

# FOR LEASE

# THE MARKETPLACE

39580-39620 WASHINGTON AVENUE  
78152-78218 VARNER ROAD  
PALM DESERT, CA 92211

1,626 SF – 5,991 SF



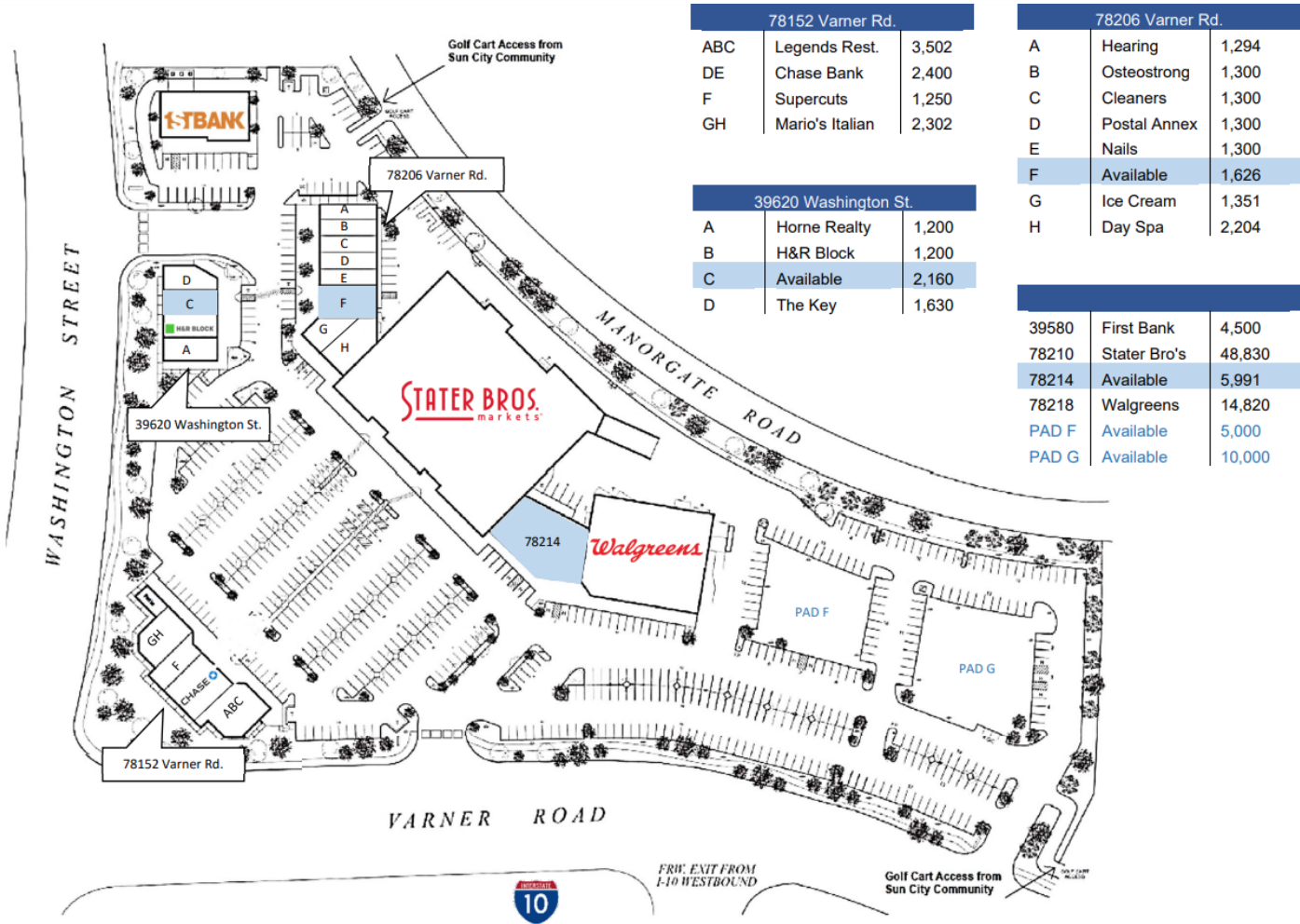


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## SITE PLAN



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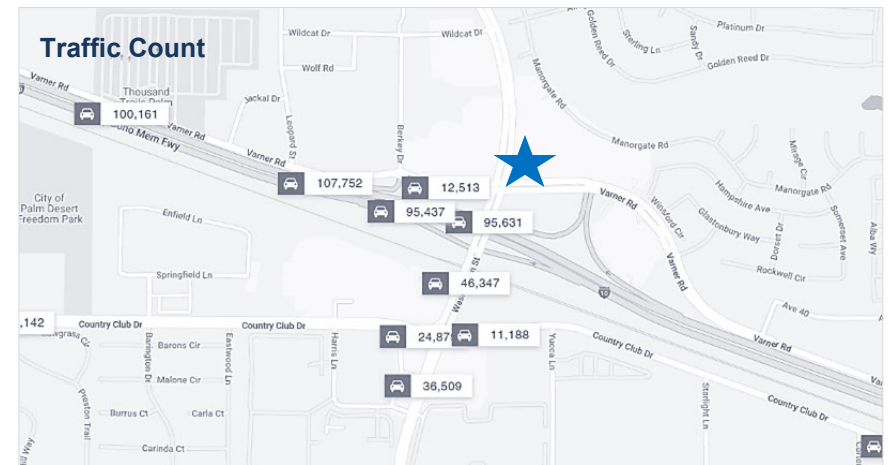
# THE MARKETPLACE

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## PROPERTY INFO

- Rent Negotiable
- \$0.62 NNN
- 5,991 SF Jr. Anchor Available
- 2,160 SF Former Dental Office Available
- Pylon Signage Available
  
- Adjacent to Sun City Community
- Private Sun City Golf Cart Entrance to Center
- Immediately off 10fwy at Washington street

Demographics >>	1 mile	3 miles	20 Min. Drive
Population	6,925	47,388	330,831
Households	3,400	21,244	119,232
Median Age	62.60	55.50	42.50
Median HH Income	\$74,586	\$77,760	\$69,859
Daytime Employees	4,933	12,498	137,759
Population Growth '23 - '28	▲ 1.94%	▲ 0.59%	▲ 0.26%
Household Growth '23 - '28	▲ 1.82%	▲ 0.49%	▲ 0.24%





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## AERIAL PHOTO



Sun City Palm Desert Community

Private Golf Cart Access



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## PHOTOS



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SUITE #78214 – 5,991 SF

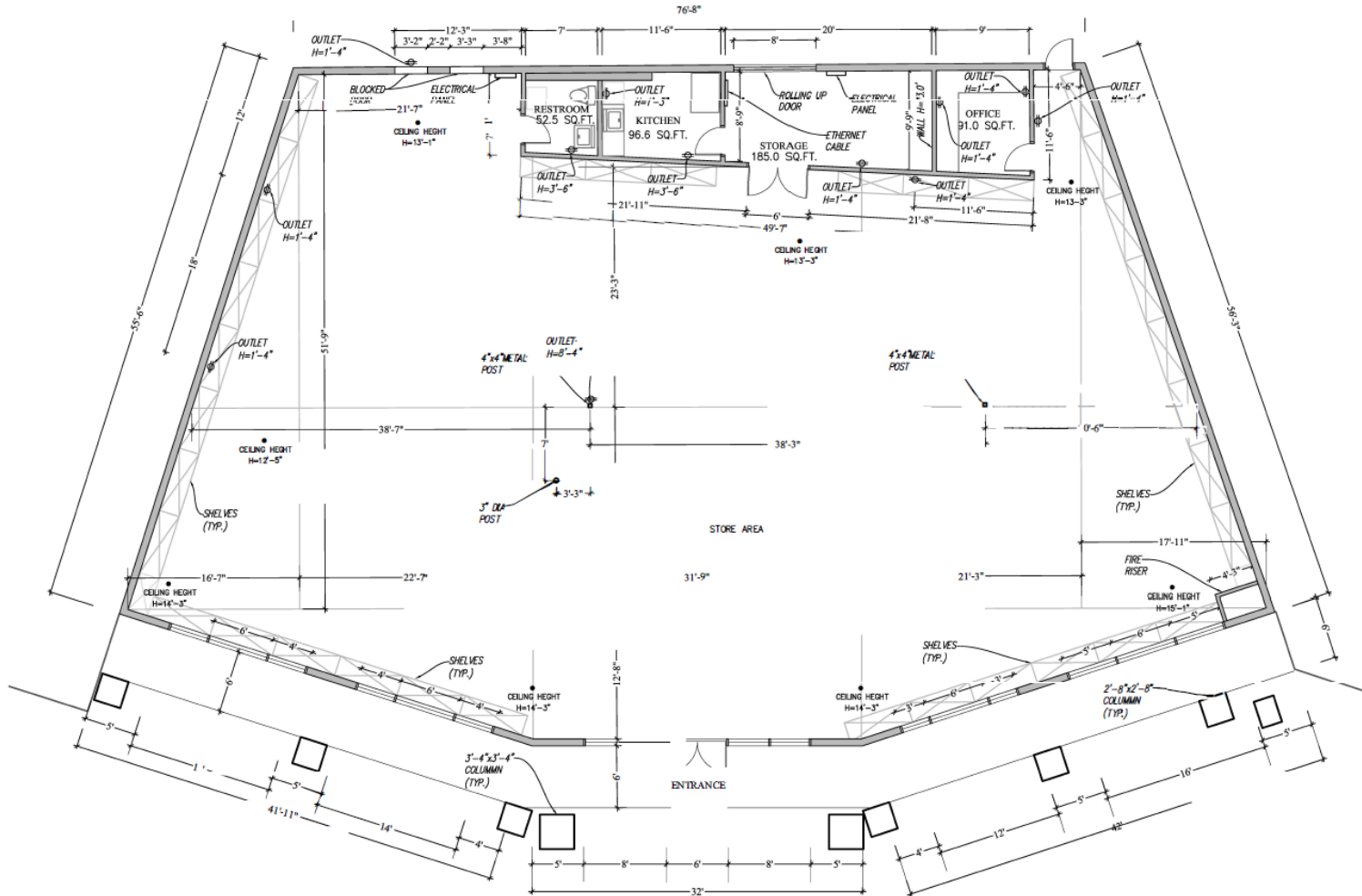
**FLOOR PLAN**  
78214 VARNER ROAD  
PALM DESERT, CA 92211  
5,991 SQ. FT.

**LEGEND:**

- OUTLET
- ELECTRICAL PANEL
- CEILING HEIGHT
- GLASS WALL
- WALL
- DOOR
- TOILET
- SINK

SQ. FT. SQUARE FEET  
BLVD. BOULEVARD  
H= HEIGHT

RESTROOM 52.5 SQ. FT.  
KITCHEN 96.6 SQ. FT.  
STORAGE 185.0 SQ. FT.  
OFFICE 91.0 SQ. FT.  
TOTAL 467 SQ. FT.





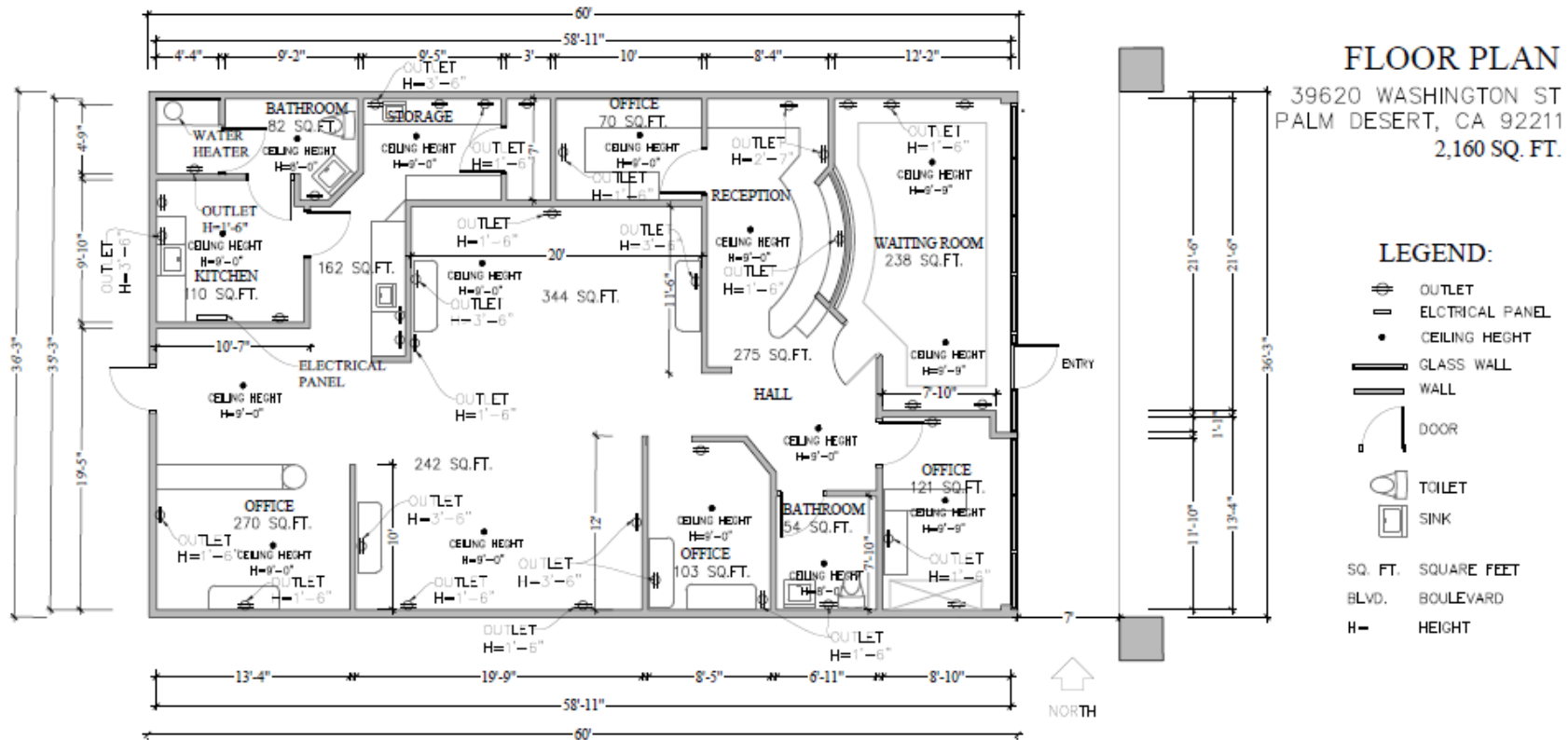
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SUITE #39620 C – 2,160 SF

FORMER DENTAL OFFICE



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SUITE #78206 F – 1,626 SF

