

Freestanding Drive-thru Pad For Lease ± 2,500 SF Building

NWQ San Bernardino (10) Frwy & Monterey Ave., Thousand Palms, CA

CLICK TO VIEW
PROPERTY VIDEO!



* Available October 1, 2026

DO NOT DISTURB TENANT

CBRE

PROPERTY HIGHLIGHTS

CLICK TO VIEW
PROPERTY VIDEO!



±2,500 SF Freestanding Building on 0.82 AC parcel available
Ample parking and convenient access for customers.



Prime location immediately off the I-10 freeway



Ideal opportunity for drive-thru, QSR



Situated within a bustling retail center surrounded by popular
national retailers







Centrally located to serve Thousand Palms and High Desert



Monument signage available for enhanced brand presence



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population (2024)	4,280	20,166	82,593
 Average HH Income	\$91,451	\$150,112	\$125,677
 Households	1,815	8,913	35,446
 Median Age	54.2	57.1	53.8

CITY OF THOUSAND PALMS

Thousand Palms, California, a desert city in the Coachella Valley, is defined by its abundance of palm trees. Offering a blend of residential areas and natural beauty, it's conveniently located near Palm Springs and Indio. The Santa Rosa Mountains provide a stunning backdrop, perfect for outdoor adventures. Thousand Palms boasts a relaxed, small-town atmosphere with easy access to amenities, making it a desirable destination. Its affordability compared to nearby cities adds to its appeal for those seeking a sunny, desert lifestyle.





Varmer Rd



Thousand Palms

Future Mix-Use

Future Residential
115 Lots

Future Residential

Ramon Rd

Ramon Rd



Zoned Mixed Use (MU) and Mixed Use Area (MUA)

Mixed-Use Development
1,500 Homes With 75,000 SF of Commercial Retail



Monterey Ave

SITE

AGUA CALIENTE CASINOS
340 ROOMS, 1,000 EMPLOYEES

Actively Selling Del Webb
Age 55+
Adult 1,000+ Homes



Desert Gateway



Future Commercial



Future School



Dinah Shore Dr

Bob Hope Dr



Monterey Marketplace Shopping Center



Ponderosa Homes
111 Homes

Future Commercial

Future Residential
132 Homes

Mission Hills Racquet & Swim Club



Future Residential



Gerald Ford Dr

AGUA CALIENTE CASINOS
340 ROOMS, 1,000 EMPLOYEES

MIXED USE DEVELOPMENT
1,500 RESIDENTIAL, 75,000 SF OF COMMERCIAL



ZONED MIXED USE (MU) AND MIXED USE AREA (MUA)

SITE



110,000 Cars Per Day

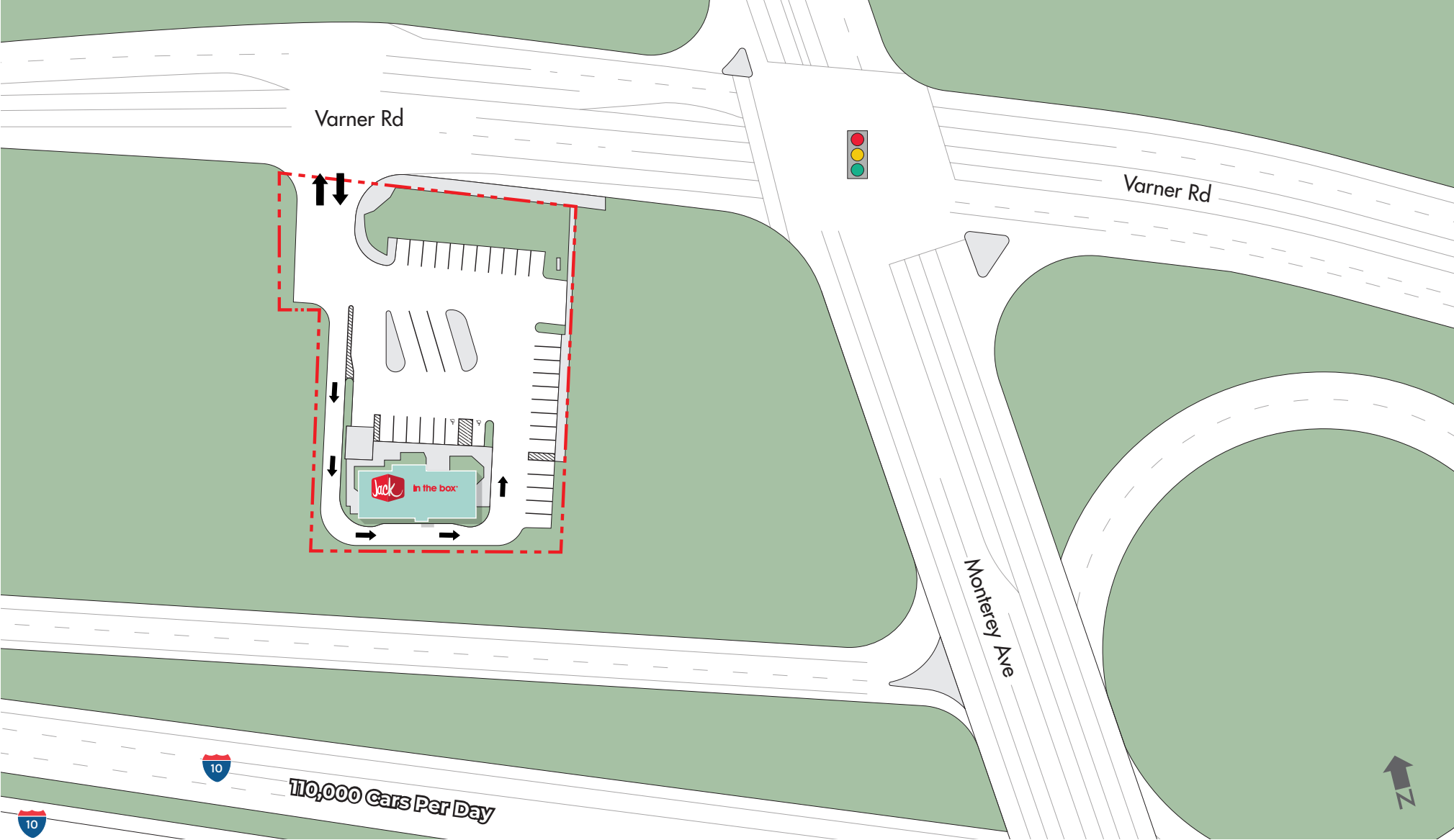
On Ramp

Varner Road

Off Ramp

Monterey Avenue | #37,000 CPD

SITE PLAN





CONTACTS:

MATT RIFKIN

Vice President

Lic. 02044140

760 832 4547

Matt.Rifkin@cbre.com

BRIAN MCDONALD

First Vice President

Lic. 1002150

909 418 2020

Brian.Mcdonald@cbre.com

WALTER PAGEL

Senior Vice President

Lic. 01244522

949 725 8457

Walter.Pagel@cbre.com

HANNAH CURRAN

Associate

Lic. 02157742

949 725 8496

Hannah.Curran@cbre.com

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