

# FOR LEASE | PRIME RETAIL-OFFICE SPACE

73446-73468 Highway 111 | 44855 San Pablo | 44850 Las Palmas

The Village Complex | ±28,815 SF

Palm Desert, California 92260



## CAMERON RAWLINGS

Partner

DRE# 02102158

cameron@meadecommercial.com

(760) 534-2584



72100 Magnesia Falls Drive | Suite 2 | Rancho Mirage, CA 92270

meadecommercial.com | CA DRE Lic 02439728

# PROPERTY OVERVIEW

73446-73468 HIGHWAY 111 | 44855 SAN PABLO | 44850 LAS PALMAS  
PALM DESERT, CALIFORNIA 92260



## Location, Location, Location!

Bring your business to this prime corner location in the heart of Palm Desert, located on Highway 111 and San Pablo Avenue. This center is in the heart of the new vision Palm Desert revitalization project. The City invested \$18 million into bringing Beknew Roadway and pedestrian pathways along with bike lanes stretching from Highway 111 to the Palm Desert Civic park. The center offers suite sizes ranging from 745 SF up to 10,000 SF welcoming for many different types of retailers, restaurants, and more. Contact Broker for details.

## PROPERTY HIGHLIGHTS

- Signalized corner of Highway 111 and San Pablo
- Centrally located in the Coachella Valley
- Great visibility and traffic counts
- Heart of San Pablo Corridor Improvements
- Highway 111 frontage
- Centrally located
- Redevelopment potential

## BUILDING HIGHLIGHTS

Total SF:	28,815 SF
Land Size:	1.57 AC
Buildings:	Four (4)
Suites:	Seventeen (17)
Rate:	\$1.45-\$2.25/SF
Type:	NNN (\$0.50/SF)
Zoning:	Downtown Core (D-O&D)
Parking:	101 Spaces

# SITE PLAN

THE VILLAGE COMPLEX  
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## 1 44850 Las Palmas Avenue

UNIT	TENANT	SIZE
A	AVAILABLE	1,065 SF
B	ANGEL CASTRO TATTOO	745 SF
C	CIYA PET GROOMING	745 SF
D	AVAILABLE	745 SF
E	AVAILABLE	745 SF
F	AVAILABLE	745 SF
G	AVAILABLE	425 SF

## 2 44855 San Pablo Avenue

UNIT	TENANT	SIZE
1-2	RUTINA COFFEE	2,000 SF
3	NAIL SALON	1,000 SF
4	TATTOO	1,000 SF
5	ORIENTAL THAI MASSAGE	1,000 SF
6	NICK'S BARBERSHOP	1,000 SF
7-8	MAMI PALETAS (COMING SOON)	1,500 SF

## 3 73446 HIGHWAY 111

UNIT	TENANT	SIZE
-	AVAILABLE	5,400 SF



## 4 73458 HIGHWAY 111

UNIT	TENANT	SIZE
-	AVAILABLE	700 SF

## 5 73468 HIGHWAY 111

UNIT	TENANT	SIZE
A	AVAILABLE	7,000 SF
B	AVAILABLE	3,000 SF

# DEMOGRAPHICS

THE VILLAGE COMPLEX  
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	1-Mile	3-Mile	5-Mile
Population	13,901	103,226	337,895
Households	6,129	50,066	141,517
Median Household Income	\$64,509	\$96,568	\$87,741
2025 Average Daily Traffic (ADT)	Hwy 111   33,232 ADT		

# AERIAL MAP

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# YOUR ADVISOR



**CAMERON RAWLINGS**  
Partner  
DRE# 02102158  
cameron@meadecommercial.com  
760-534-2584



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Meade Commercial, INC. Broker Lic. 02439728  
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270  
Phone Number: 760.837.1880 | meadecommercial.com