

DESERT COUNTRY PLAZA

±2,549 - ±3,384 SF SHOP SPACE FOR LEASE

77880-77952 Country Club Drive, Palm Desert, CA 92211

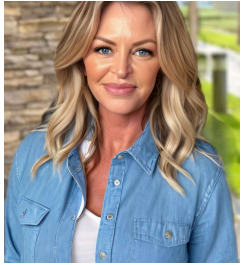


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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY OVERVIEW



- This is the busiest intersection in the Valley. Desert Country Plaza is strategically located at the corner of Country Club Dr and Washington St, just off I-10 and Washington, in Palm Desert.
- Excellent ingress and egress include a dedicated signal on Country Club Dr and substantial parking.
- Well established and well maintained, Desert Country Plaza has been recently painted, new desert landscaping installed and new highly visible monument signage.
- Anchored by EOS Fitness, with a membership of over 7,000, as well as successful, long term tenants Wells Fargo, Lindora, Dominos, CV Pharmacy, China Wok, Cups Cafe, and La Casita Restaurant.

SITE PLAN



LOCATION MAP



DEMOGRAPHICS

	5 min	10 min	20 min
<u>POPULATION</u>			
2024 Total Population	19,905	106,657	337,987
2024 Median Age	47.9	48.1	44.0
2024 Total Households	9,317	45,351	131,729
2024 Average Household Size	2.1	2.3	2.5
<u>INCOME</u>			
2024 Average Household Income	\$118,828	\$127,515	\$127,801
2024 Median Household Income	\$90,466	\$95,615	\$91,431
2024 Per Capita Income	\$55,643	\$54,294	\$49,910
<u>BUSINESS SUMMARY</u>			
2024 Total Businesses	1,052	4,043	11,566
2024 Total Employees	6,899	31,276	91,473