

DESERT SPRINGS MARKETPLACE



AVAILABLE FOR LEASE

±1,080 - ±20,122 SF RETAIL AND RESTAURANT SPACES

74884-74998 COUNTRY CLUB DRIVE, PALM DESERT, CA 92260

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PROPERTY HIGHLIGHTS



Desert Springs Marketplace is a 113,718-square-foot shopping center featuring a diverse mix of 21 retail and restaurant spaces, anchored by major grocer Ralphs Fresh Fare.



Conveniently located in the heart of Palm Desert, just two miles south of I-10 via Cook Street, the center is ideally positioned to serve the region's year-round neighborhood and resort communities.



Just one mile south of the UC Riverside Palm Desert campus, a premier research university with an enrollment of over 26,000 students.



The surrounding daytime population is primarily made up of resort employees, golf and hospitality staff, medical professionals, cosmetic and dental specialists, and retail workers.



The demographics are among the most affluent in all the Desert Cities, with two adjacent Country Clubs, City Sponsored Public Golf Courses, and the most well known luxury golf and lakefront dining resort across the street - Desert Springs Marriot.



The trade area for Desert Springs Marketplace encompasses over 3 miles of golf course communities, two major vacation resorts, a robust daytime population including college personnel, evening traffic from Acrisure Arena, along with substantial commuter traffic.

SITE PLAN



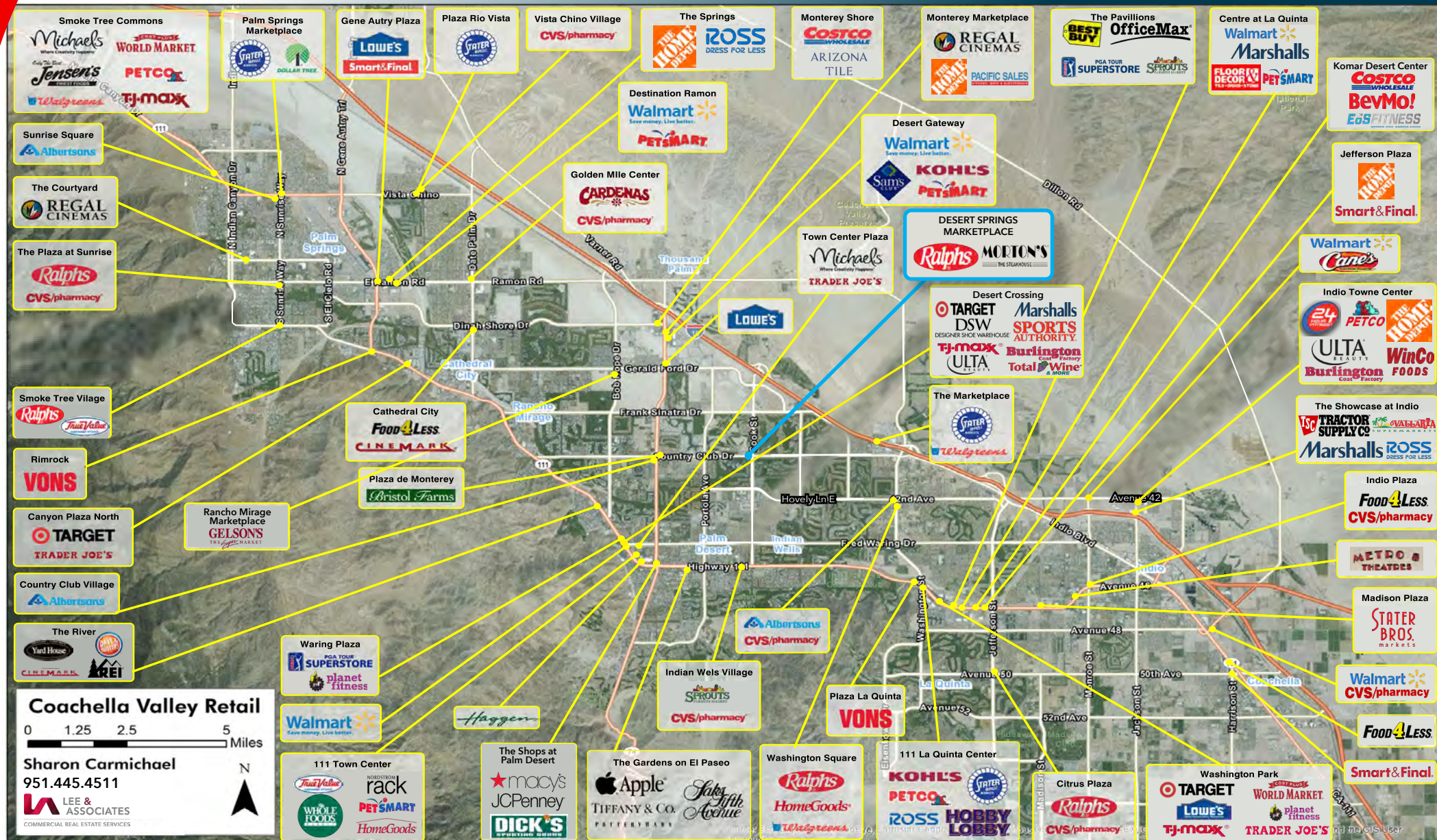
SUITE	TENANT	GLA (SF)
H	Available	20,122
M	Available - DND	4,695
100	Available	1,159
479103	Available	1,125
479102	Available	1,125
J210	Available	1,080
F	Ralphs	46,655
P	Morton's Steakhouse	8,700
N510	Chase Bank	5,500
K310	Banfield Pet Hospital	4,501
L440A	Waldo's Ristorante & Bar	3,150
J220	Ding Tea	1,800
G110	C & C Cleaners	1,750
103	BB.Q Chicken Cypress	1,553
K330A	Katsuyama	1,500
J240	Sport Clips	1,453
G160	Stephan Cori	1,400
G150	Postal Store	1,400
G140	Country Club Nails	1,400
G130	Coco Rose	1,400
101	IW Coffee & Chai Bar	1,200
G120	Hotel Timeshare Resales	1,050

Note: This site plan indicates the general layout of the shopping center and is not a warranty, representation or agreement on the part of the landlord that the shopping center will be exactly as depicted.

TENANT AERIAL

Nearby businesses include:

DMV, Willow Springs Healthcare, Kaiser Permanente, Lucent Neuro Science Institute, Milan Institute, Desert Springs Marriott Resort /Golf and Spa, and Hilton Grand Vacations





PALM DESERT MARKET OVERVIEW: DEMOGRAPHICS & ECONOMIC DRIVERS

Palm Desert, home to approximately 52,000 full time residents and 14.4 million annual visitors, is renowned for its vibrant cultural scene, upscale shopping, and popularity as a destination for golf, tennis, pickleball, and the arts. The city is also home to the acclaimed McCallum Theatre and Acrisure Arena, which both offer a wide range of arts and entertainment programming throughout the year including Coachella Valley Firebirds games and major concert venues for top talent.

Palm Desert welcomes over 14 million annual visitors, significantly boosting the local population. These visitors contribute more than \$9 billion annually to the local economy, with most spending focused on dining, shopping, and attending social and cultural events.

Located directly on Country Club Drive, Desert Springs Marketplace is surrounded by a mecca of golf resort communities that line both sides of the street, stretching east and west. Desert Willow Drive, which runs along the west side of the center, provides direct access to Desert Willow Golf Resort. The resort features two championship golf courses and hosts up to 300 rounds of golf daily, generating consistent traffic and activity throughout the year.

DEMOGRAPHICS



POPULATION

1 MILE

3,440



DAYTIME
POPULATION

3 MILES

47,179

5 MILES

99,288



AVG. HH
INCOME

\$160,971

\$127,116

\$132,951



HOUSEHOLDS

1,697

22,368

47,424



MEDIAN AGE

69.6

58.4

60.1



TRAFFIC COUNTS

COUNTRY CLUB

28,252 CARS PER DAY (2017)

COOK STREET

29,214 CARS PER DAY (2017)

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