

PRIME RETAIL OPPORTUNITY - FORMER RITE AID - ANCHOR TENANT LOCATION!

Approx. 17,232 SF Freestanding Building | 1.79 Acres | Palm Desert, CA

FOR LEASE
\$1.95/SF!
+ NNN



39155 Washington Street, Palm Desert, CA 92211



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Palm Desert, CA 92260

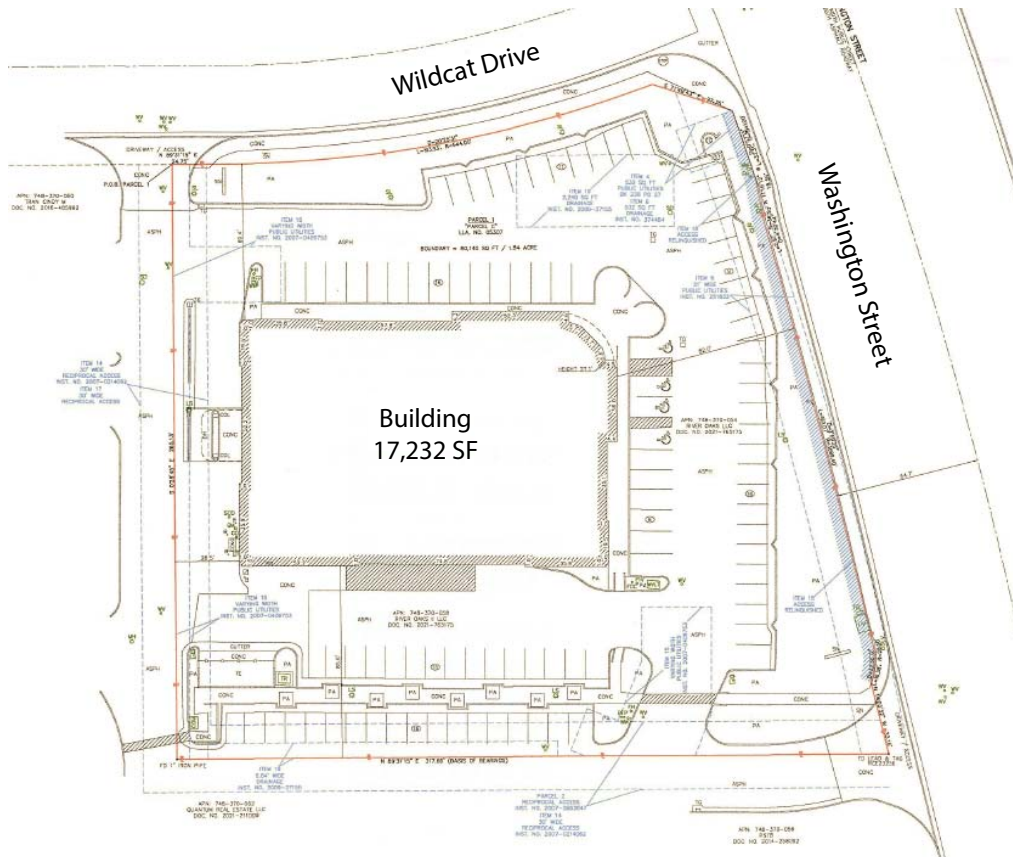
Building Size: 17,232 SF
\$1.95/SF + \$0.50/SF NNN

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Now Available for Lease — A Rare Freestanding ±17,232 SF Retail Building Situated on 1.79 Acres at the Corner of Washington Street and Wildcat Drive in Palm Desert. This Former Rite Aid Offers Excellent Potential for a Wide Range of Retail, Grocery, Fitness, or Specialty Uses.



PROPERTY HIGHLIGHTS:

- Expansive Open Layout with Tall 22 Ft Ceilings
- Mezzanine Level with P Flow Freight Lift
- Drive-Thru Window
- 5'x8' Roll-Up Air Curtain Ideal for Deliveries
- 80 On-Site Parking Spaces
- Excellent Physical Condition - Ready for Improvements
- (2) Monument Signs & Prominent Building Signage Options

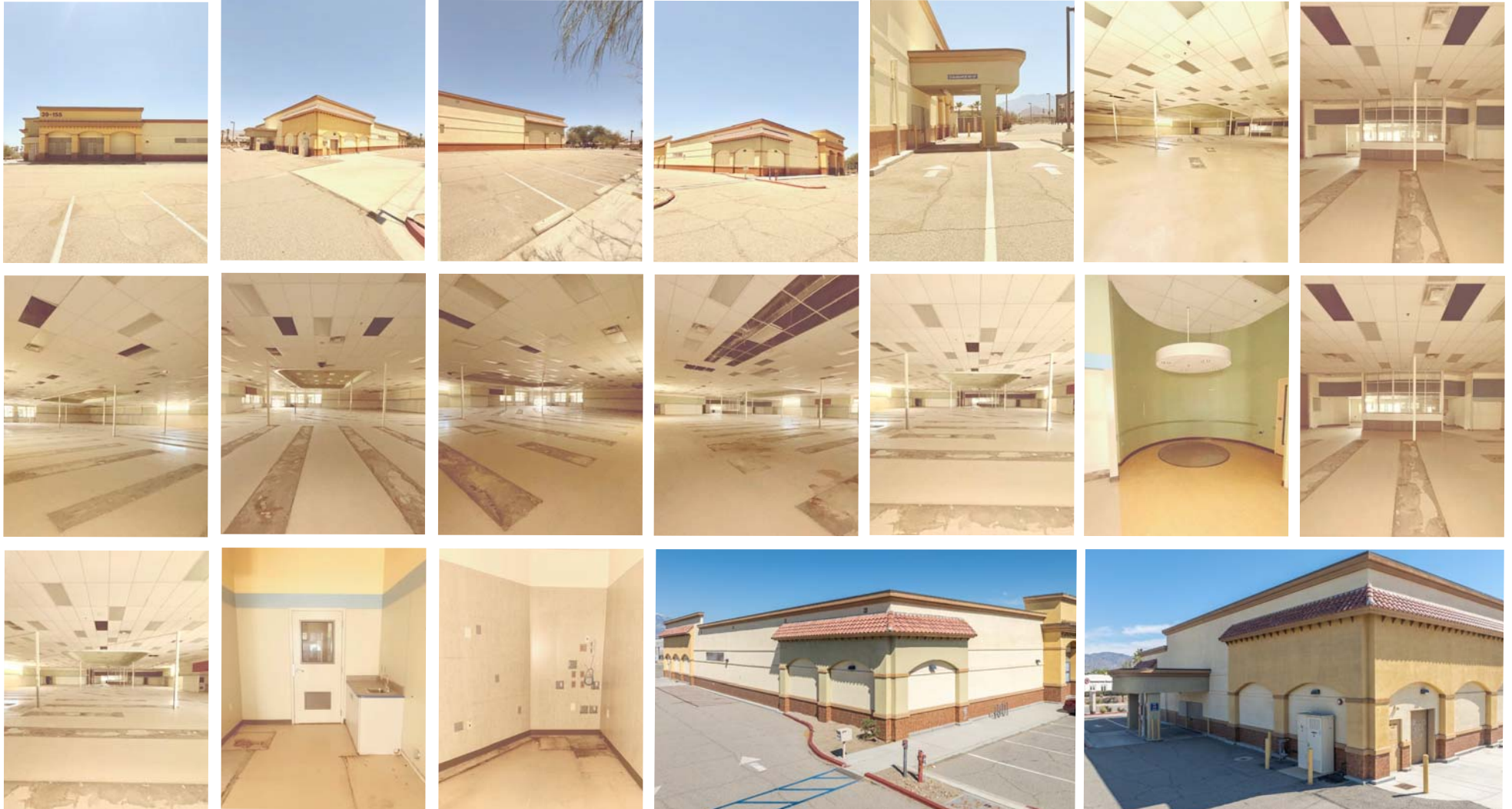
IDEAL USES INCLUDE:

- Specialty Groceries such as Trader Joe's, Sprouts, or Mother's Market
- National or Regional Pharmacies
- Pickleball, Fitness Centers, or Other Indoor Athletics
- Hardware or Home Improvements Retailers
- General Mid-Size Box Retail Concepts

A Flexible, High-Quality Space with Strong Neighborhood Demand — This is a Compelling Opportunity to Establish Your Brand in the Heart of Palm Desert!

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Disclaimer: Information has been secured from sources we believe to be reliable, however, Baxley Properties, Inc. cannot guarantee its accuracy.

