

NOW AVAILABLE FOR PURCHASE: Palm Desert, CA.



Subject Property:

Leasable Area: ± 5,000 SF
Parcel Size: 10,019 SF
APN: 625-122-003
Zoning: C1-SP
Marketed as 100% vacant
Best Use: Retail,
Professional Office
Asking price: \$1,250,000

Location and Exposure:

The property is centrally located and ideally positioned with frontage along Highway 111, a high-traffic corridor serving Palm Desert and the surrounding communities. This visibility enhances its appeal for retail or service oriented businesses seeking maximum exposure.



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PROPERTY HIGHLIGHTS:

- ◆ Distinctive design, fronting Hwy 111
- ◆ Prime location, downtown Palm Desert
- ◆ Unique separate studios in the south end of the property
- ◆ Large free parking area in the front and side of the building

The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

AVAILABLE FOR PURCHASE: Unique Property with Retail and Studios



Building with Hwy 111 frontage and private studios in the rear portion of the property.



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The property is located on one parcel with two addresses:
74271 Highway 111 – Building A: Retail Building
45125 Panorama Drive – Building B&C: Studios

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74271 Highway 111 building: Fronts Highway 111, and contains approximately 2,350 SF. Included interior pictures.



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45125 Panorama Drive buildings: Building C. Approximately 2,100/SF.
Interior pictures: 5 rooms, kitchen, bathroom and restroom.



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45125 Panorama Drive buildings: Building B. Approximately 541/SF. Open Space.



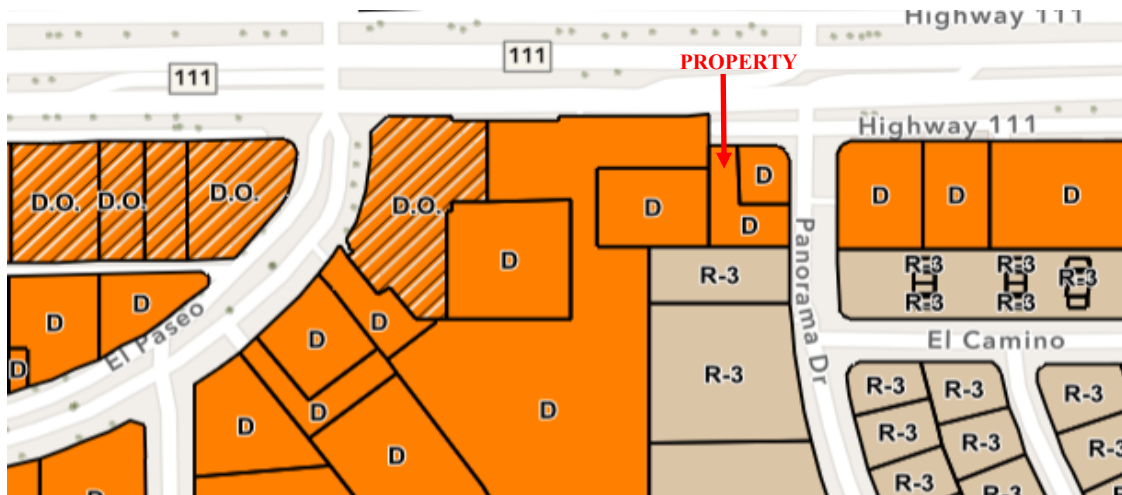
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Zoning Map: Downtown District, Current Zoning: C1 = Neighborhood Commercial, allowing retail, personal services, and office uses.



FOR DEVELOPERS: The Downtown (D) district allows multi-story buildings up to 3 stories tall. Ground floors accommodate retail, restaurant, service, and office uses, while upper floors accommodate residential and office uses. Zoning Links are provided below for your due diligence process and communications directly with the City of Palm Desert.

<https://ecode360.com/43849002#43849002>

<https://ecode360.com/43849017#43849017>



Unique property now available to purchase. Potential long term investment and or redevelopment opportunity.



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