

PROFESSIONAL OFFICE SUITE | FOR LEASE
39810 Portola Avenue, Building C, Palm Desert, CA 92260



±2,000 SF to ±6,445 SF
\$1.50/SF, +NNN



CAMERON RAWLINGS

Partner
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PROPERTY OVERVIEW

Meade Commercial is proud to present 39810 Portola Avenue, Palm Desert for lease. The property enjoys a prime central Coachella Valley location with easy access to both ends of the Valley. The building is in shell condition giving the incoming tenant an opportunity to build out the space to their needs by taking the entire space or demising to what they need. Ownership is offering an aggressive below market rent and tenant improvement allowance for qualified tenants. Property is in the Office Professional zone of Palm Desert allowing a wide array of professional and medical users. Reach out to Broker for an exclusive tour.

BUILDING INFORMATION

Building Type:	Office
Year Built:	2008
Building Height:	1-Story
Building Size:	±6,445 SF
Building Class:	B
Unfinished Ceiling Height:	12'
Parking:	25 Surface Parking Spaces

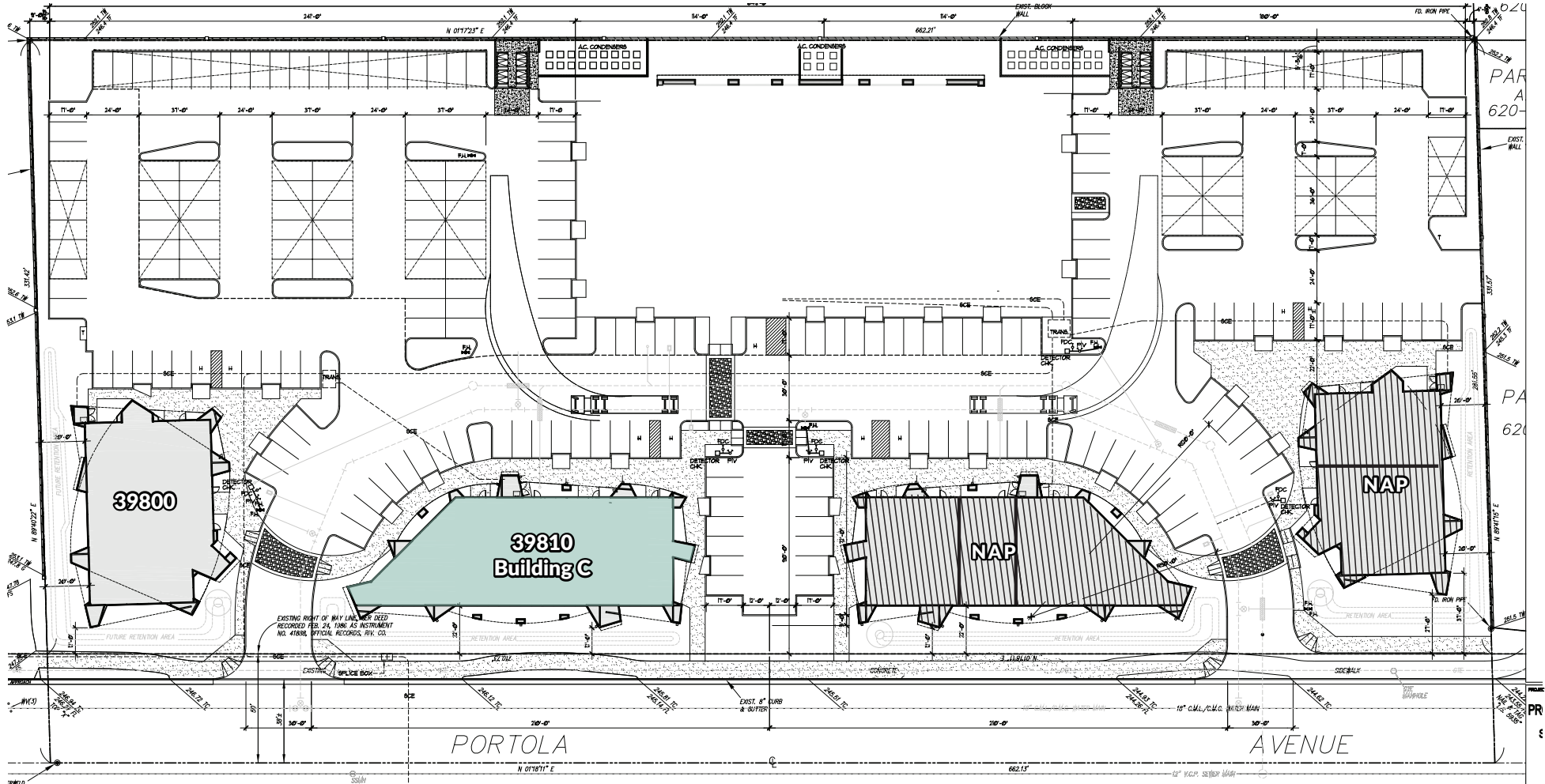


PHOTOS

FOR LEASE

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Size:	±6,445 SF
Available:	±2,000 SF to ±6,445 SF
Rate:	\$1.50/SF
Type:	NNN
Tenant Improvement Allowance:	\$10.00/SF
Zoning:	Office Professional

DEMOGRAPHICS

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	1-Mile	5-Mile	10-Mile
Population	9,187	127,855	352,515
Households	4,866	61,446	148,343
Average Household Income	\$98,709	\$123,160	\$116,092
Median Household Income	\$70,626	\$92,876	\$86,820
Traffic Volume	Country Club Drive and Portola Ave: 23,330 VPD		

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YOUR ADVISORS



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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