



FOR LEASE



FREE STANDING BUILDING



4,000 SF



## Desert Hot Springs Towne Center

14010 Palm Drive  
Desert Hot Springs, California 92240

### Property Highlights

- Located as an Out-Parcel to Vons Anchored Shopping Center
- Palm Drive is the main thoroughfare in Desert Hot Springs
- +/-4,000 SF Freestanding Building
- Palm Drive & Two Bunch Palms Trail = 38,000 CPD

### Property Description

+/-4,000 SF freestanding building on a 36,155 SF lot located as an out parcel to Von's anchored shopping center. Surrounding national tenants include McDonald's, Del Taco, Walgreens, Wells Fargo, Von's, Starbuck's, etc.

### OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN)
Available SF:	4,000 SF
Lot Size:	0.83 Acres
Building Size:	4,000 SF

### DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	4,014	12,084	15,576
Total Population	13,355	36,771	44,612
Average HH Income	\$43,478	\$48,374	\$48,516
Palm Drive	27,000 CPD		

#### Mark Brecheen

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