

RETAIL

2ND FLOOR SUITES FOR LEASE

\$3 PSF/MONTH

73111 EL PASEO, PALM DESERT, CA 92260

GALLERIA ON EL PASEO



Location Description

Located in the heart of El Paseo, these second-floor office suites provide the opportunity to work from one of Palm Desert's most recognizable and desirable business addresses. Whether meeting clients for lunch, grabbing coffee between appointments, or enjoying the walkable atmosphere, El Paseo offers an unmatched professional environment. Surrounded by premier dining, shopping, galleries, hotels, and everyday conveniences, this is a location where businesses can elevate their image while enjoying the energy of the desert's most vibrant commercial district.

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Michael Lyle

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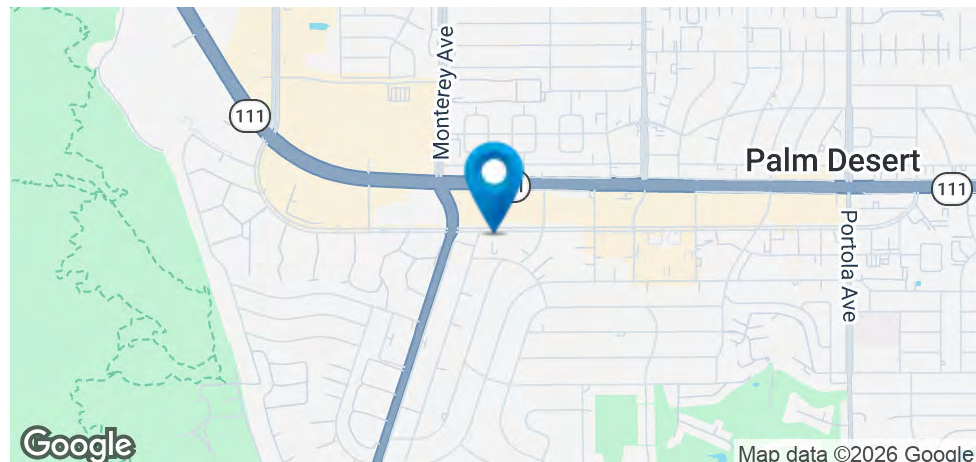
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COLDWELL BANKER COMMERCIAL
COMMERCIAL LYLE & ASSOCIATES
78000 FRED WARING DR | SUITE 200
PALM DESERT, CA 92211
760-772-6400

www.cbclyle.com

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OFFERING SUMMARY

SALE PRICE:	N/A
AVAILABLE SF:	912 - 2,136 SF
LEASE RATE:	\$3 SF/month (MG)
LOT SIZE:	1.76 Acres
YEAR BUILT:	1980
BUILDING SIZE:	27,500
ZONING:	DE-O
MARKET:	Inland Empire
SUBMARKET:	Coachella Valley

PROPERTY HIGHLIGHTS

- Multiple suite sizes and layouts ranging from ±912 SF to ±1,998 SF
- Establish your business in one of the hottest and most recognizable locations on El Paseo
- Under new ownership and management
- Flexible lease terms available
- Private offices, reception areas, conference rooms and private restrooms available in select suites
- Surrounded by renowned restaurants, boutiques, galleries and cafés
- Competitive, fairly priced rents offering excellent value compared with other available El Paseo spaces
- Second-floor blade signage available, providing added visibility within walk-way

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	912 - 2,136 SF	Lease Rate:	\$3 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201	Available	1,467 - 2,136 SF	Modified Gross	\$3.00 SF/month	Bright corner suite with abundant natural light, offering a versatile floor plan featuring a large open work area, spacious rear office or bullpen, and an additional private office with attractive wood flooring. The flexible layout lends itself well to creative offices, marketing firms, design studios, medical or wellness users, or any professional office seeking an open, inviting workspace.
205	Available	912 SF	Modified Gross	\$3.00 SF/month	Move-in ready office suite featuring a reception area, three private offices, and a private restroom. A functional layout ideal for attorneys, accountants, insurance, therapists, consultants, or other professional service providers.
206	Available	1,135 - 2,105 SF	Modified Gross	\$3.00 SF/month	Efficiently designed office suite offering four private offices, one with a sink, making it well-suited for medical, wellness, beauty, or other professional office uses. Includes a reception area and a private restroom with shower for added convenience.
208	Available	970 - 2,105 SF	Modified Gross	\$3.00 SF/month	Well-appointed office suite. Features one large office space with automatic blinds and two restrooms in the suite.
209	Available	1,998 SF	Modified Gross	\$3.00 SF/month	Spacious executive office suite featuring a reception area with built-in cabinetry, five private offices including a large executive office, and an impressive conference room comfortably accommodating 10+ people. Ideal for law firms, financial services, engineering, architecture, corporate headquarters, or businesses seeking a polished, professional environment with room to grow.

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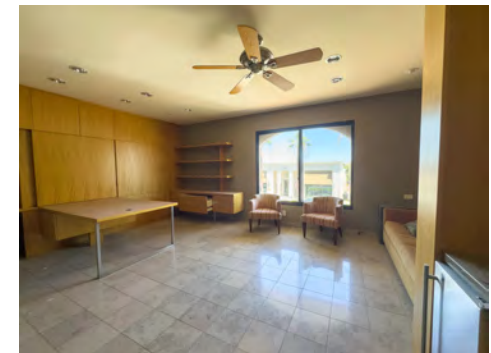
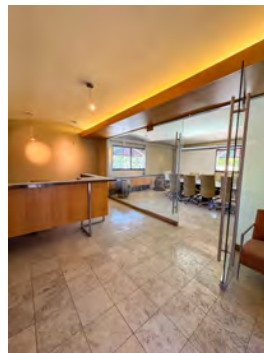
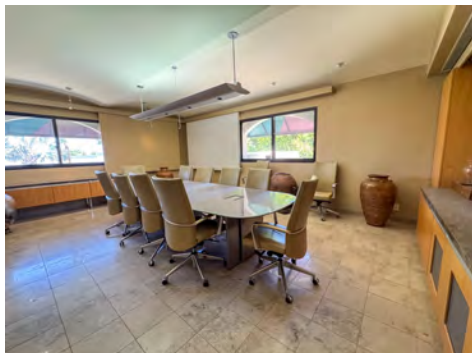
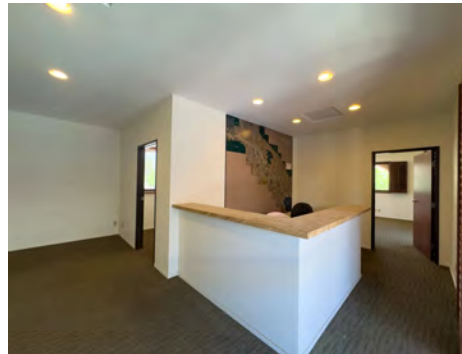
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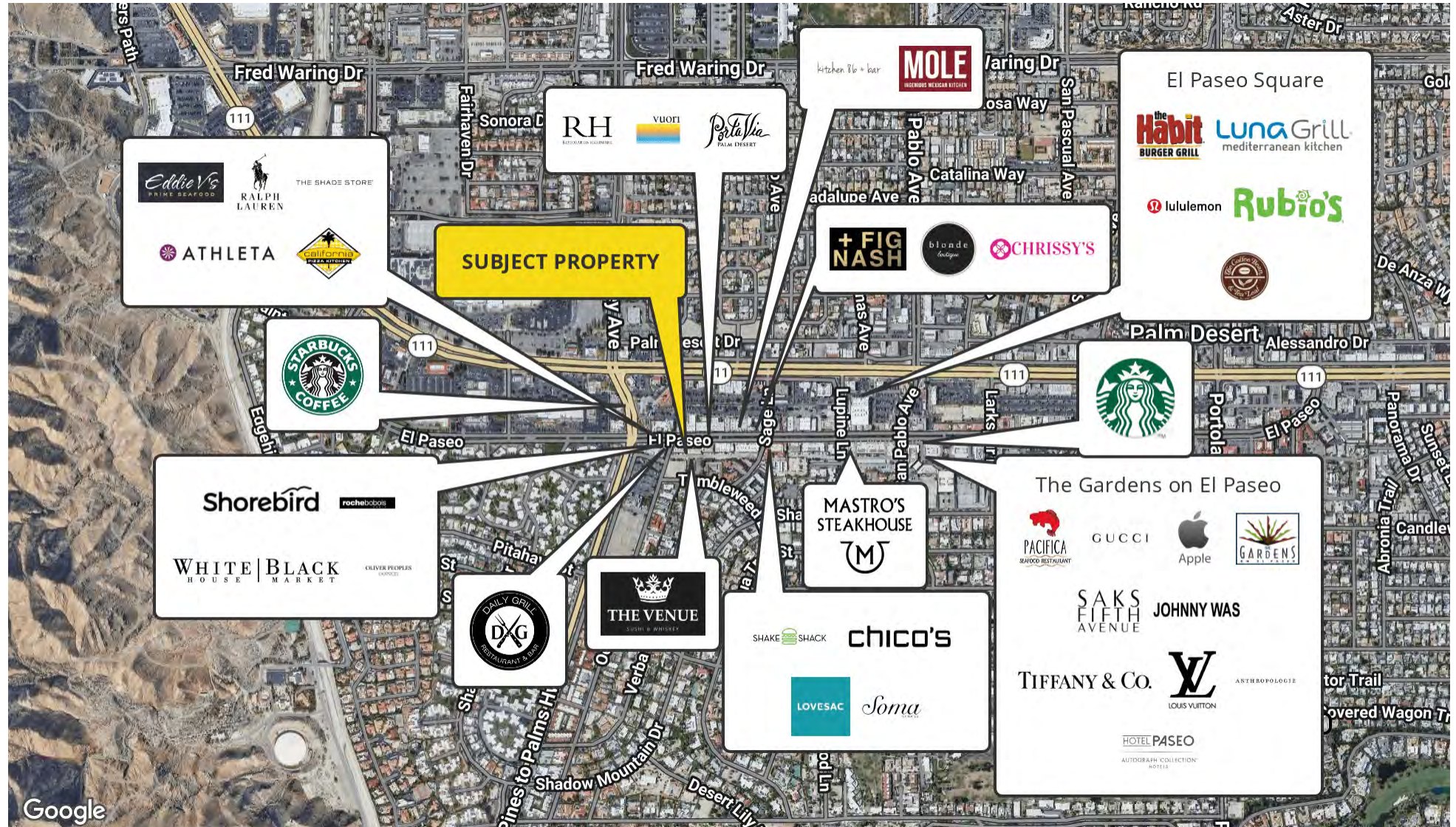
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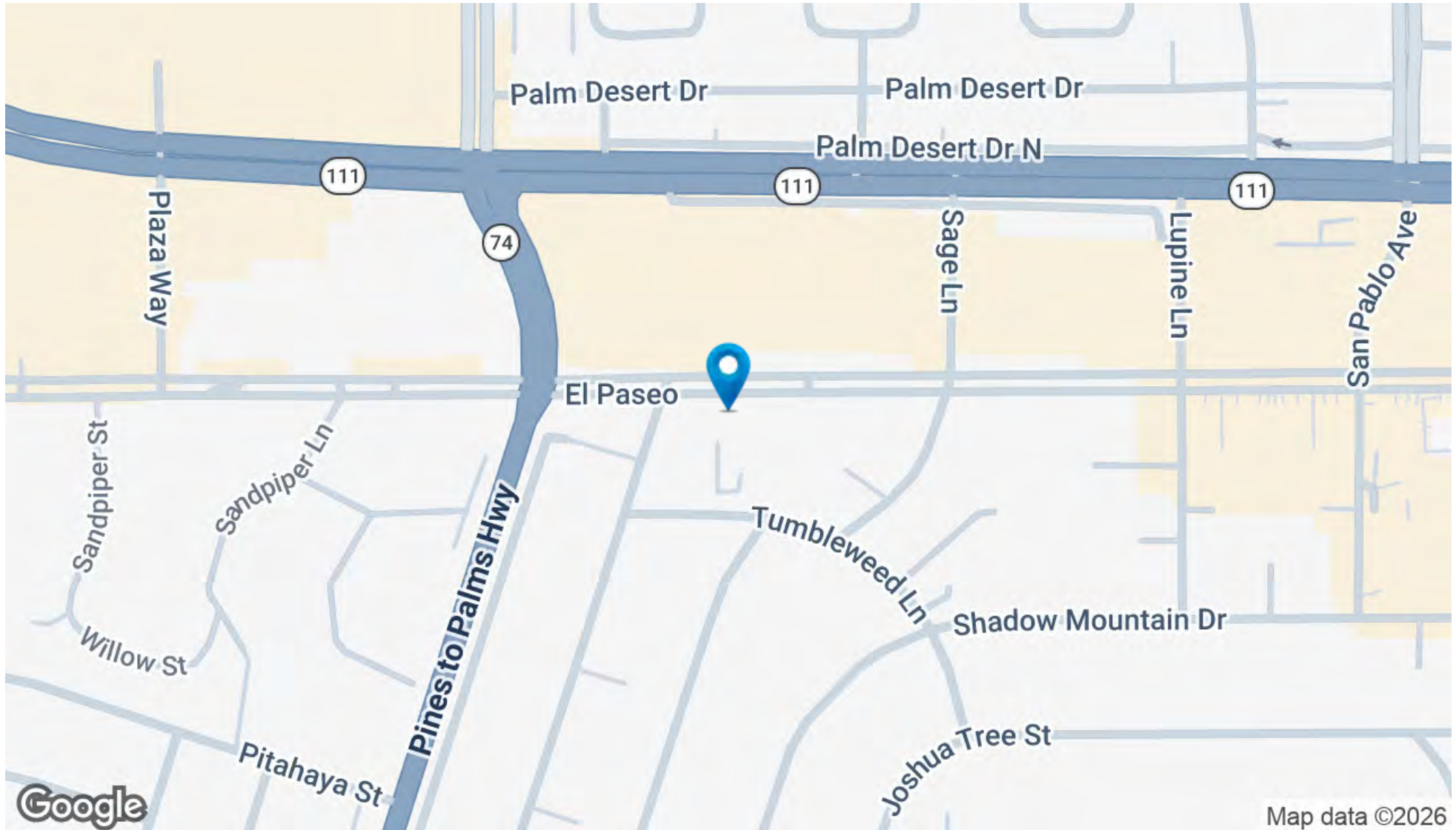
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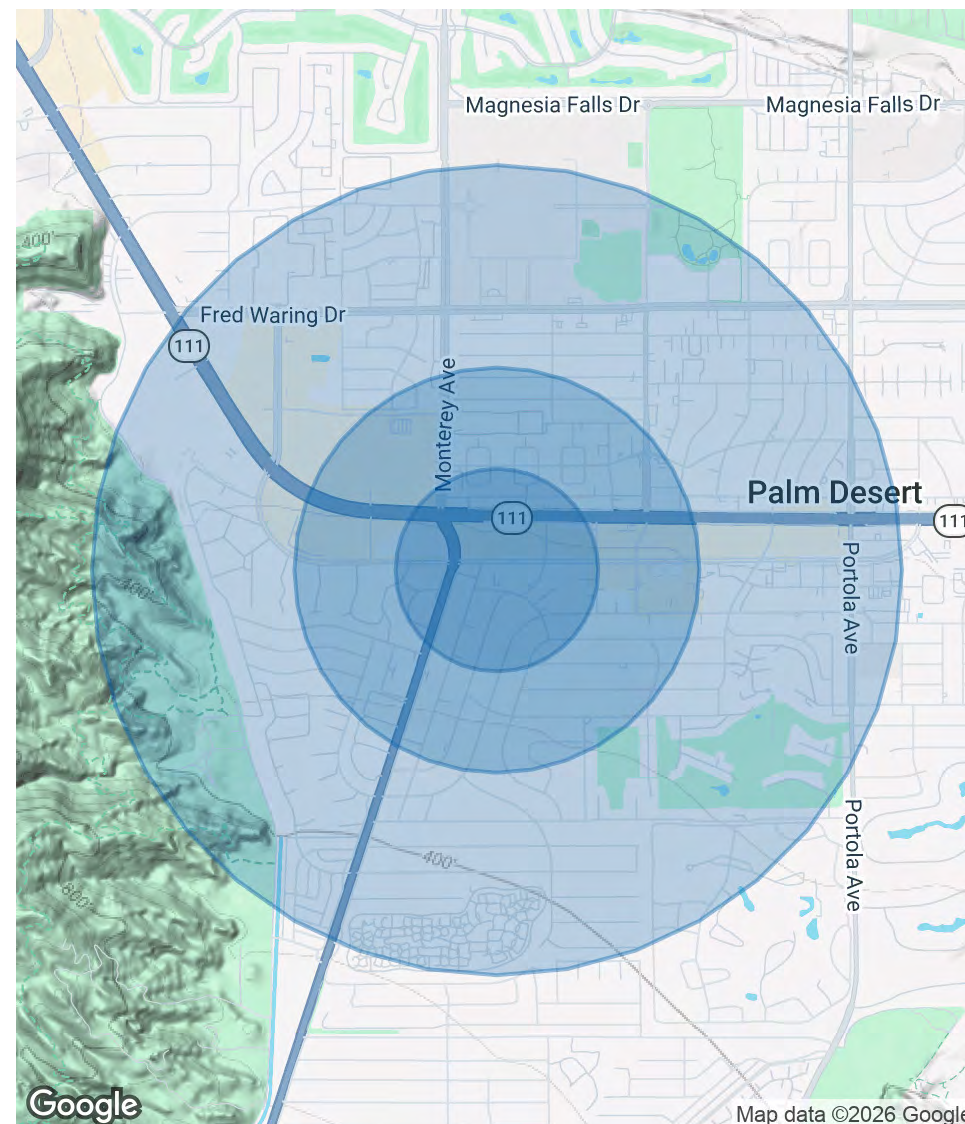
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	502	2,537	8,963
Average Age	45.5	42.8	44.0
Average Age (Male)	41.1	41.1	42.9
Average Age (Female)	54.9	52.7	47.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	223	1,042	3,980
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$100,971	\$101,432	\$99,453
Average House Value	\$191,030	\$274,230	\$456,567

2023 American Community Survey (ACS)



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