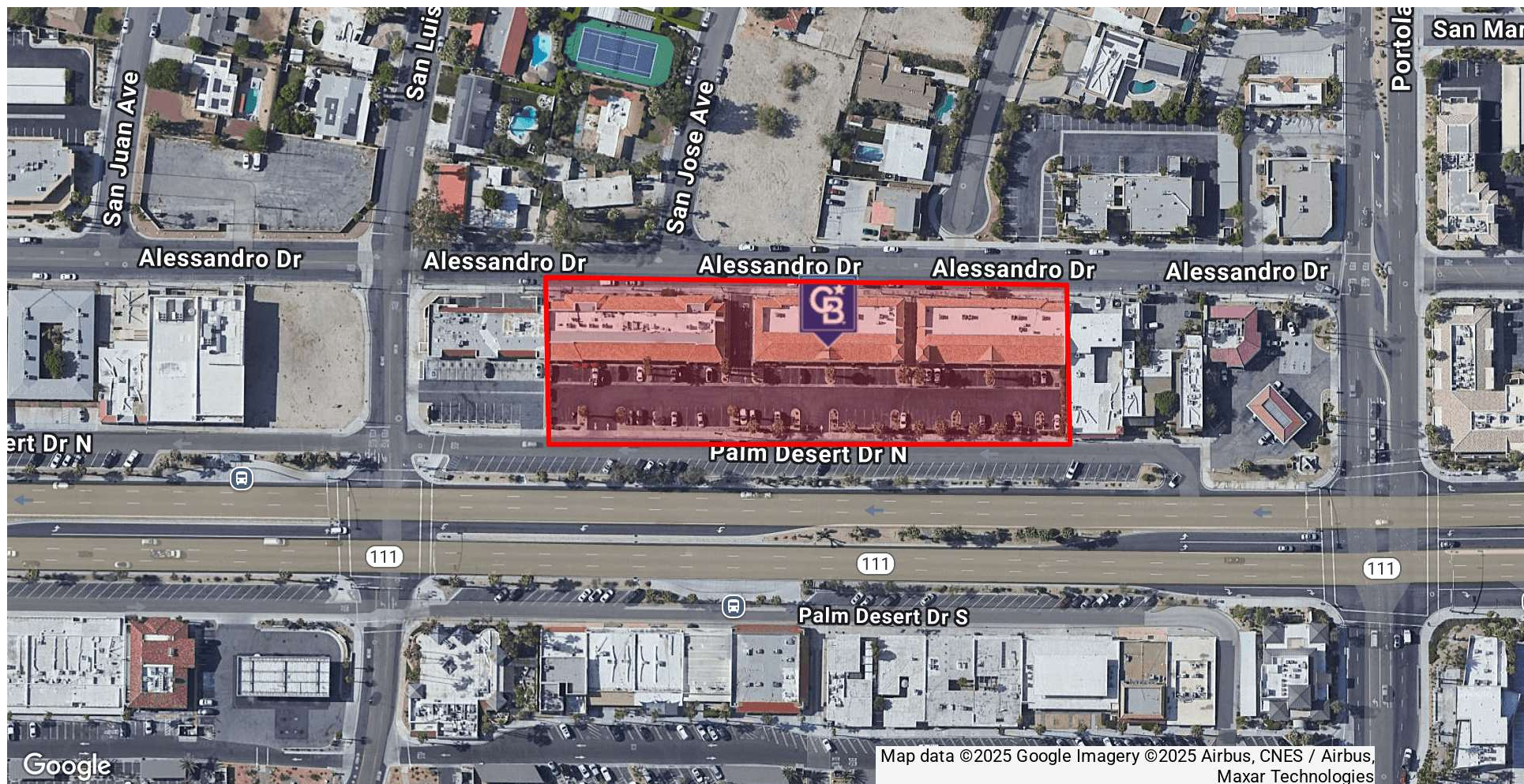


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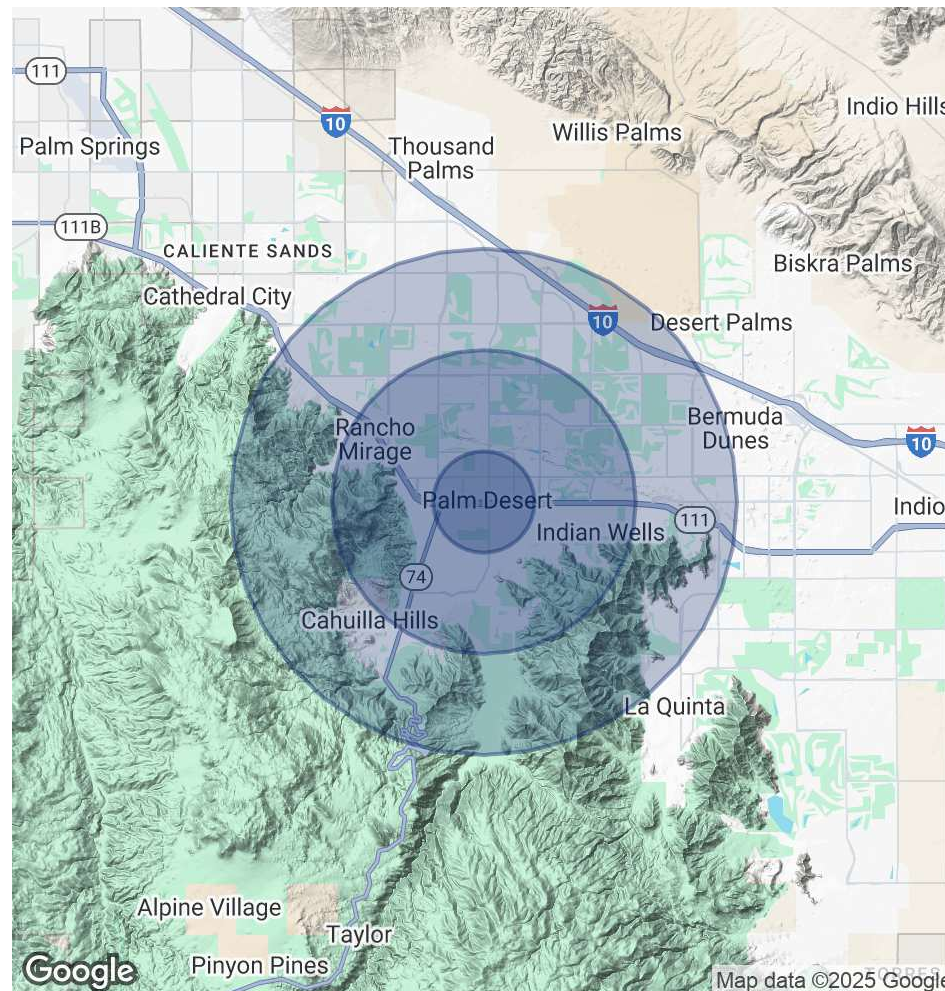
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,689	43,053	77,475
Average Age	45.6	53.3	54.1
Average Age (Male)	44.4	52.1	53.4
Average Age (Female)	48.2	54.3	54.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,307	31,712	59,689
# of Persons per HH	2	1.4	1.3
Average HH Income	\$65,156	\$66,383	\$65,884
Average House Value	\$270,753	\$428,316	\$454,236

2020 American Community Survey (ACS)



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