



FOR LEASE



OFFICE BUILDING



\$1.40 SF/MONTH
(NNN)



Canyon Plaza

74399 Highway 111
Palm Desert, California 92260

Property Highlights

- Elevator served
- Second Floor Balconies Throughout
- Walkable Neighborhood - Excellent Amenities
- Includes 83-Covered Parking Stalls – 4.0/1,000 ratio
- Major Highway 111 Frontage with Superior Signage Opportunity
- Two-Story Office building with 12,990 SF of recent space renovations

OFFERING SUMMARY

Lease Rate:	\$1.40 SF/month (NNN)
Available SF:	960 - 7,443 SF
Lot Size:	1.7 Acres
Building Size:	20,676 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,256	20,699	35,360
Total Population	9,938	43,809	74,454
Average HH Income	\$85,015	\$96,916	\$101,614

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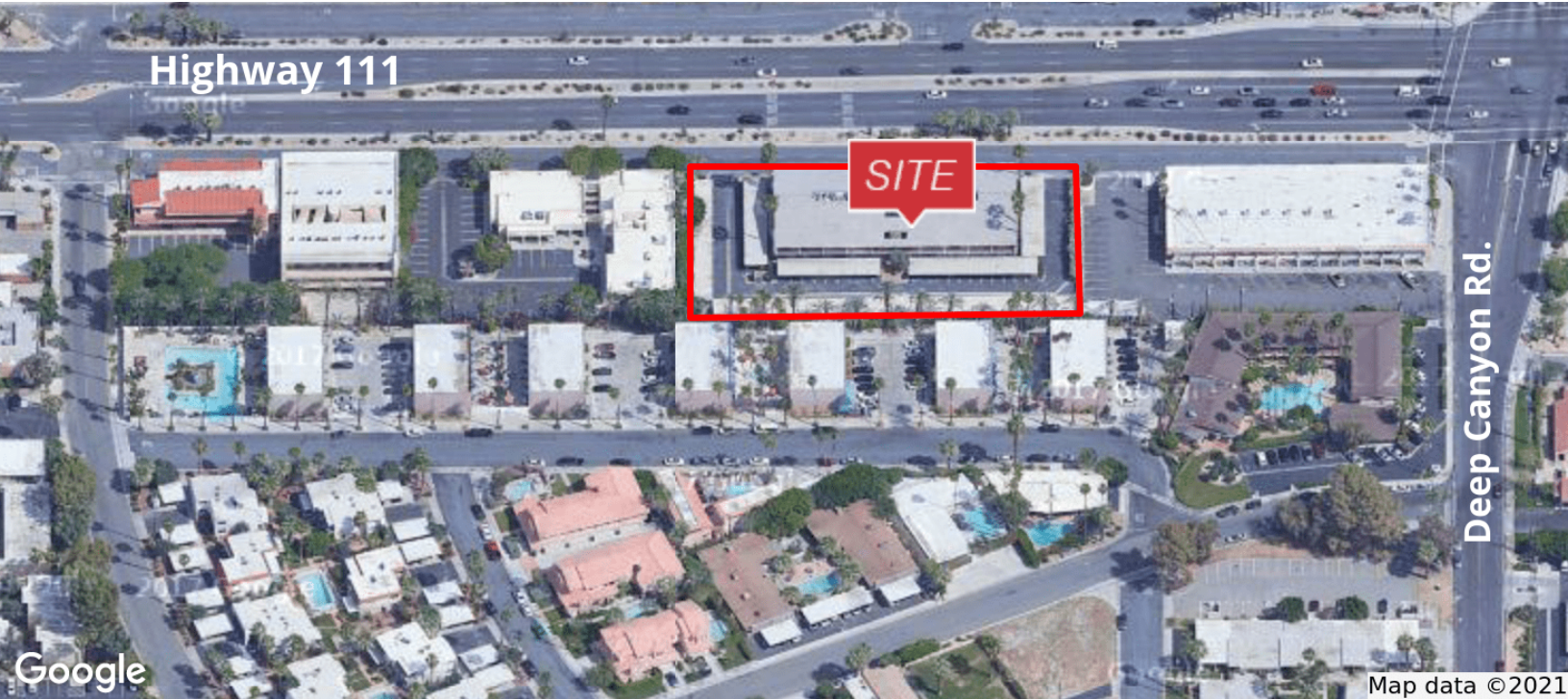
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PROPERTY DESCRIPTION

The property sits at the center of the Coachella Valley along highway 111 in Palm Desert, CA, with an ADT of 37,000. World class amenities along El Paseo are just a short walk away. Central LA is less than a 2-hour drive and Palm Springs International Airport is a 20-minute drive.

SPACES	LEASE RATE	SIZE
Suite B	\$1.40 SF/month	3,800 SF
Suite C	LEASED	3,370 SF
Suite D	AVAILABLE SOON \$1.40 SF/month	5,070 SF
Suite E	\$1.40 SF/month	960 SF
Suite G	\$1.40 SF/month	1,260 SF
Suite J	LEASED	1,700 SF
Suite M	LEASED	3,020 SF
Suite P	\$1.40 SF/month	1,270 SF

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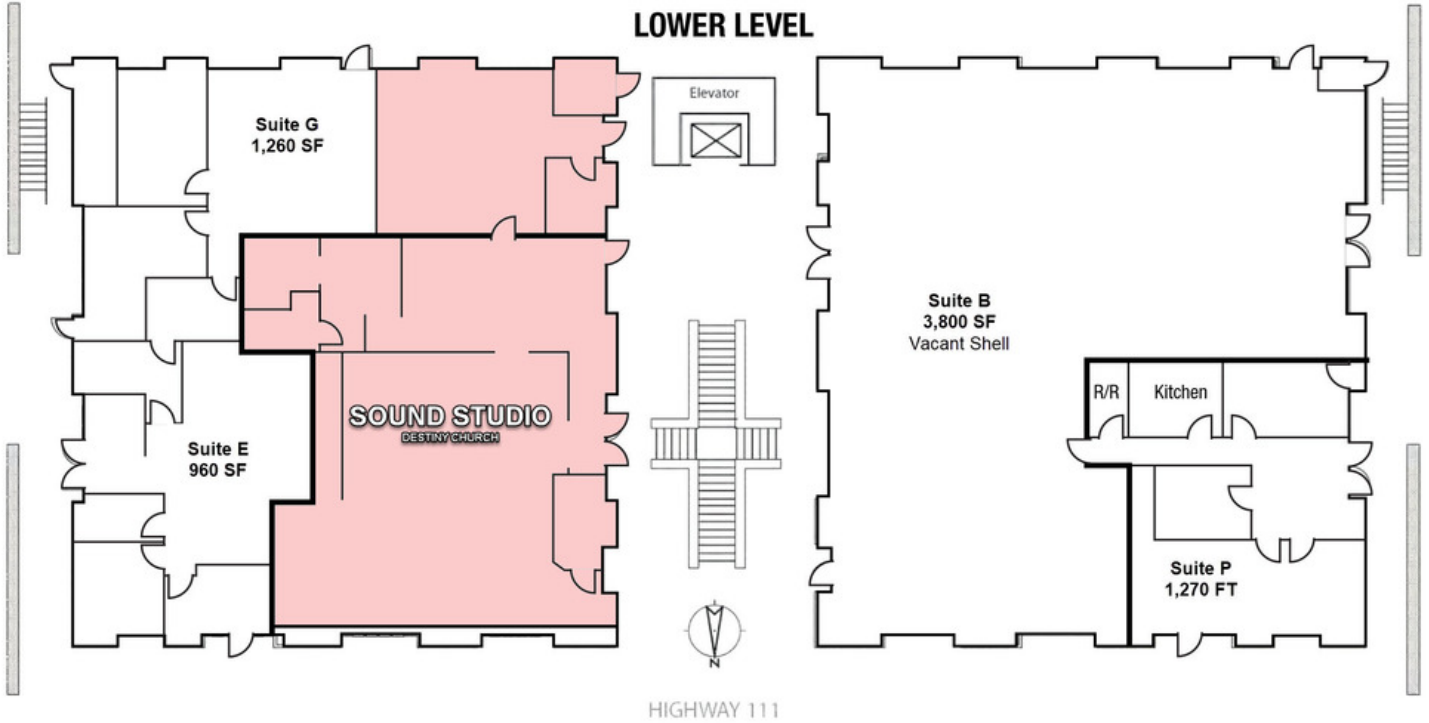


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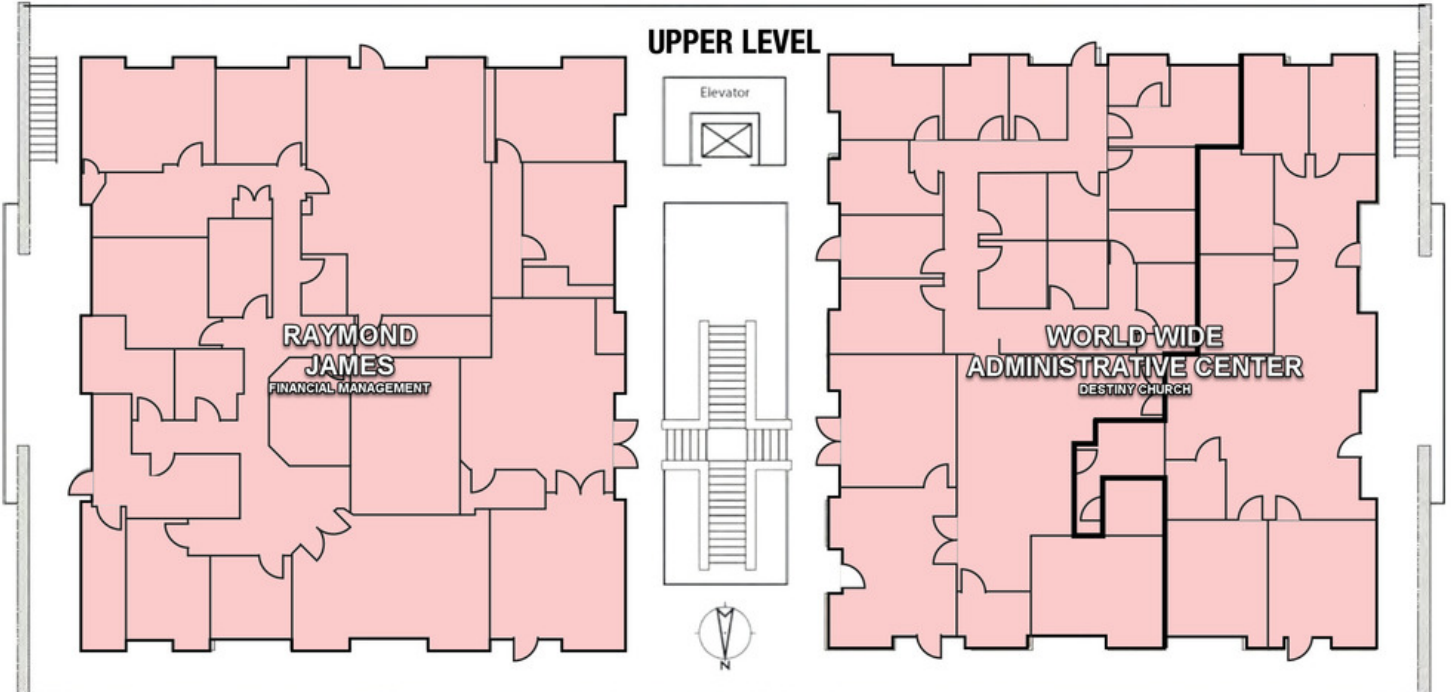


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LOWER LEVEL



UPPER LEVEL



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