

THE FIRM

kw COACHELLA VALLEY
KELLERWILLIAMS

20,676 SF Office/Retail Building For Sale



CONFIDENTIAL OFFERING MEMORANDUM

74399 Hwy 111, Palm Desert, CA 92260

PALM SPRINGS OFFICE

431 Palm Canyon Ste 206,
Palm Springs CA 92262

PALM DESERT OFFICE

74399 HWY-11 Suite D
Palm Desert CA 92260



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www.firmcompanies.com

CONTACT



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 THE FIRM COMMERCIAL
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 DRE: 01914157

PROPERTY OVERVIEW

74399 Hwy 111,
Palm Desert CA 92264

EXECUTIVE SUMMARY

Large, highly-visible multi-use office/retail building located in the heart of Palm Desert directly on Highway 111 just East of El Paseo. 20,000+ square feet over two floors with multiple highly improved suites. Ideal as an investment property or for an owner-user who want high-end office space. This building includes an advanced security system, over 90 covered off-street parking spaces, wrap-around balcony, and much more.

Listed at \$4,500,000.

PALM

DESERT



PROPERTY DETAILS

Asking: \$4,500,000
Sale Type: Investment/Owner-User
APN: 625-121-005
Year Built/Renovated: 1980/2021
Property Type: Office/Retail
Number of Buildings: 1
Building Size: 20,676 SF
Lot Size: 46,609 SF
Parking: 90 Spaces
Zoning Code: Downtown District

For Sale
\$4,500,000

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INVESTMENT HIGHLIGHTS



MULTI-TENANT PROPERTY

Fully leased, multi-tenant building, which ensures a steady revenue stream and diverse activity. This fully occupied space offers a proven, stable investment with strong tenant demand.



HIGH VISIBILITY AND HIGH TRAFFIC AREA

±310 feet of frontage along Highway 111—Encompassing nearly an entire block of signage opportunity. Within walking distance to El Paseo and other local retail stores, hotels, shopping plazas, restaurants, and bars.



AMPLE PARKING

Benefit from 90 dedicated parking spaces with this retail building, offering ample convenience and ease for both customers and tenants. The generous parking capacity enhances visibility and accessibility, driving more traffic to your business.



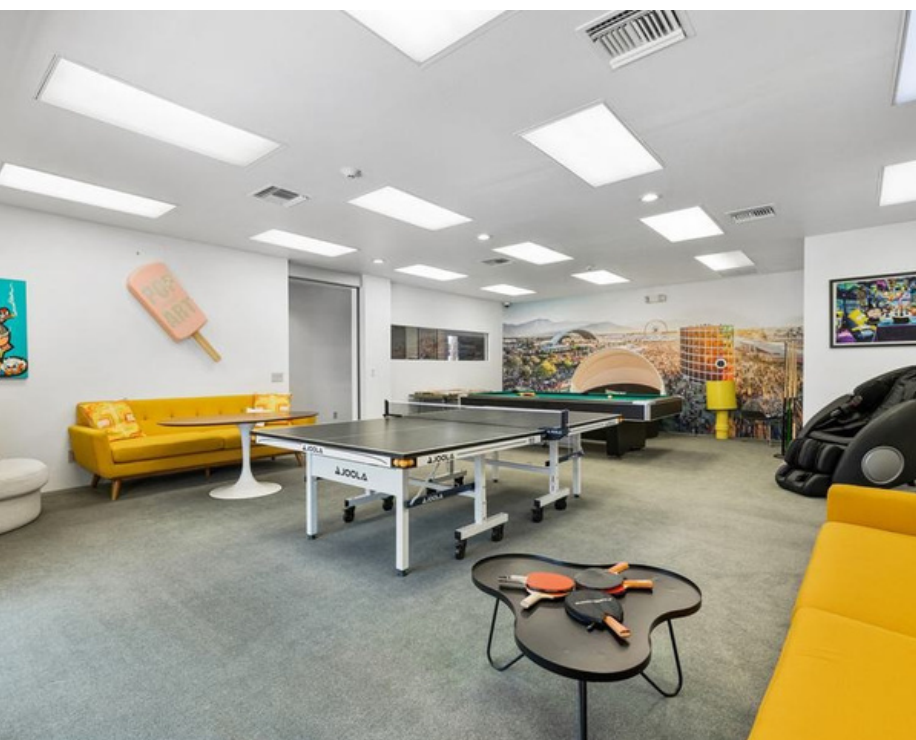
CLOSE PROXIMITY TO MAJOR RETAILERS:

Prime location near top retailers like Target, Whole Foods, Starbucks, Albertson's, Trader Joe's, Walmart, and Chase Bank. This high-traffic area ensures maximum visibility and accessibility for your business, surrounded by well-known brands that drive continuous foot traffic.





GALLERY



10,000+ SF
Office Space

Suites C and D are fully built-out and recently remodeled office space with a number of executive offices, conference rooms, modern kitchens, bathrooms, storage rooms, and reception areas.



2,800+ SF Media Studio

Fully built-out, high-quality media production studio. Located on the first floor with multiple points of entry, this suite features a sound-insulated production studio with high ceilings, overhead light, sound production booth, and storage space.



(5 Units) 7,000+SF Retail Space

The first floor features multiple retail spaces including a fully built-out salon space, medical clinic, photography studio, retail space, and fitness studio.



RENT ROLL

74399 Hwy 111, Palm Desert CA 92260

Suite A	Tenant 1	\$2,685.45	1,250 SF
Suite B/I	Tenant 2	\$2,809.91	1,300 SF
Suite E/G	Tenant 3	\$4,476.50	2,200 SF
Suite H	Tenant 4	\$3,193.10	1,363 SF
Suite M	Tenant 5	\$3,000.00	2,870 SF
Suite P	Tenant 6	\$1,964.10	1,144 SF
Suite C & J	Multiple Tenants	\$9,900.00	4,877 SF
Suite D	Multiple Tenants	\$8,700.00	5,000 SF
TOTAL		\$36,729.16/month \$440,749.92/year	20,004 SF

Cap Rate	6%
Vacancy	5%
Occupancy	95%

EXPENSES

74399 Hwy 111, Palm Desert CA 92260

Utilities	\$5,488.88
Cleaning	\$1,750.00
Landscaping	\$606.66
Maintenance & Repairs	\$2,889.79
Insurance	\$1,008.56
Management	\$1,208.33
Office Expenses	\$988.21
TOTAL EXPESNES:	\$13,940.45/month \$167,285.51/year

Owner occupies ~50%

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NO. 1 IN COMMERCIAL OPPORTUNITIES

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