

PALMS TO PINES

PREMIER PAD BUILDING FOR SALE \$3,450,000.00

72-799 HIGHWAY 111 | PALM DESERT, CA



FIRST TIME ON MARKET IN MORE THAN 20 YEARS!

- ★ 10,002 SF Pad Building on two parcels totaling 1.48 acres available in the heart of Palm Desert's commercial district!
- ★ Opportunity for investors or owner/user at the SWC of Highway 111 & Plaza Way
- ★ Zoning-Planned Commercial
- ★ 6,878 SF available September 30, 2027 fronting Highway 111!
- ★ APNs - 640-170-001 & 640-170-002

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INVESTMENT HIGHLIGHTS

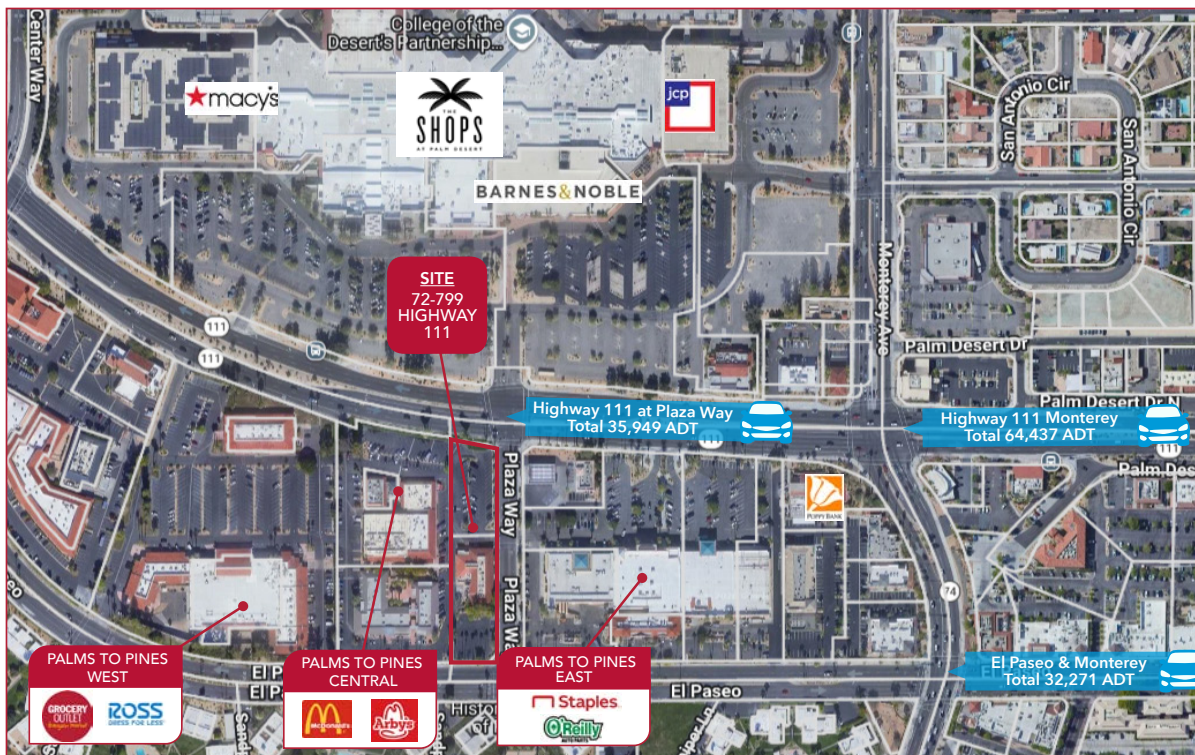
- ★ Flexibility to occupy a major portion of the Building 6,878 SF - 8,802 SF or work with existing Tenant interested in a downsize and a long-term lease.
- ★ No owners association!
- ★ Limited availability in this major desert corridor to own an office/retail building on 1.48 acres.
- ★ High traffic, retail hub location surrounded by National credit tenants such as Ross, Staples, Macy's, H&M, Dick's Sporting Goods, Barnes & Noble and many more!
- ★ Irreplaceable location with ample parking
- ★ Serves the affluent demographics of Palm Desert, Rancho Mirage and Indian Wells residents.
- ★ First time available in more than 20 years! Once in a generation opportunity!



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DEMOGRAPHIC HIGHLIGHTS



PEOPLE

Estimated Population

1 Mile - 8,346 | 3 Mile - 46,540 | 5 Mile - 82,383



HOUSEHOLDS

Estimated Households

1 Mile - 3,952 | 3 Mile - 23,341 | 5 Mile - 42,081



HOUSEHOLD INCOME

Average Household Income

1 Mile - \$103,932 | 3 Mile - \$146,396 | 5 Mile - \$163,481



BUSINESSES

Total Businesses

1 Mile - 1,347 | 3 Mile - 3,728 | 5 Mile - 4,936

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