

PRIME
PAD & JUNIOR
ANCHOR SUITE
AVAILABLE



HIGHWAY 111 & FRED WARING DRIVE | PALM DESERT, CA

RETAIL SUITES FOR LEASE

500,000+ SF
PREMIER POWER CENTER!

- Join Target, Burlington, Marshalls, Bob's Discount Furniture, TJ Maxx, Guitar Center, DSW, Old Navy, Ulta Cosmetics, Best Buy and Total Wine & More!
- Desert Crossing at the intersection of Highway 111 & Fred Waring Dr. is the primary power center offering a central valley location and the strongest co-tenancy!
- More than 120,000 cars per day
- Desert Crossing serves the Coachella Valley's population of more than 400,000 full time residents, 150,000 snowbirds and 3 million tourists annually!
- Easy access at two lighted, full-turn intersections

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

73000 Highway 111, Suite 200
Palm Desert, CA 92260
www.LeePalmDesert.com
Corp ID # 01911964

Maggie Montez
mmontez@leedesert.com
760.346.2520
LIC #01070683

Shawna Strange
sstrange@leedesert.com
760.346.2533
LIC #01718495

DESERT CROSSING CENTER | HIGHWAY 111 & FRED WARING DRIVE, PALM DESERT, CA

KEY TAKEAWAYS

- Affluent average household incomes of \$163,000 supporting premium retail and service categories.
- Mature demographic with a median age of 56.5 years, indicating a consumer base with high discretionary spending.
- Estimated household net worth within five miles exceeds \$2.24 million, suggesting exceptional wealth retention and capital for luxury expenditures.



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	48,017	84,254	299,977
AVERAGE HH INCOME	\$106,546	\$120,136	\$110,513
MEDIAN AGE	47.7	48.4	44.4

DESERT CROSSING CENTER | HIGHWAY 111 & FRED WARING DRIVE, PALM DESERT, CA



Available
±7,553 SF

Eisenhower
Physical Therapy
Just Leased

Available Soon
3,842 SF

DESERT CROSSING CENTER | HIGHWAY 111 & FRED WARING DRIVE, PALM DESERT, CA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

73000 Highway 111, Suite 200
Palm Desert, CA 92260
www.LeePalmDesert.com

Maggie Montez
mmontez@leedesert.com
760.346.2520
LIC #01070683

Shawna Strange
sstrange@leedesert.com
760.346.2533
LIC #01718495

DESERT CROSSING CENTER | HIGHWAY 111 & FRED WARING DRIVE, PALM DESERT, CA

RETAIL - 3,842 SF AVAILABLE SOON



- Rare opportunity on Highway 111 frontage pad with signage
- Join Chipotle, Verizon, Dave's Hot Chicken and more
- Tenants improvements available

