

# LEASE

## RESTAURANT & BAR AT 200 ROOM EMBASSY SUITES PALM DESERT

74700 Highway 111 Palm Desert, CA 92260



**Joe Funkey**

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CalDRE #02227357

**Steve Lyle**

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CalDRE #00762911



**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

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### PRIME RESTAURANT SPACE FOR LEASE ON HWY 111, PALM DESERT

- Fully Equipped: The space comes with all Furniture, Fixtures, and Equipment (FF&E), ready for immediate operation.
- Hotel Connection: Attached to a 200-room hotel including 21 pickleball courts and large pool/bar, providing a built-in customer base and additional foot traffic.
- Banquet Room: A 6,500 sq ft banquet room above the restaurant, perfect for private events and gatherings is available on an as needed basis at 8% percentage rent per event.
- Recreational Amenities: Potential for pool/bar and pickleball courts food & beverage service on the property, greatly enhancing the revenue opportunity.
- Signage: Outstanding highly visible signage facing Highway 111, directly above main entrance to restaurant.
- Estimated Seat Count: Indoor 237, Banquet Room Dining 512, Banquet Room Assembly 650
- Great Rent: \$15,000 per month with significant income potential.
- This property is ideal for restaurateurs looking to capitalize on a high-traffic location with diverse revenue streams. Don't miss out on this exceptional leasing opportunity!



### DISTANCE TO LOCAL LANDMARKS

Indian Wells Tennis Garden	10 minutes
El Paseo Shopping District	5 minutes
The Shops at Palm Desert	6 minutes
Acrisure Arena	15 minutes

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Pool Area



Pickleball Area



Pickleball Area



Pickleball Area

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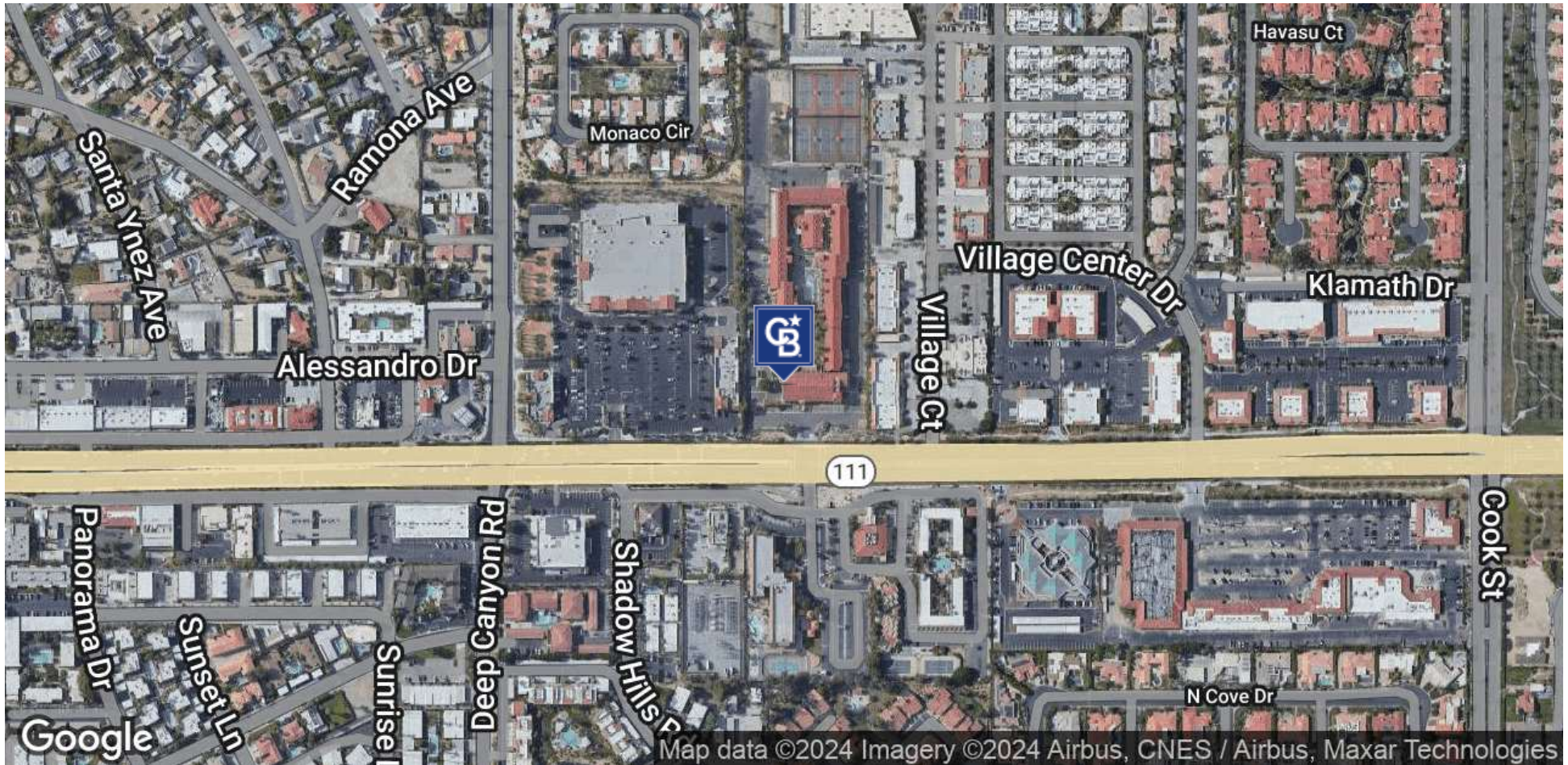


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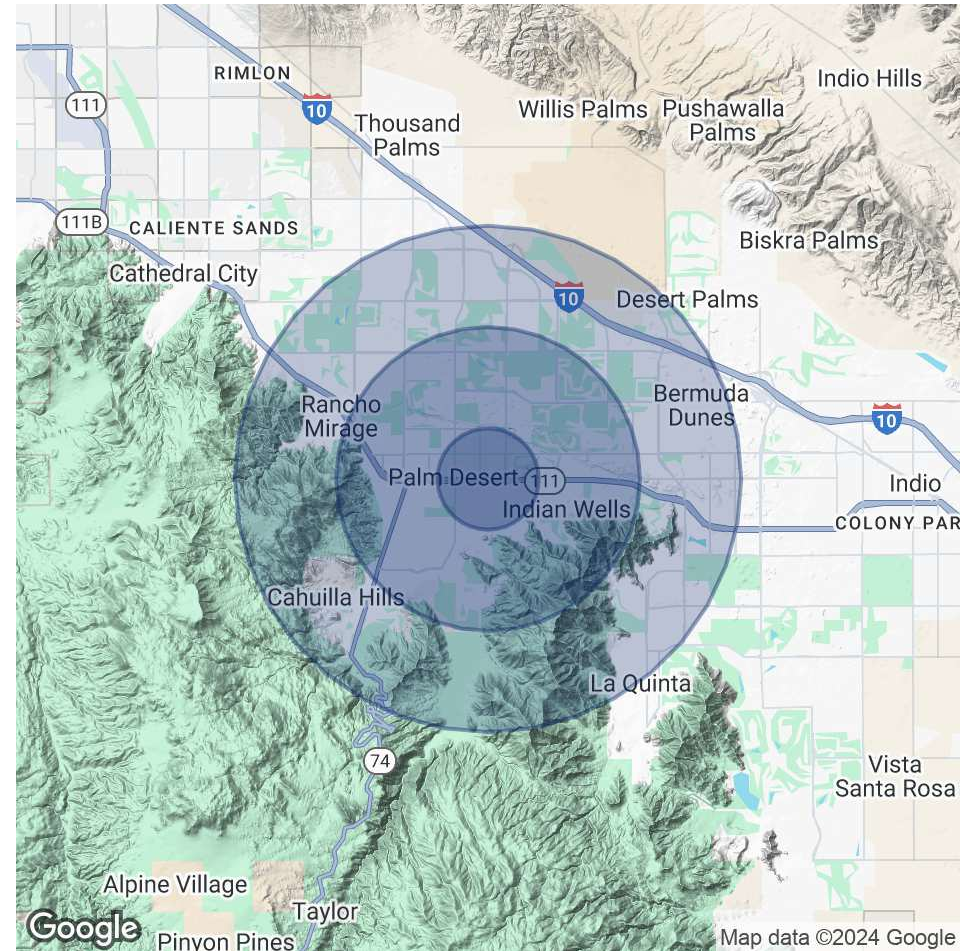
74700 Highway 111 Palm Desert, CA 92260

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,518	43,009	89,652
Average Age	48	54	52
Average Age (Male)	46	52	51
Average Age (Female)	50	55	53

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,391	21,032	42,054
# of Persons per HH	2.2	2	2.1
Average HH Income	\$114,577	\$117,829	\$118,972
Average House Value	\$710,059	\$736,949	\$737,657

Demographics data derived from AlphaMap



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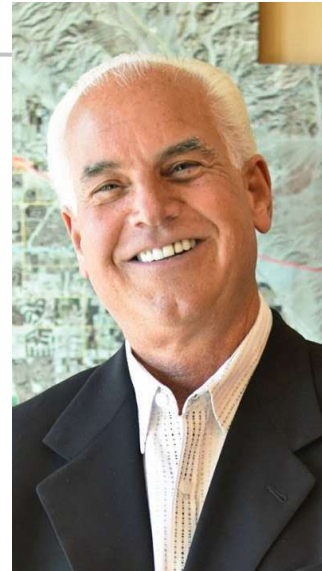


**JOE FUNKEY**

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CEO

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