

PRIME
PAD & JUNIOR
ANCHOR SUITE
AVAILABLE



HIGHWAY 111 & FRED WARING DRIVE | PALM DESERT, CA

RETAIL SUITES FOR LEASE

500,000+ SF
PREMIER POWER CENTER!

- Join Target, Burlington, Marshalls, Bob's Discount Furniture, TJ Maxx, Guitar Center, DSW, Old Navy, Ulta Cosmetics, Best Buy and Total Wine & More!
- Desert Crossing at the intersection of Highway 111 & Fred Waring Dr. is the primary power center offering a central valley location and the strongest co-tenancy!
- More than 120,000 cars per day
- Desert Crossing serves the Coachella Valley's population of more than 400,000 full time residents, 150,000 snowbirds and 3 million tourists annually!
- Easy access at two lighted, full-turn intersections



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DESERT CROSSING CENTER | HIGHWAY 111 & FRED WARING DRIVE, PALM DESERT, CA

KEY TAKEAWAYS

- Affluent average household incomes of \$163,000 supporting premium retail and service categories.
- Mature demographic with a median age of 56.5 years, indicating a consumer base with high discretionary spending.
- Estimated household net worth within five miles exceeds \$2.24 million, suggesting exceptional wealth retention and capital for luxury expenditures.



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	48,017	84,254	299,977
AVERAGE HH INCOME	\$106,546	\$120,136	\$110,513
MEDIAN AGE	47.7	48.4	44.4

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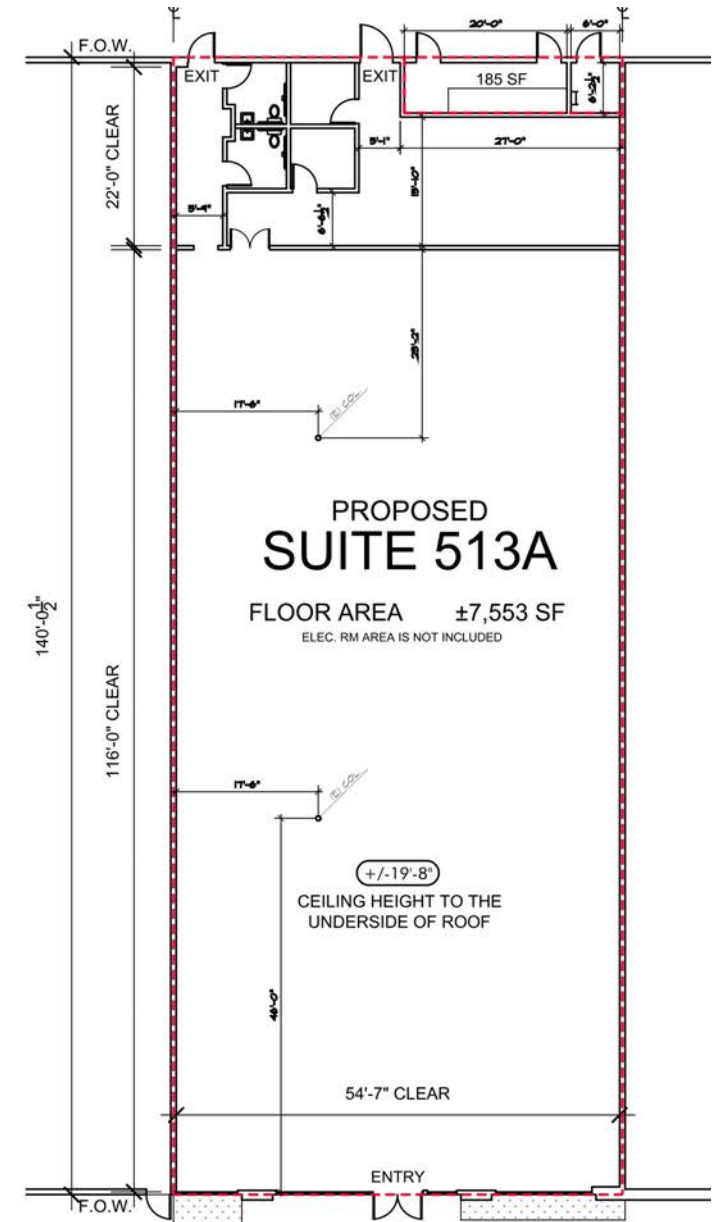


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RETAIL SUITE - ± 7,553 SF AVAILABLE



- Open floor plan
- Tenant improvements available
- Ample parking



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RETAIL - 1,660 SF AVAILABLE



- Hard to find small retail suite
- Strong foot traffic with Old Navy, Boot Barn & more!
- Available with 30 day notice to existing tenant.

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RETAIL - 3,842 SF AVAILABLE

- Rare opportunity on Highway 111 frontage pad with signage
- Join Chipotle, Verizon, Dave's Hot Chicken and more
- Tenants improvements available



HIGHWAY 111

