

LAND FOR SALE | 1.39 ACRES  
Cook Street and Gerald Ford Drive, Palm Desert, CA 92211

**WILSON MEADE**  
COMMERCIAL REAL ESTATE



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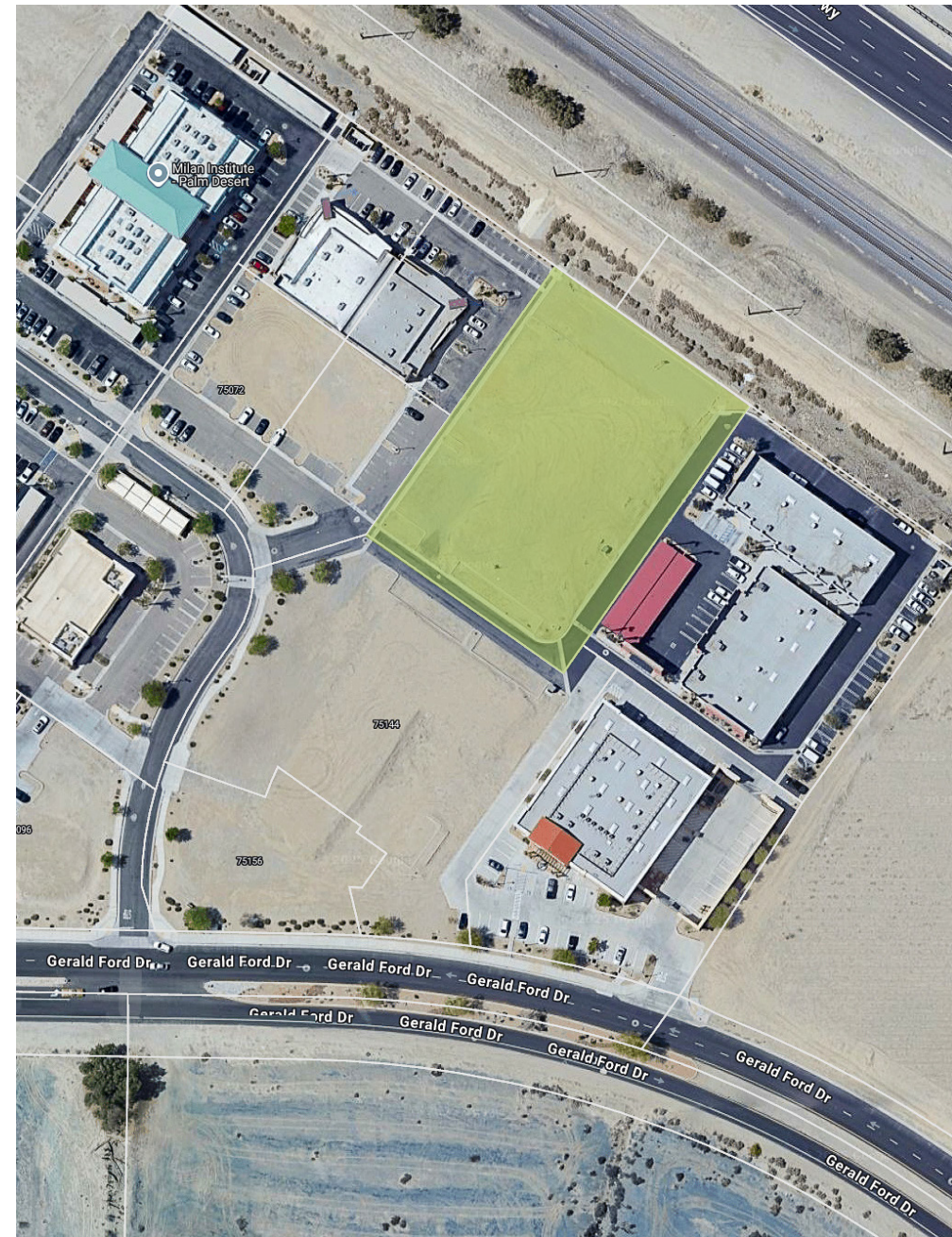
## PROPERTY OVERVIEW

This commercial land is located in University Center Professional Park in Palm Desert. The land is visible from the I-10 Freeway and accessible from the Cook Street exit. It is in a highly accessible, growing area. The surrounding area features the Cal State San Bernardino-Palm Desert campus, the University of Riverside-Palm Desert campus, The Village at University Park commercial development, ARCO AMPM, Starbucks, Circle K/Mobil, and Kaiser Permanente.

The land features IID Power, and has utilities stubbed to the site with curbs, gutters, and private roads in place. This is a parcel that can be used for a variety of commercial uses including professional services, medical services, retail services, fitness gyms, and with a conditional use permit you can operate restaurants and churches. (A list of more uses is available upon request.)

## PROPERTY HIGHLIGHTS

Price:	\$908,500
Acres:	1.39 Acres
APN:	694-180-019
Zoning:	Planned Commercial-2
Utilities:	Stubbed to the Site
Power:	IID



# DEMOGRAPHICS

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	1-Mile	3-Mile	5-Mile
2024 Population	2,724	35,412	116,114
2024 Households	1,289	17,280	54,419
Average Household Income	\$108,923	\$108,927	\$109,549
Median Household Income	\$85,755	\$83,180	\$80,577
Traffic Volume	Cook Street: 101,546   Cook Street and Gerald Ford Dr: 29,553		

# AERIAL MAP

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# YOUR ADVISOR



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