

El Paseo Square

PALM DESERT, CA



ANCHOR TENANT - SAKS OFF 5TH
AVAILABLE MAY 1, 2026

Sharon Carmichael
scarmichael@lee-associates.com
O: (951) 445-4511
C: (408) 529-0600
DRE# 00995814

El Paseo Square

Highlights

Market Description

- Palm Desert's El Paseo trade area is home to many of the nation's most luxurious golf resort communities and affluent residential neighborhoods and high end retailers
- El Paseo Square is located 6 miles South of I-10 and is bordered by Hwy 111, San Pablo Avenue, El Paseo Drive and Lupine Lane
- El Paseo shopping district features over 300 world-class shops, clothing boutiques, art galleries, jewelers, fine restaurants and much more
- El Paseo Square is located adjacent to the Gardens on El Paseo, El Paseo Village, along with all the premium retailers on the 1 mile long El Paseo Drive
- From November to May, Coachella Valley's population grows by 40% due to seasonal resident influx
- The Valley welcomes over 16.8 million annual tourists who spend in excess of \$5.9 billion with an overall economic impact of \$7.5 billion
- The Valley hosts world-class events throughout the year. Notable events include, but are not limited to: Coachella Valley Music & Arts Festival, Palm Springs International Film Festival, BNP Paribas Open, Stagecoach Music Festival and Palm Springs Modernism Week
- El Paseo Drive is the "Rodeo Drive" of the Desert, it is well positioned to capitalize on the economic benefits of a flourishing tourism industry

Project Description

- Premier shopping center destination with prestigious tenant mix
- Adjacent to top retailers on El Paseo: Apple, Banana Republic, Ralph Lauren, Tiffany & Co., Saks Fifth Ave, Lululemon, Mastro's, Sephora and many more
- 5 ingress points into center gives easy accessibility
- Abundant parking (over 283 ground level parking spaces)
- Prime El Paseo facing shop spaces and space adjacent to Saks Off 5TH
- Seeking upscale eateries, luxury retailers and high end services accommodate the nearby affluent communities
- Anchor Tenant - Saks OFF 5TH
- Fast Casuals - Luna Grill, Blaze Pizza, Habit Burger Grill, Pokehana, Jamba Juice, Rubios and Which Wich
- Mister Marcus - Available Fall 2026
- 1,418sf sublease available - Do Not Disturb - Shown by Appt Only and 22,738sf available May 1, 2026



Demographics (2023)

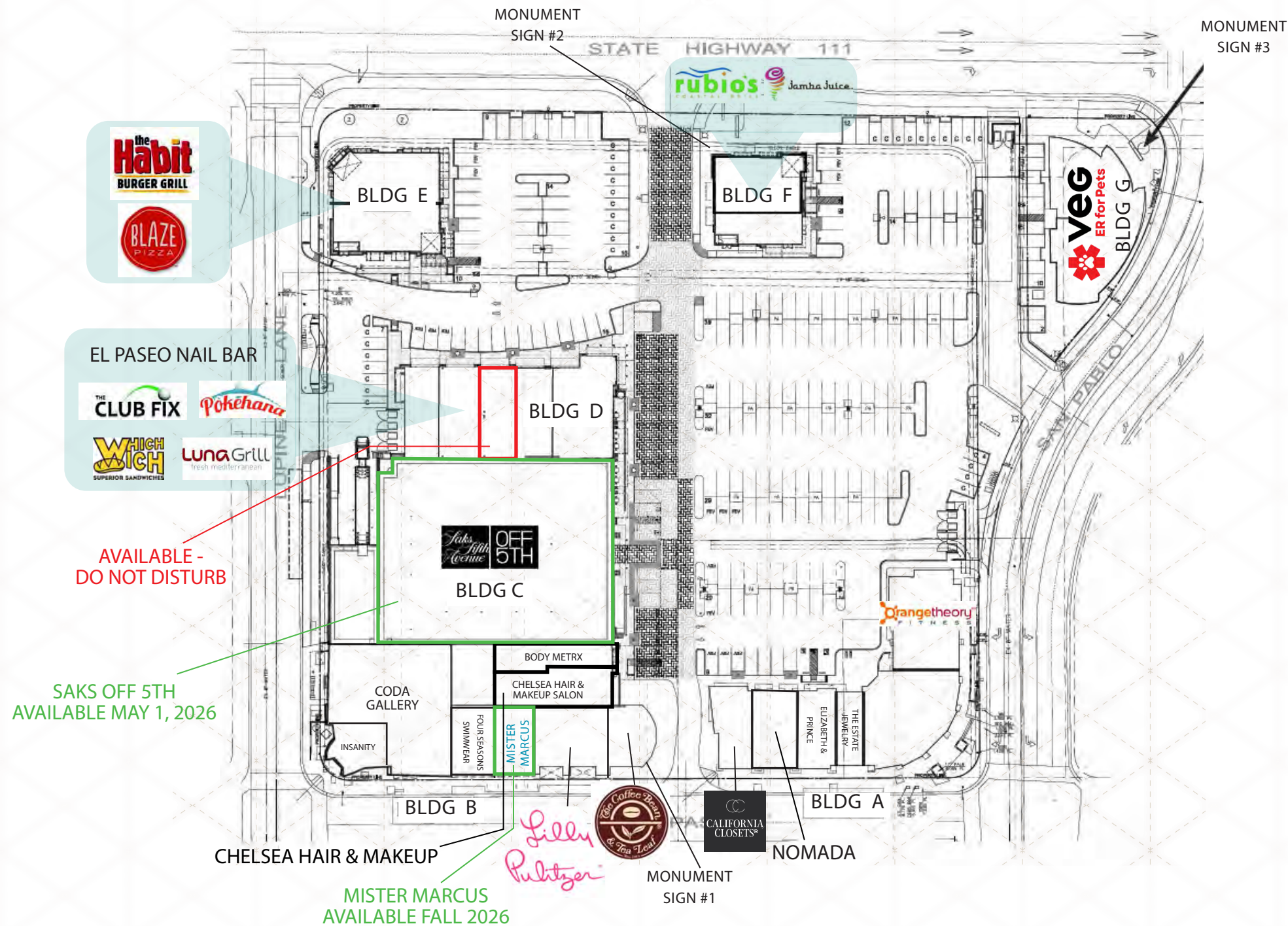
	1-mile	3-mile	5-mile
Population	10,310	39,409	67,734
Avg. HH Income	\$97,782	\$122,190	\$130,919
Employee Population	12,907	31,308	47,817

Traffic Counts (DOT Traffic 2017)

Highway 111 @ San Pablo Ave	36,504 ADT
San Pablo Ave @ Highway 111	9,294 ADT
El Paseo @ San Pablo Ave	7,556 ADT

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TENANTS	RSF
BUILDING A	
Orange Theory Fitness	3,144
RH Interior Design	3,153
The Estate Jewelry Collection	1,223
Elizabeth and Prince	1,378
Nomada	1,378
California Closets	1,458
BUILDING B	
Coffee Bean & Tea Leaf	1,407
Lilly Pulitzer	2,000
Mister Marcus - Available Fall 2026	815
Four Seasons Swimwear	1,800
Coda Gallery	6,130
Insanity	1,500
BUILDING C	
Saks Off 5th - Available May 1, 2026	22,738
Body Metrx	956
Chelsea Hair & Makeup	1,676
BUILDING D	
Luna Grill	3,155
Pokehana	1,418
Club Fix - Sublease Available	1,418
Which Wich	1,418
El Paseo Nail Bar	1,490
BUILDING E	
Habit Burger Grill	2,500
Blaze Pizza	2,458
BUILDING F	
Rubio's Coastal Grill	2,556
Jamba Juice	1,045
BUILDING G	
Veterinary Emergency Group	5,568

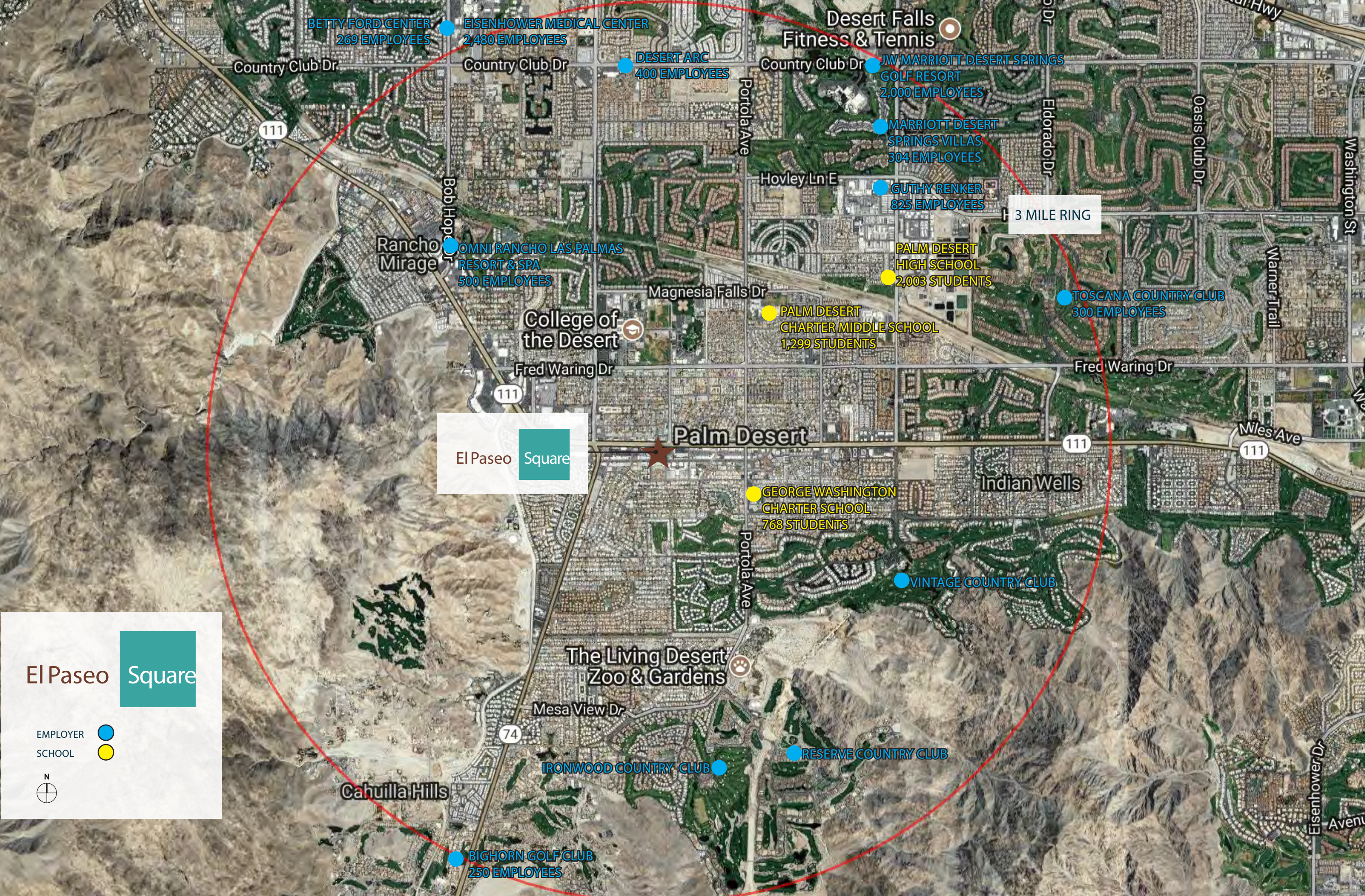
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Major Retail



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BETTY FORD CENTER
269 EMPLOYEES

EISENHOWER MEDICAL CENTER
2,480 EMPLOYEES

DESERT ARC
400 EMPLOYEES

Desert Falls
Fitness & Tennis

JW MARRIOTT DESERT SPRINGS
GOLF RESORT
2,000 EMPLOYEES

MARRIOTT DESERT
SPRINGS VILLAS
304 EMPLOYEES

GUTHY RENKER
825 EMPLOYEES

PALM DESERT
HIGH SCHOOL
2,003 STUDENTS

PALM DESERT
CHARTER MIDDLE SCHOOL
1,299 STUDENTS

TOSCANA COUNTRY CLUB
300 EMPLOYEES

OMNI RANCHO LAS PALMAS
RESORT & SPA
500 EMPLOYEES

College of
the Desert

El Paseo Square

Palm Desert

GEORGE WASHINGTON
CHARTER SCHOOL
768 STUDENTS

Indian Wells

VINTAGE COUNTRY CLUB

The Living Desert
Zoo & Gardens

RESERVE COUNTRY CLUB

IRONWOOD COUNTRY CLUB

Cahuilla Hills

BIGHORN GOLF CLUB
250 EMPLOYEES

El Paseo Square

EMPLOYER 

SCHOOL 

N 

3 MILE RING

El Paseo Square

Demographics



	1 MILE	3 MILES	5 MILES
CENSUS 2020			
Population	10,287	39,149	66,422
Households	4,578	18,971	32,779
Average Household Size	2.22	2.02	1.99
2023			
Population	10,310	39,409	67,734
Households	4,616	19,057	33,293
Families	2,410	10,377	18,533
Average Household Size	2.21	2.02	2.00
Owner Occupied Housing Units	2,337	12,518	22,953
Renter Occupied Housing Units	2,279	6,539	10,340
Median Age	47.8	59.8	61.5
Median Household Income	\$60,225	\$75,895	\$80,446
Average Household Income	\$97,782	\$122,190	\$130,919

	1 MILE	3 MILES	5 MILES
2028			
Population	10,486	39,878	69,089
Households	4,697	19,305	33,952
Families	2,455	10,509	18,914
Average Household Size	2.21	2.02	2.00
Owner Occupied Housing Units	2,439	12,842	23,643
Renter Occupied Housing Units	2,258	6,463	10,310
Median Age	48.5	61.7	63.6
Median Household Income	\$70,191	\$88,946	\$96,933
Average Household Income	\$112,317	\$141,478	\$151,095
2023-2028 ANNUAL RATE			
Population	0.34%	0.24%	0.40%
Households	0.35%	0.26%	0.39%
Families	0.37%	0.25%	0.41%
DATA FOR ALL BUSINESSES IN AREA - 2023			
Total Businesses	1,810	3,830	5,089
Total Employees	12,907	31,308	47,817
Total Residential Population	10,310	39,409	67,734
Employee/Residential Population Ratio (per 100 residents)	125	79	71

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

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