



FOR LEASE

**73241 Highway 111
Palm Desert, CA 92260**

**LEASING BROCHURE
THE MEADOWS AT SAGE**

SMOKETREE
INVESTMENTS

ADVISORY TEAM

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SMOKETREE
I N V E S T M E N T S





SUMMARY

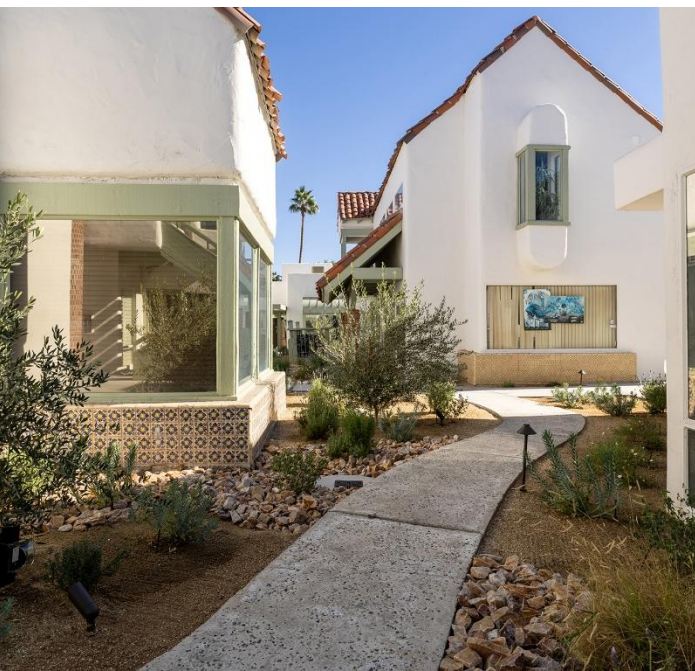
Address	73241 Highway 111, Palm Desert
Cross-Streets	El Paseo / Sage Ln / Highway 111
Frontage	200' on Highway 111
Building Parking	65 Parking Spaces + Shared Parking
Use	Retail / Office / Medical / Other
Suite Sizes	Ranging From 300sf to 1,600sf
Lease Type	Triple Net NNNs are \$0.65/sf/mo
Monthly Rent	Base Rent + NNNs



BENEFITS

- Desirable Location at the Center of Palm Desert
 - Located on Highway 111, Between El Paseo & Hwy 74
- Private Restrooms in Suites and Dedicated AC Units
- Ample Parking in Front and Rear of Building
- Common Area Restrooms Also Available On-Site
- Mixture of Medical, Office, and Retail Tenants at Property
 - Direct Access to Highway 111 and El Paseo
 - Zoned as Downtown Core Overlay (D-O)
 - Palm Desert Municipal Code







Located in the Premier Shopping District in the Valley



Hwy 111 Street Parking with Extra Parking in Rear



Centered in Heart of Commercial Corridor of Palm Desert



Open Floor Plans and Private Restrooms and AC in Suites



Major Developments Under Construction in Palm Desert



Street Frontage on Hwy 111 with 70,000 ADT

PROPERTY HIGHLIGHTS

Palm Desert is a city located in the eastern part of the Coachella Valley in Riverside County, California.

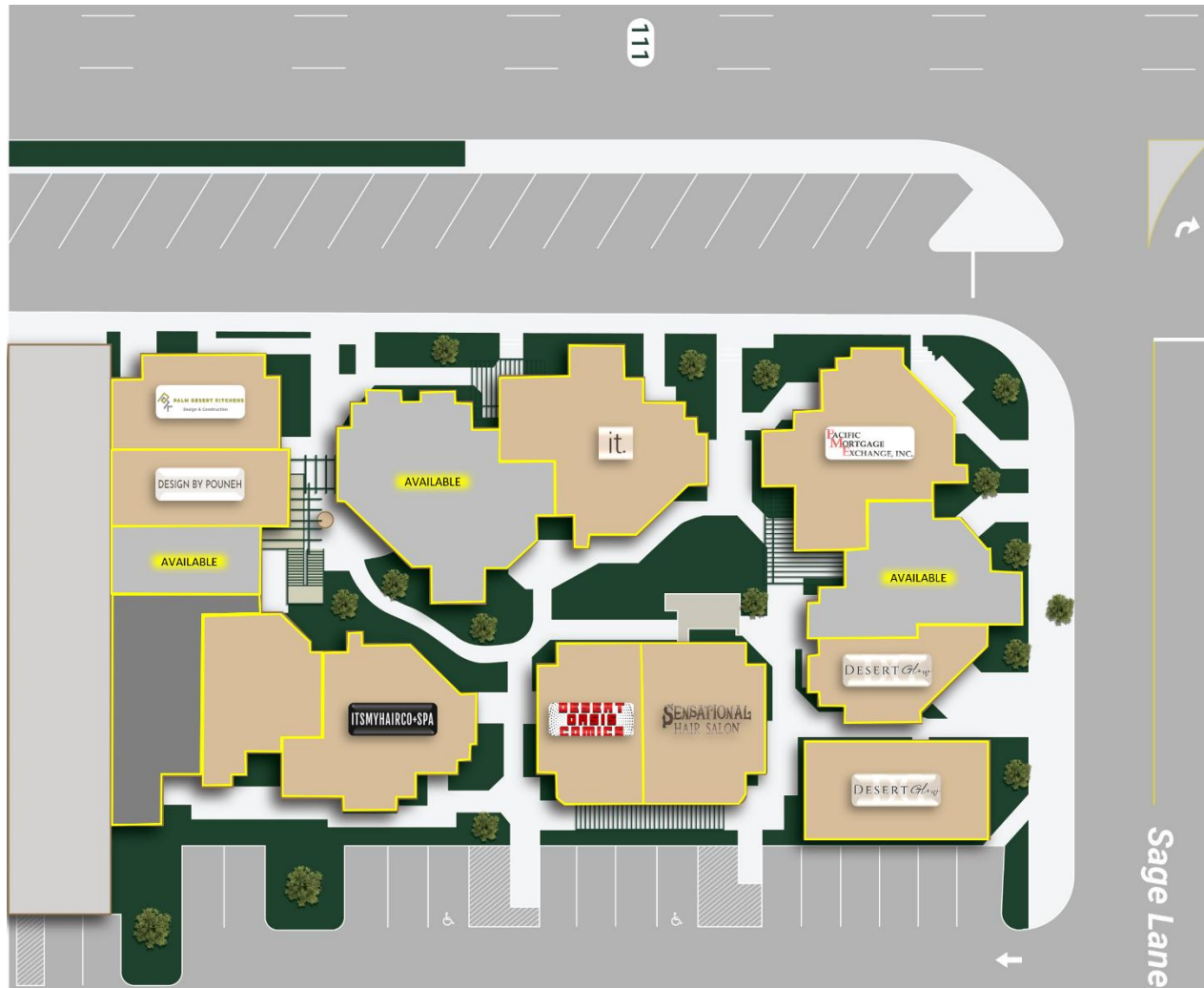
Situated just 100 miles east of Los Angeles, the city is served by regional traffic corridors, such as Interstate 10 and Highways 111 and 74, and is easily accessible to all points within the Coachella Valley by local traffic corridors, such as Fred Waring Dr and Monterey Ave.

The Coachella Valley population is growing at a faster rate than California and the nation. According to estimates by the Coachella Valley Association of Governments (CVAG) and the Southern California Association of Governments (SCAG), the population of the Coachella Valley will double to nearly 1,000,000 permanent residents by 2035.

SITE PLAN



LEASING PLAN (GROUND FLOOR)



LEASING PLAN (2ND FLOOR)



LOCATION MAP



REGIONAL MAP





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