

COUNTRY CLUB MARKETPLACE FOR LEASE

77-750 TO 77-780 COUNTRY CLUB DRIVE

RETAIL SHOWROOM AND INDUSTRIAL SUITES AVAILABLE



Curtis Barlow
(760) 899-7700
CalDRE #01380247

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PROPERTY SUMMARY

COUNTRY CLUB MARKETPLACE

77750-77780 Country Club Drive Palm Desert, CA 92211



PROPERTY DESCRIPTION

Strategically located along Country Club Drive near Washington Street, Country Club Marketplace offers excellent visibility and easy access to Interstate 10—serving residents and visitors throughout Palm Desert and the greater Coachella Valley. Home to a mix of daily-needs retailers and local service tenants, the center provides convenient parking, strong traffic counts, and steady neighborhood engagement. Positioned within a high-income trade area, Country Club Marketplace offers a centrally located, cost-effective retail destination in one of the desert's most active corridors.

PROPERTY HIGHLIGHTS

- Easy access to Washington Street and Interstate 10
- Excellent Country Club Drive signage
- Covered parking available

OFFERING SUMMARY

Lease Rate:	\$1.35 - 1.50 SF/yr (NNN)
Available SF:	1,415 - 3,678 SF
Building Size:	56,400 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	301	1,056	3,075
Total Population	723	2,513	6,791
Average HH Income	\$135,985	\$123,107	\$115,979

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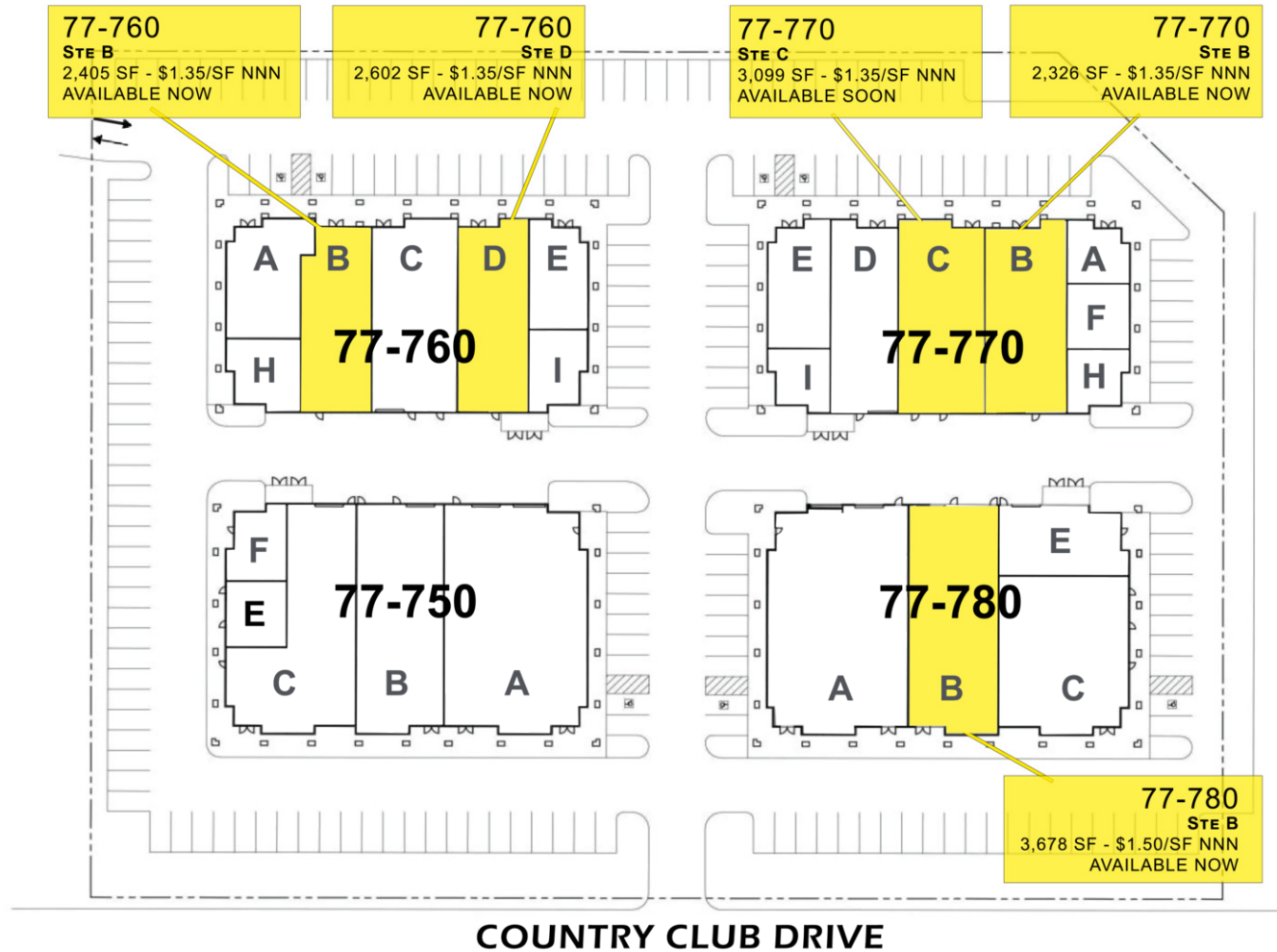


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AVAILABLE SUITES

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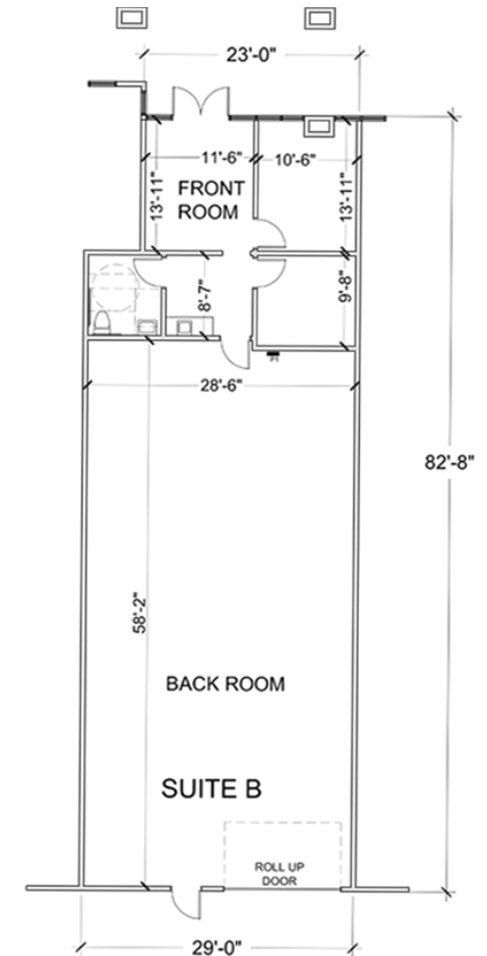
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77-760 STE B 2,405 SF

COUNTRY CLUB MARKETPLACE
77750 Country Club Drive Palm Desert, CA 92211



This 2,405 s.f. suite is located in the left rear building of the complex. The double door entrance opens into a reception area with stone tile flooring, a high ceiling, and a carpeted area located to the left of the entry. The restroom features stone tile flooring and marble wainscoting. It has a 9' x 8.5' breakroom with a sink. A large conference/display room features gray wood like flooring. The rear warehouse area features a 12' x 16' rollup door and man door, swamp cooler, skylight, and stairs to a mezzanine storage area above the conference/display room.

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77-760 STE D 2,602 SF

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77750 Country Club Drive Palm Desert, CA 92211



This 2,602 s.f. suite is located in the left rear building of the complex. The entry area measures 17' x 12'. It features gray wood like flooring, 2' x 2' ceiling tiles, 2' x 4' fluorescent light fixtures. A 10' x 12' office is located behind the entry area. A 15' x 12' office is located by the entry area. The 9' x 11' break area has a sink. The suite has a 17' x 15' conference room located on the left side and an in-suite restroom. The back area of the suite has an open ceiling, swamp cooler, 12' x 16' rollup door and man door.



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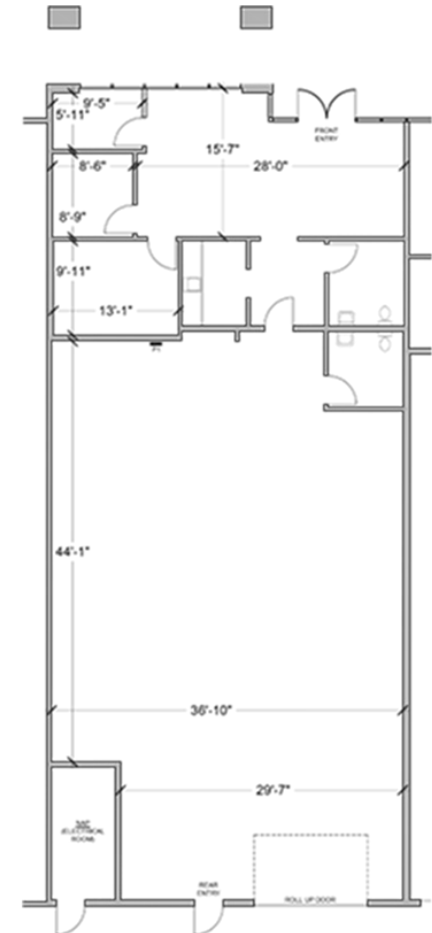
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77-770 STE C 3,099 SF

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This 3,099 s.f. suite has a reception area, two restrooms, three private offices, and a large warehouse area with a skylight, swamp cooler, and 12' x 16' rollup door and a man door. The suite has (2) 3-ton HVAC units, (1) 4-ton unit, and (1) swamp cooler (warehouse). The warehouse area has a 17'6" open ceiling. It will be available June 1, 2026.



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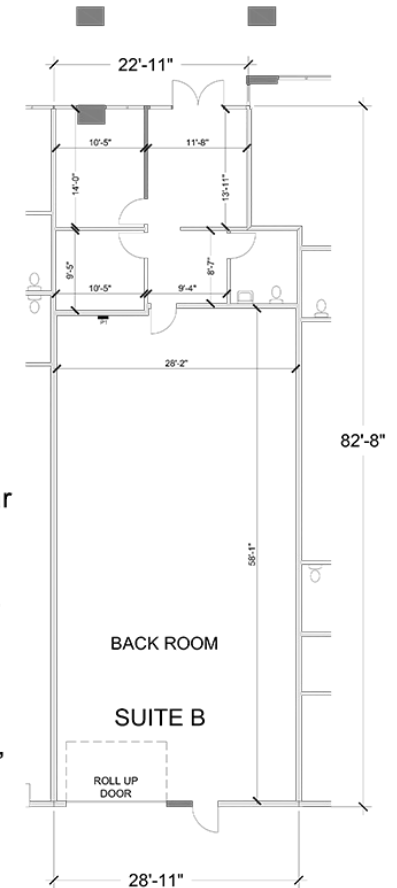
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77-770 STE B 2,326 SF

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This 2,326 s.f. suite is located in the right rear building of the complex. It has a front area with a reception area, two private offices, a restroom, and a break area. It has carpeting, 2' x 4' drop-in ceiling tiles, 2' x 4' fluorescent lighting fixtures. The back area measures approximately 58' x 28' 6". It has a concrete floor and two restrooms. The back area is open space with a swamp cooler. It has a 12' x 16' rollup door and a man door on the back wall. It features a skylight and 2' x 4' fluorescent lights.

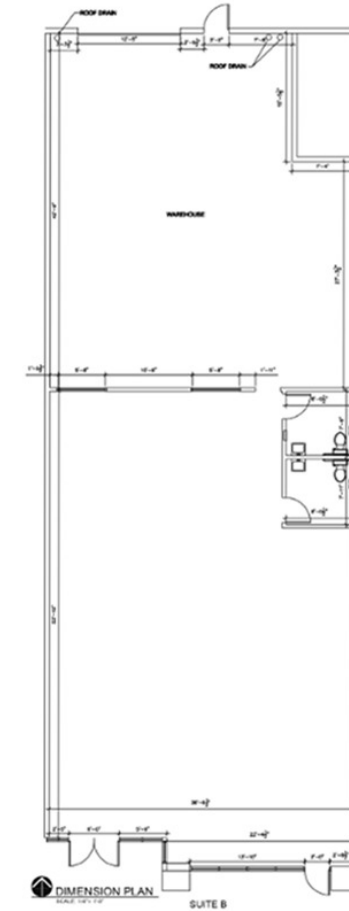


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77-780 STE B - 3,678 SF

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This 3,678 s.f. suite is suitable for retail/showroom uses. It is divided into a front showroom area and a back storage area. The front portion has a double door entry, open ceiling, industrial and 2' x 4' fluorescent lights, and HVAC distribution via tubular ducts. It has a concrete floor and two restrooms. The back area is open space with a swamp cooler. It has a 12' x 16' rollup door and a man door on the back wall. It features a skylight and a stub-in for a sink. There are two windows with one-way mirrors in the demising wall separating the front area from the back area.

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RETAILER MAP

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DEMOGRAPHICS

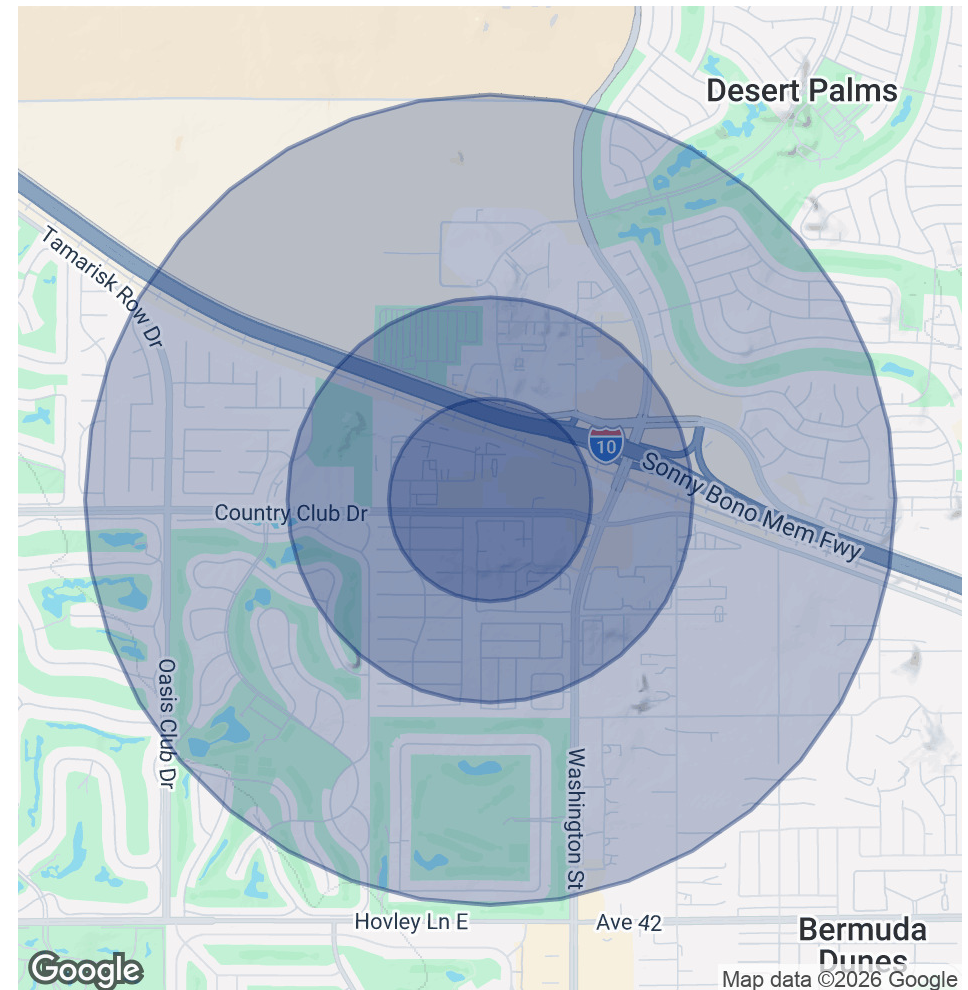
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	723	2,513	6,791
Average Age	37.6	38	46.9
Average Age (Male)	36.5	36.5	45.1
Average Age (Female)	37.8	39	47.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	301	1,056	3,075
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$135,985	\$123,107	\$115,979
Average House Value	\$626,876	\$567,610	\$495,558

2023 American Community Survey (ACS)



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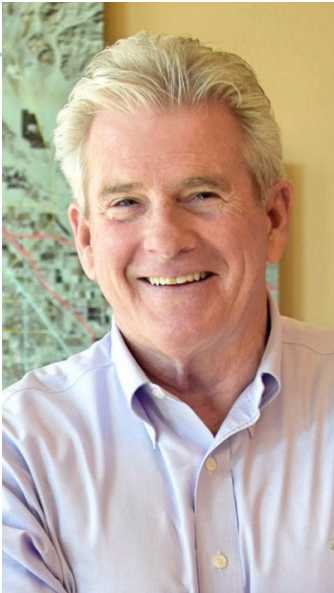


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