

SALE

BEAUTIFUL UPSCALE RESTAURANT - OUTSTANDING LOCATION!

\$5,600,000 INCLUDES LIQUOR LICENSE, FURNISHINGS, & EQUIP! - 72595 El Paseo Palm Desert, CA 92260



LOCATION DESCRIPTION

Discover a prime opportunity in the heart of Palm Desert, CA, nestled in the prestigious El Paseo corridor. The area exudes sophistication and allure, renowned for its vibrant community and affluent clientele. El Paseo is a bustling hub for retail and dining, and a robust blend of high-end retail and culinary experiences, this coveted locale presents an ideal prospect for discerning Restaurant Operator seeking to establish themselves in a dynamic and thriving market.



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**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
LP

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PROPERTY DESCRIPTION

Introducing a premier property located at 72595 El Paseo, Palm Desert, CA, 92260. This exquisite 8,075 SF building, built in 2003, presents an unparalleled opportunity for a high end restaurant operator to own their building in the prestigious El Paseo Corridor. With a flawless blend of luxury and functionality, this space is designed as a French farmhouse and features a stunning fireplace that captivates the space. A generous patio with a fireplace offers picturesque views of art gardens, complemented by a stylish bar and a display kitchen with extensive glass walls. Additionally, the property comes complete with real estate, liquor license, furniture, fixtures, equipment, and business assets at an all-inclusive price of \$5,600,000. This is a rare opportunity with creative financing options available.

OFFERING SUMMARY

Sale Price:	\$5,600,000
Lot Size:	16,988 SF
Building Size:	8,075 SF
Terms:	Seller Financing Available!

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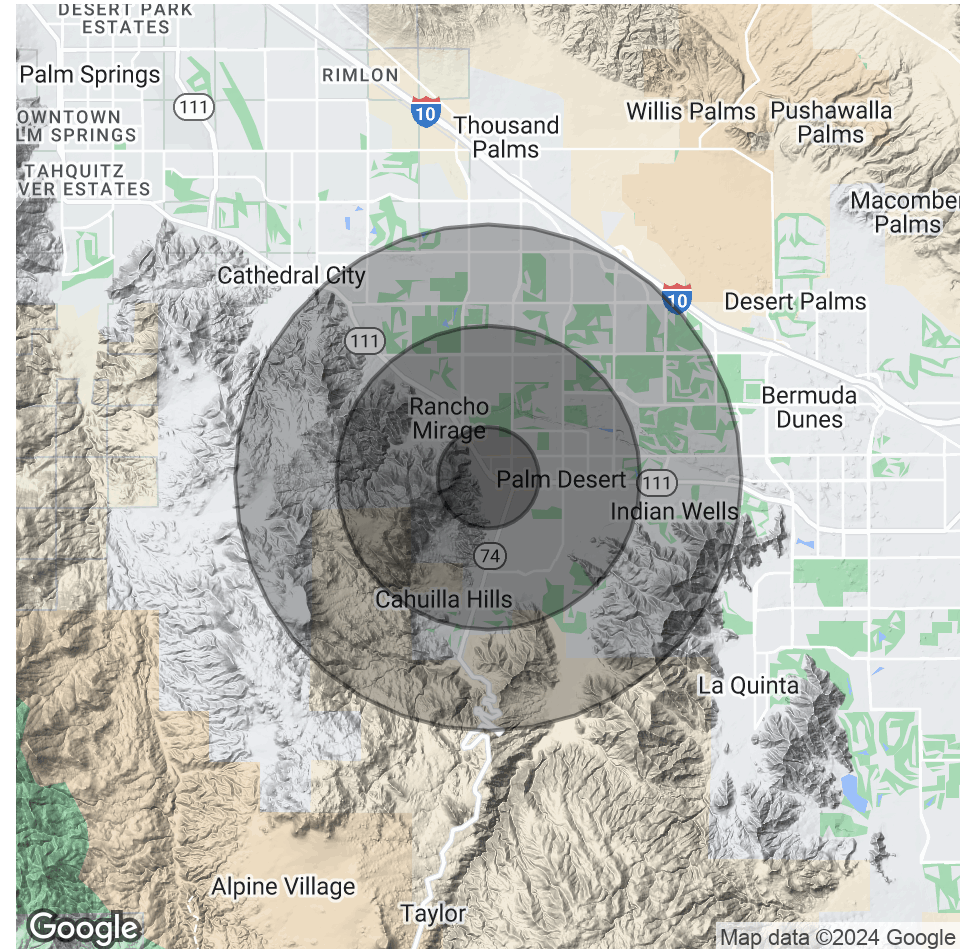
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,315	38,238	63,034
Average Age	46	53	55
Average Age (Male)	44	52	54
Average Age (Female)	48	55	56

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,455	18,698	31,139
# of Persons per HH	2.2	2	2
Average HH Income	\$93,858	\$115,135	\$121,843
Average House Value	\$668,967	\$728,150	\$760,406

Demographics data derived from AlphaMap



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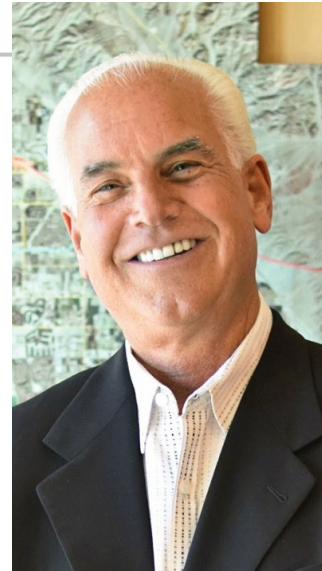


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