

FOR LEASE



*Sublease Available – 2,375 SF*

67777 E. PALM CANYON DRIVE, SUITE 2 | INDIO, CA

**NEWMARK | PACIFIC**

**STEVE BERNIER**

*Managing Director*

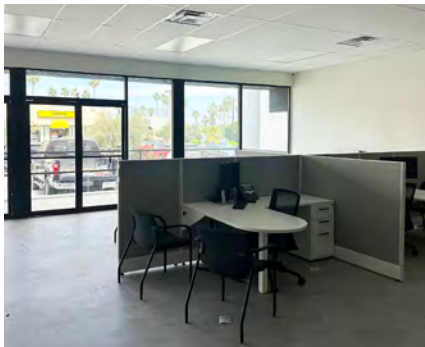
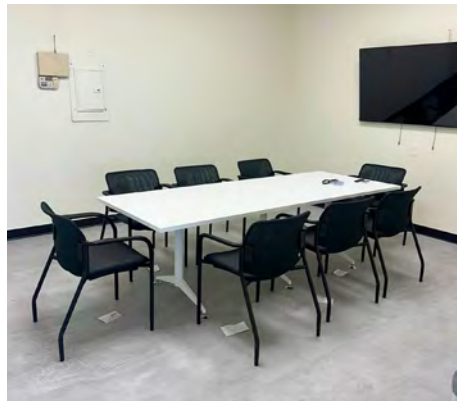
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## *Property Description*

- Sublease opportunity
- Lease Expiry: April 30, 2029
- Brand new build out for retail/office uses. Never occupied.
- Parking: 10 dedicated stalls at rear of building for tenant's use.









**AVAILABLE - 2,375 SF**  
 67777 E. PALM CANYON DR.  
 SUITE 2

# Demographics

Population		
<b>3,715</b>	<b>49,046</b>	<b>97,698</b>
1 Mile	3 Miles	5 Miles
Avg. Household Income		
<b>\$100,482</b>	<b>\$103,697</b>	<b>\$124,270</b>
1 Mile	3 Miles	5 Miles
Employees		
<b>5,432</b>	<b>19,934</b>	<b>49,093</b>
1 Mile	3 Miles	5 Miles
Households		
<b>2,214</b>	<b>21,011</b>	<b>44,963</b>
1 Mile	3 Miles	5 Miles

# Traffic Counts

**45,550 CPD**  
 Hwy. 111

**32,600 CPD**  
 Golf Club Dr.

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