



## Fountain Plaza

73625 Hwy. 111  
Palm Desert, California 92260

### Property Highlights

- SUPERIOR OCCUPANCY
- SIGNIFICANT VISABILITY FROM HWY 111
- GATEWAY TO EL PASEO
- WALKING DISTANCE TO SHOPS ON EL PASEO
- UPSIDE POTENTIAL FOR INVESTORS
- LONGER TERM TENANTS
- AMPLE PARKING - FRONT AND REAR
- WELL MANAGED PROPERTY
- DOWNTOWN (D) ZONE – Allows urban, 3-story mixed retail, office and residential uses.

### OFFERING SUMMARY

Sale Price:	\$3,385,000
Lease Rate:	\$1.18 SF/month (MG)
Lot Size:	0.92 Acres
Building Size:	21,783 SF

SPACES	LEASE RATE	SPACE SIZE
73625- Ste. B & C (1st Floor)	\$1.18 SF/month	2,340 SF
73625- Suite I (2nd Floor)	\$1.18 SF/month	925 SF

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## OFFERING SUMMARY

Building Size:	21,783 SF
Available SF:	925 - 2,340 SF
Lot Size:	0.92 Acres
Year Built:	1967
Zoning:	D

## PROPERTY OVERVIEW

600 SF Professional office and/or Store front.

## LOCATION OVERVIEW

Located in the heart of Palm Desert on the SE corner of Hwy. 111 and Larkspur Ln. The subject site represents the best of Highway 111 mixed use office and retail lease opportunities. The site serves as a gateway to El Paseo and to the mega-commercial corridor to the east along Hwy 111 in Palm Desert. This property is typically a high occupancy property and even in the era of Covid-19 its vacancy is very limited. There is currently 3 available units for lease of professional office and/or store front.

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**FOR SALE/LEASE**



**RETAIL/OFFICE**  
 600-1300 SF



**21,783 SF**



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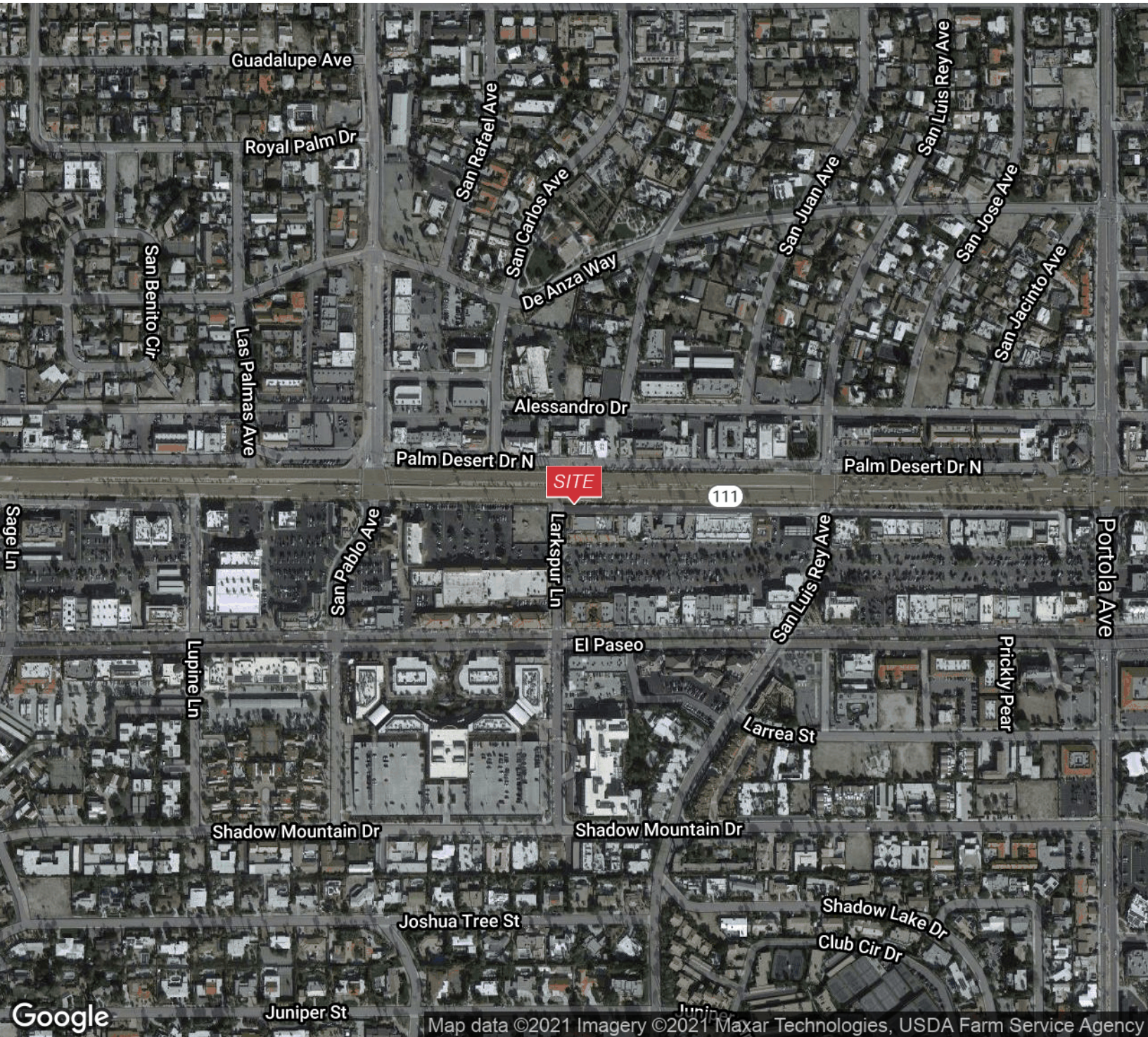
FOR SALE/LEASE



RETAIL/OFFICE  
600-1300 SF



21,783 SF



Google

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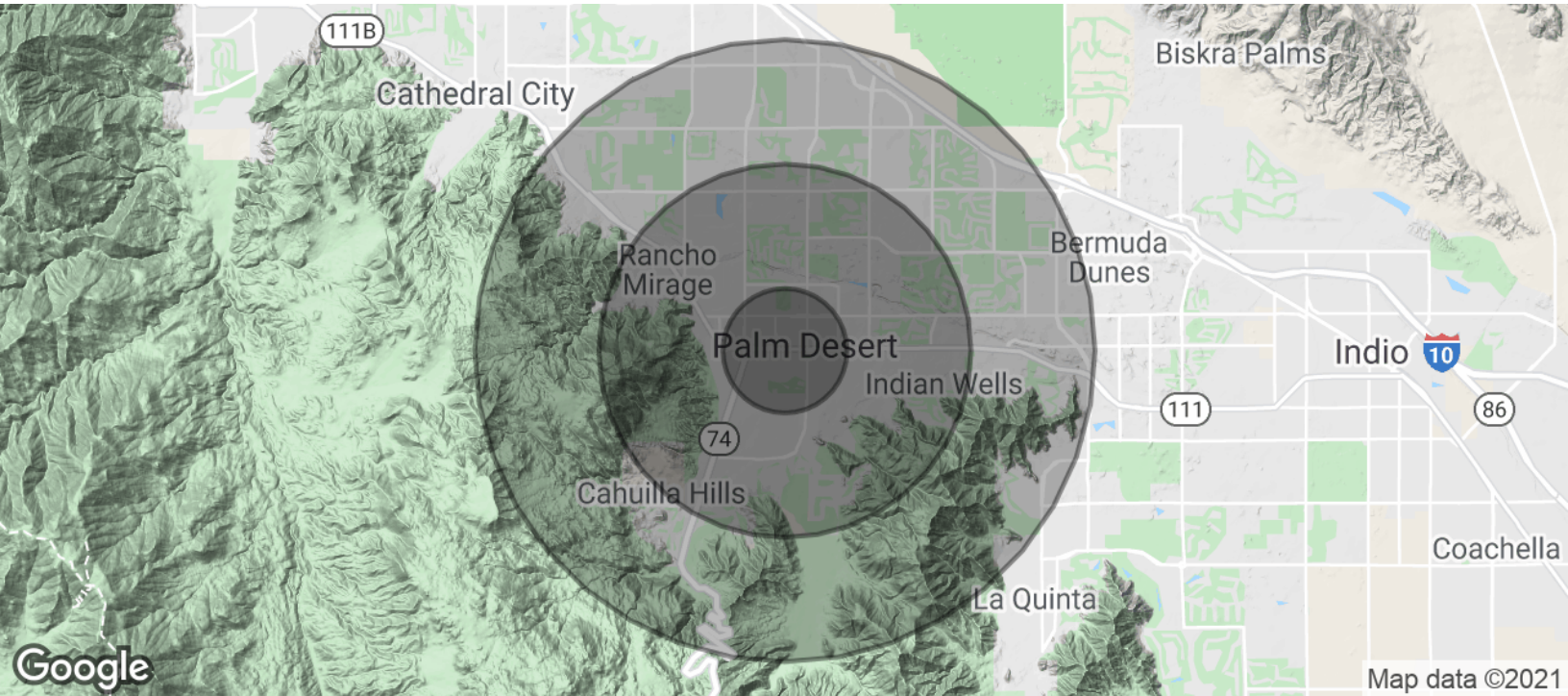
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**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

Total Population	10,979	40,910	69,767
Average age	43.4	51.5	54.9
Average age (Male)	40.6	49.7	53.8
Average age (Female)	44.8	52.5	55.4

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

Total households	4,887	19,360	33,770
# of persons per HH	2.2	2.1	2.1
Average HH income	\$80,669	\$95,822	\$104,465
Average house value	\$439,558	\$453,691	\$472,557

\* Demographic data derived from 2010 US Census

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