

FOR LEASE



Jensen's
SHOPPING CENTER

End Cap & Restaurant Space Available

73583 – 73547 HWY 111 | PALM DESERT, CA

NEWMARK | PACIFIC

STEVE BERNIER

Managing Director

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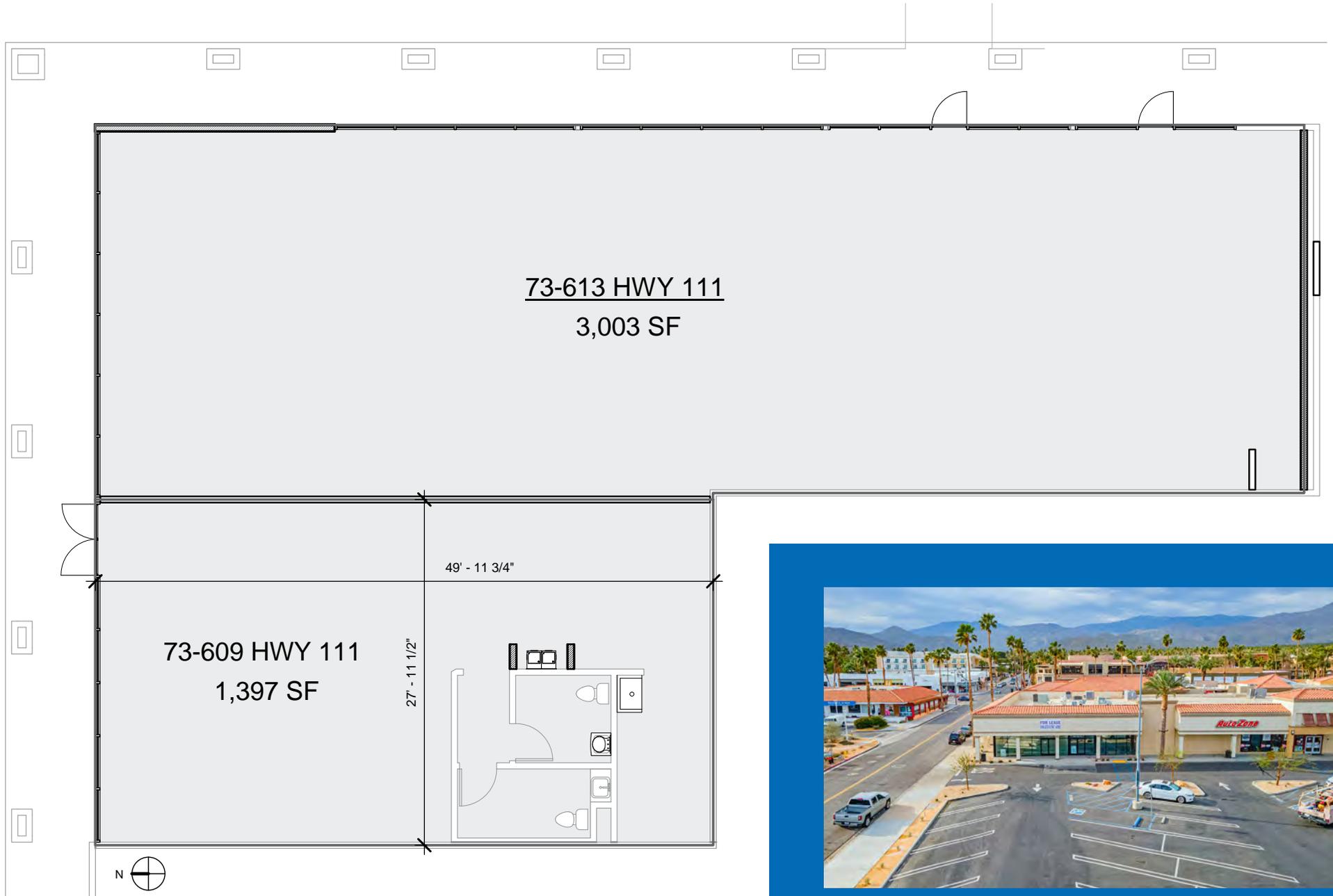
CA RE Lic. #02241836



Property Description

- 75,000 SF Jensen's anchored center
- Quality Tenant mix with stable tenant roster
- 3 points of ingress; Hwy 111 East & West, Larkspur, El Paseo
- Adjacent to the renown El Paseo shopping district
- Restaurant opportunity available – existing grease trap and 400 amp 120/208 power
- 39,000 VPD on Hwy 111
- Great patio opportunity

RETAIL SPACE FOR LEASE ±4,400 TOTAL SF | DIVISIBLE TO 3,003 SF END-CAP AND 1,397 SF RETAIL



TWO UNITS LEFT | FOR LEASE ±4,400 TOTAL SF, DIVISIBLE TO 3,003 SF END-CAP AND 1,397 SF RETAIL SPACE

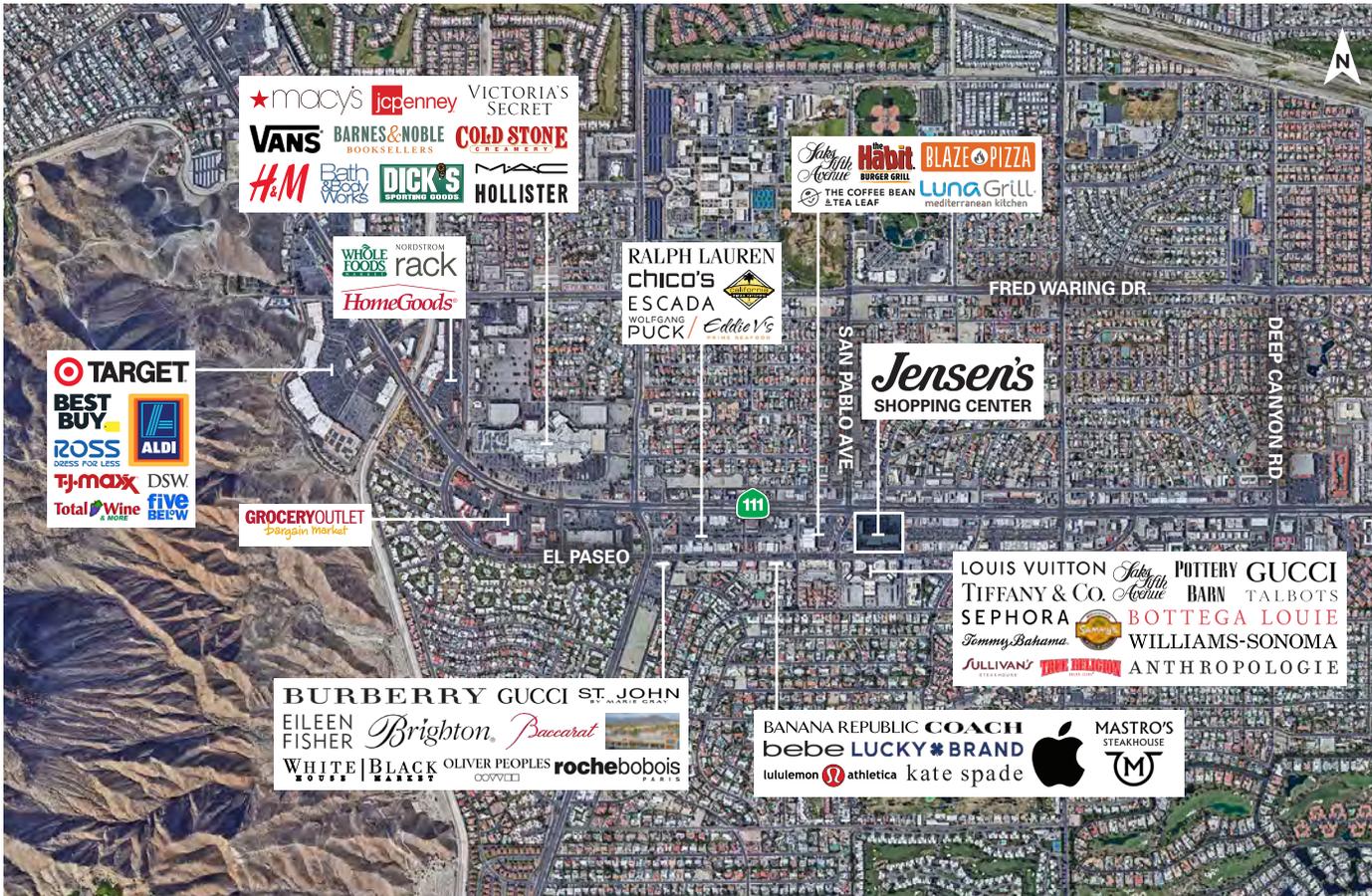


| ADDRESS | TENANT |
|----------------|-----------|
| 73-613 Hwy 111 | AVAILABLE |
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| | |
|----------------|-----------------------|
| 73-605 Hwy 111 | AutoZone |
| 73-601 Hwy 111 | Jenson's |
| 73-583 Hwy 111 | Palm Desert Cleaners |
| 73-587 Hwy 111 | Q Nails |
| 73-567 Hwy 111 | Restore HyperWellness |
| 73-563 Hwy 111 | Stretch Zone |
| 73-555 Hwy 111 | Nektar Juice Bar |
| 73-457 Hwy 111 | California Fish Grill |
| 73-540 Hwy 111 | Tommy Bahama Home |
| 73-560 Hwy 111 | Emrick Jewelers |
| 73-560 Hwy 111 | Daisy Blue |
| 73-560 Hwy 111 | Mephisto Shoes |
| 73-560 Hwy 111 | Riga |
| 73-560 Hwy 111 | Skin Lab |
| 73-580 Hwy 111 | The Fix |
| 73-580 Hwy 111 | Sunny Days |
| 73-580 Hwy 111 | Jeffrey Allen Salon |

- AVAILABLE
- ANCHOR
- LEASED





Demographics

| Population | | |
|-----------------------|------------------|------------------|
| 10,271 | 39,253 | 71,140 |
| 1 Mile | 3 Miles | 5 Miles |
| Avg. Household Income | | |
| \$114,672 | \$138,810 | \$147,536 |
| 1 Mile | 3 Miles | 5 Miles |
| Employees | | |
| 12,378 | 32,397 | 51,235 |
| 1 Mile | 3 Miles | 5 Miles |

Traffic Counts

39,000 CPD

Hwy 111

13,493 CPD

El Paseo

5,064 CPD

Larkspur Ln.

Market Description



Jensen's Shopping Center is located in the heart of the high-end retail corridor directly across from The Gardens on El Paseo and the new luxury Hotel Paseo on Larkspur and El Paseo Drive.



El Paseo Drive is the Rodeo Drive of the Desert and features over 300 world class shops, clothing boutiques, jewelers and fine restaurants.



Jensen's Shopping Center belongs to the Coachella Valley submarket. The Coachella Valley submarket includes Palm Desert, Palm Springs, Rancho Mirage, Indian Wells, La Quinta, Coachella, Indio and Cathedral City.



The property is anchored by Jensen's Finest Foods and other national and regional retailers.



The Coachella Valley's population increases by approximately 40% due to seasonal influx, and welcomes over 5 million tourists who spend over \$4 billion.



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