

# FOR LEASE

Retail + Showroom Space Available in Bermuda Dunes

WASHINGTON PLAZA

78-078 COUNTRY CLUB DRIVE | BERMUDA DUNES, CA 92203



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**Sandhill Management Inc.**

[www.sandhillmgmt.com](http://www.sandhillmgmt.com)

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## PROPERTY HIGHLIGHTS

Superbly located at the intersection of Country Club + Washington Drives, this well-maintained shopping center and business park offers excellent visibility and accessibility for a variety of retail and commercial uses. The property features thoughtfully designed units that combine approximately 80% open showroom and office space with functional warehouse space in the rear, making it ideal for businesses that need both customer-facing and inventory storage capabilities. Each unit is equipped with 200 amps of three-phase power, a 12x14 loading door, and approximately 20 feet of clear height in the warehouse area, providing the infrastructure to support a wide range of operations.



Close to Sun City, medical centers, golf courses, and resorts



Well-Maintained mixed use property situated amid a thriving area retail hub



Ample Parking in sizable, easily accessible onsite lot



Close to Palm Desert, Indian Wells, and Desert Palms



Conveniently situated immediately off the 10 freeway, at the Washington Street on / off ramp



200 amp 3 phase power, 20' clear height warehouse ceilings, and 12' x 14' loading doors



Lease Rate: \$1.25 PSF plus \$0.44 psf NNN Fees PSF



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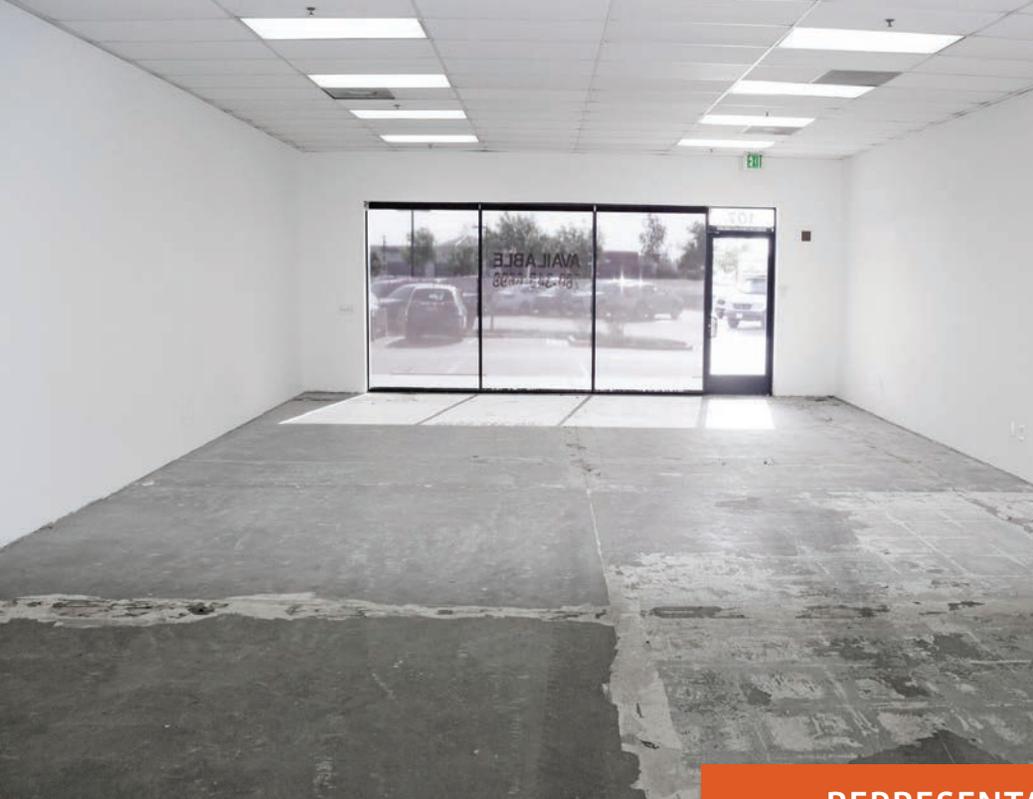
## SUITE 207/208 | UNIT SPECS

- » ±3,000 SF total space available
- » ±2,400 SF showroom and office space
- » ±600 SF warehouse space
- » 2 Private offices
- » Storage room
- » 2 private bathrooms
- » 200 amp 3 phase power, 20' clear height + 12' x 14' loading door
- » \$1.25 psf + \$0.44 psf NNN fees



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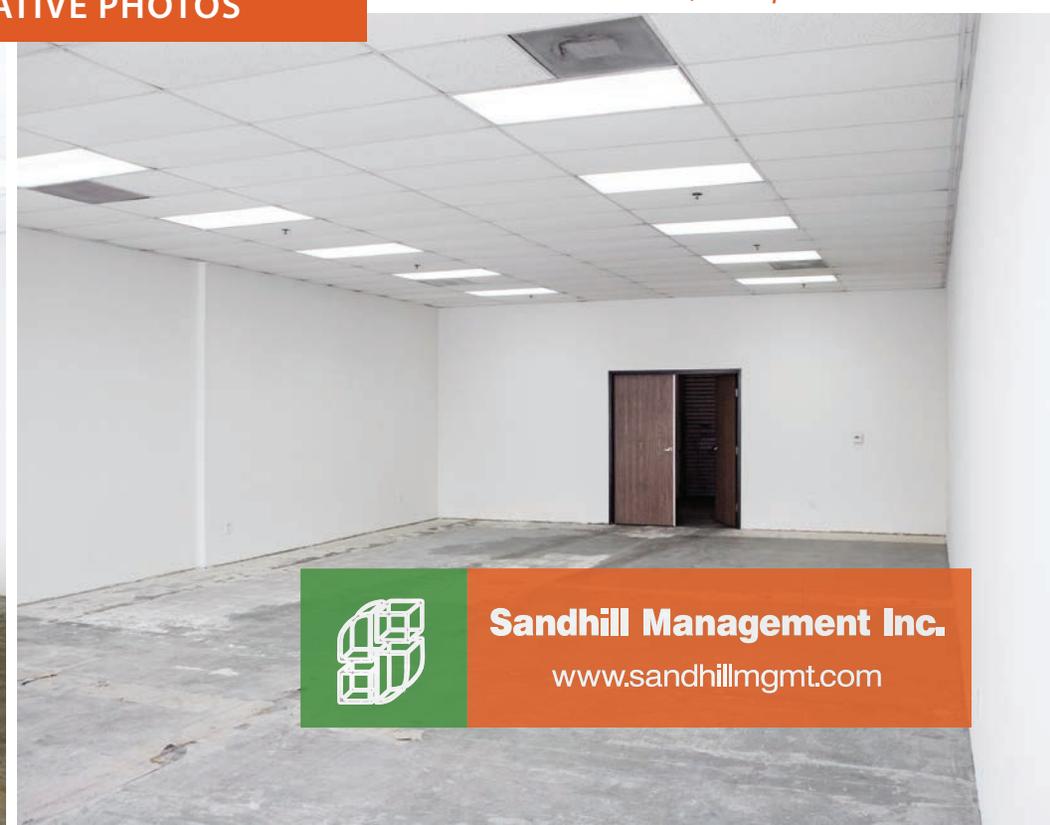
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## SUITE 209\* | UNIT SPECS

- » ±1,500 SF total space available
- » ±1,200 SF showroom space
- » ±300 SF warehouse space
- » 2 Private offices
- » 2 private bathrooms
- » 200 amp 3 phase power, 20' clear height + 12' x 14' loading door
- » \$1.25 psf + \$0.44 psf NNN fees

### REPRESENTATIVE PHOTOS

*\* Can be combined for 4,500 square feet*

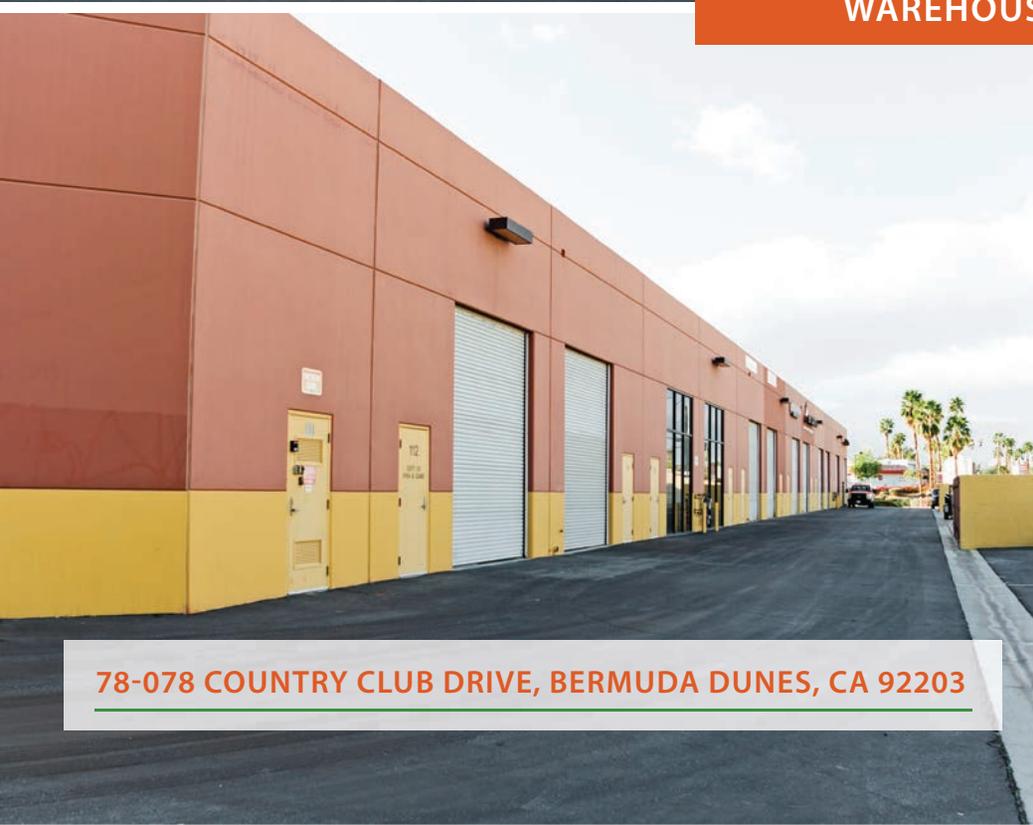


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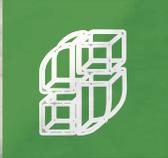
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**WAREHOUSE EXTERIOR**

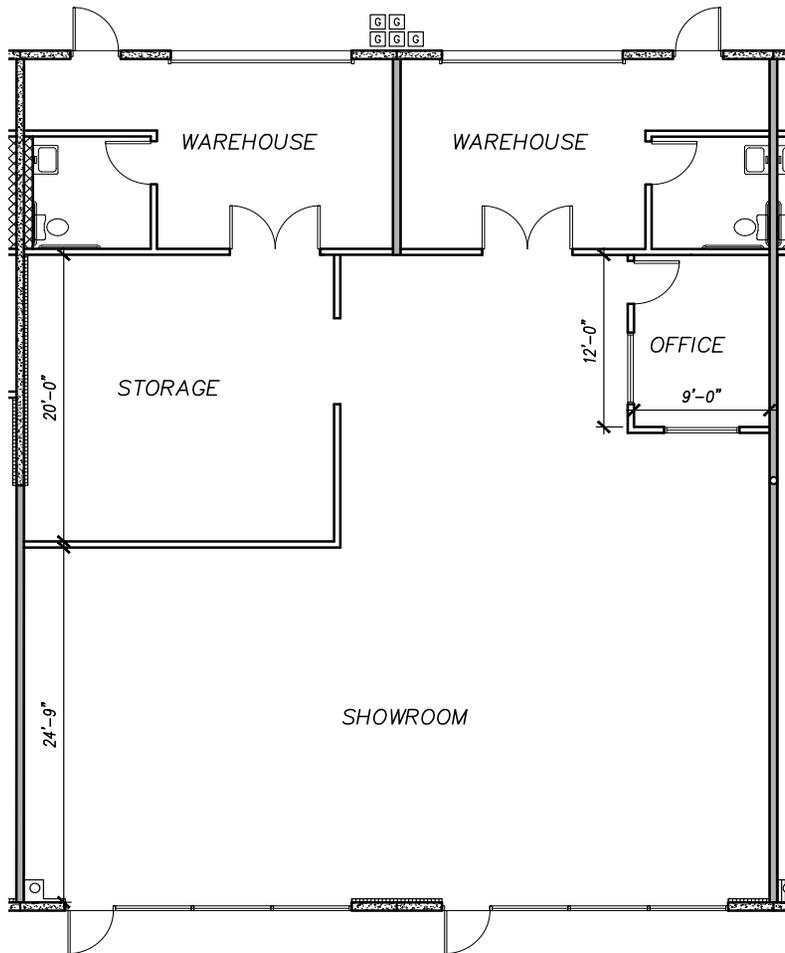


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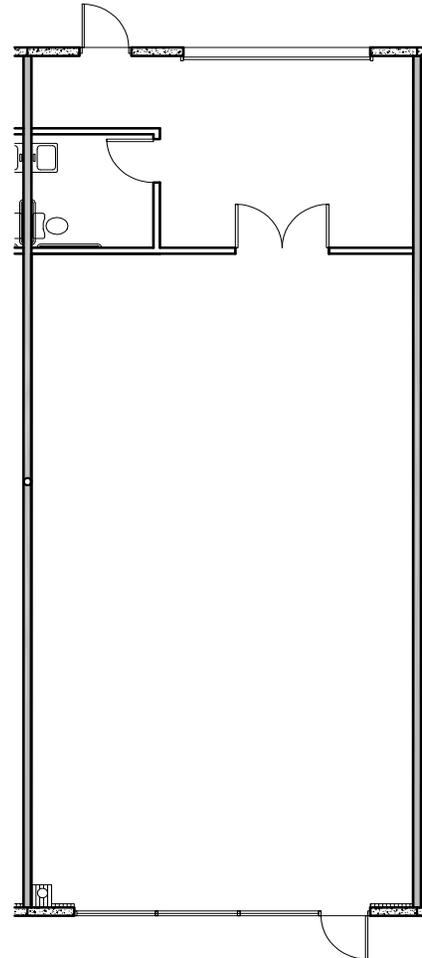


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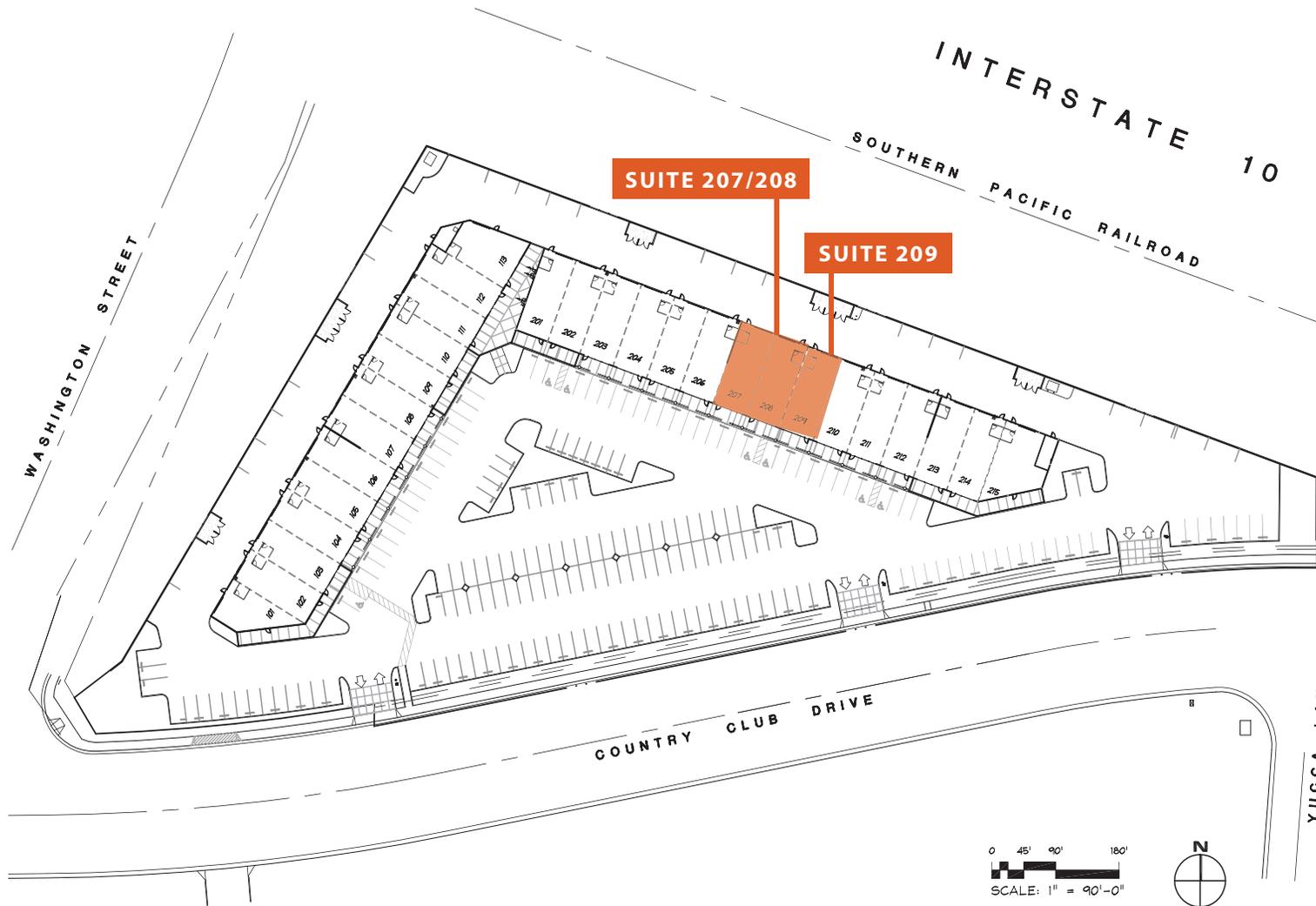
## SUITE 207/208 FLOOR PLAN



## SUITE 207/208 FLOOR PLAN



# WASHINGTON PLAZA SITE PLAN



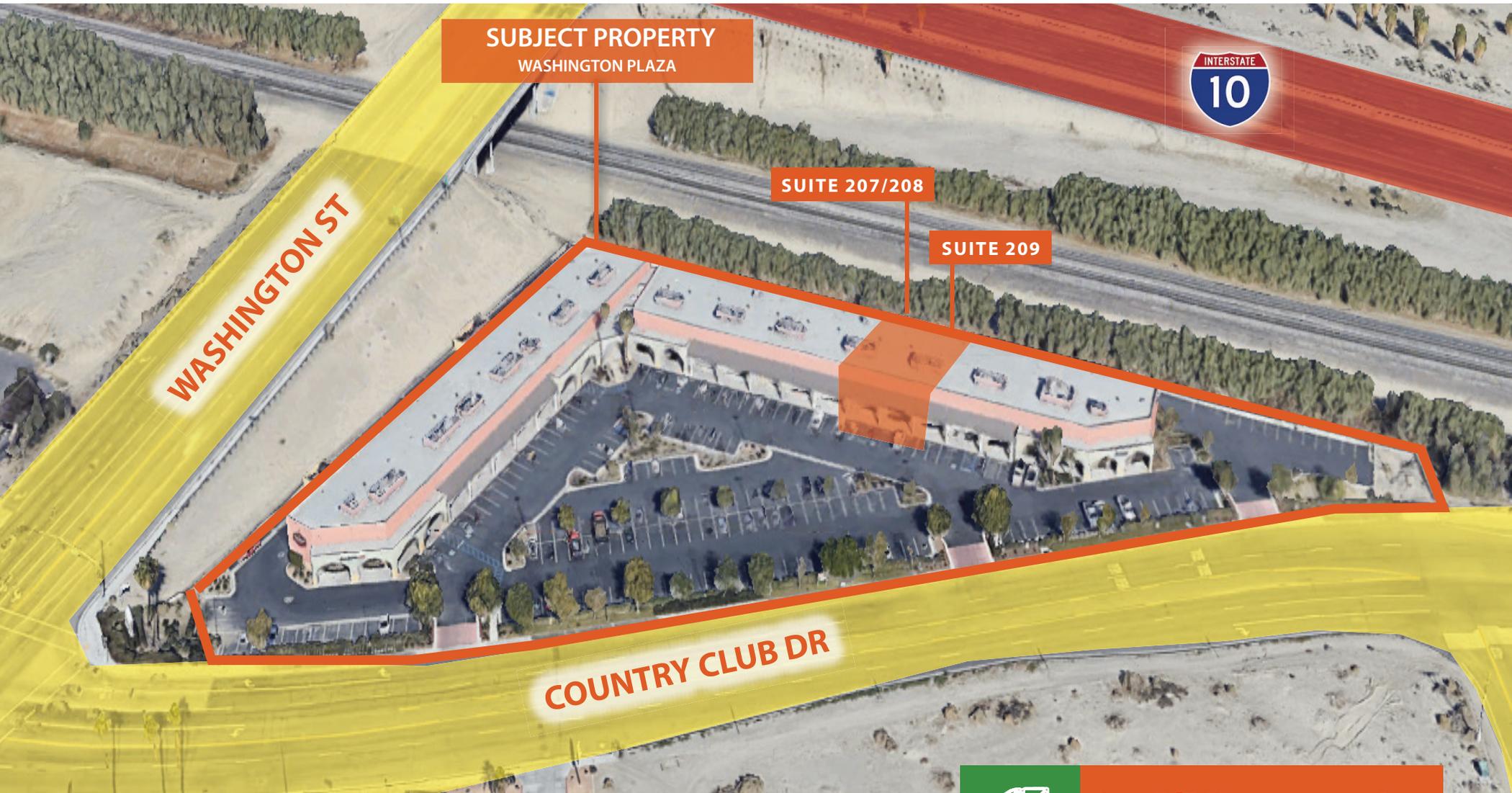
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# SITE OVERVIEW



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# AREA OVERVIEW

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