

73880 - 73890
El Paseo Drive
Palm Desert, CA
92260

Offering Memorandum

Exclusively
Listed By:

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 **Baxley**
Properties, Inc.



\$5,200,000.00

13,432 SF Multi-Tenant Retail Plaza

Investment or 1031 Exchange Opportunity

4/8/2026

PROPERTY SUMMARY



\$5,200,000
\$387.13 PSF



13,432 SF



**40 Parking
Spaces**

Baxley Properties Inc. is pleased to present the offering of 73880–73890 El Paseo, a premier multi-tenant retail investment opportunity located in the heart of Palm Desert’s most recognized shopping and dining corridor, El Paseo.

The property consists of approximately 13,432 square feet across two legal parcels and is currently 100% occupied, offering immediate in-place income supported by a stable and service-oriented tenant mix. Ownership has maintained the asset with care since the 1970s, resulting in a well-kept property with strong physical fundamentals. Recent improvements include fresh exterior paint, ongoing roof maintenance, and a majority of HVAC systems that have been replaced or upgraded as needed.

The tenant profile is anchored by a blend of established salon, spa, and boutique retail users, creating consistent daily traffic and synergy within the center. Additionally, Suite 2 benefits from an existing Conditional Use Permit allowing for ground-floor office use, providing flexibility for future tenancy or repositioning.

The two buildings are connected by an inviting breezeway that links El Paseo directly through to the Presidential Parking Lot, enhancing pedestrian flow and visibility for all tenants. Each parcel includes an allocated interest in the parking lot, with costs incorporated into the property tax structure along with refuse service.

This offering represents a rare opportunity to acquire a generational asset on El Paseo with strong in-place cash flow, proven tenancy, and long-term upside potential through rental growth and strategic leasing.



PRICE:	\$5,200,000.00
ADDRESS:	73880 - 73890 El Paseo Dr., Palm Desert, CA 92260
BUILDING SIZES:	(2 Buildings) +/- 13,432 SF
LOT SIZE:	0.72 AC (31,362 SF)
APN:	627-222-021; 038
ZONING:	(Downtown)
YEAR BUILT:	1975
PARKING SPACES:	Approx. 40
NOI:	\$232,185.58
CAP RATE:	4.5%

73880 - 73890 EL PASO, PALM DESERT, CA

PHOTOS



OFFERING MEMORANDUM



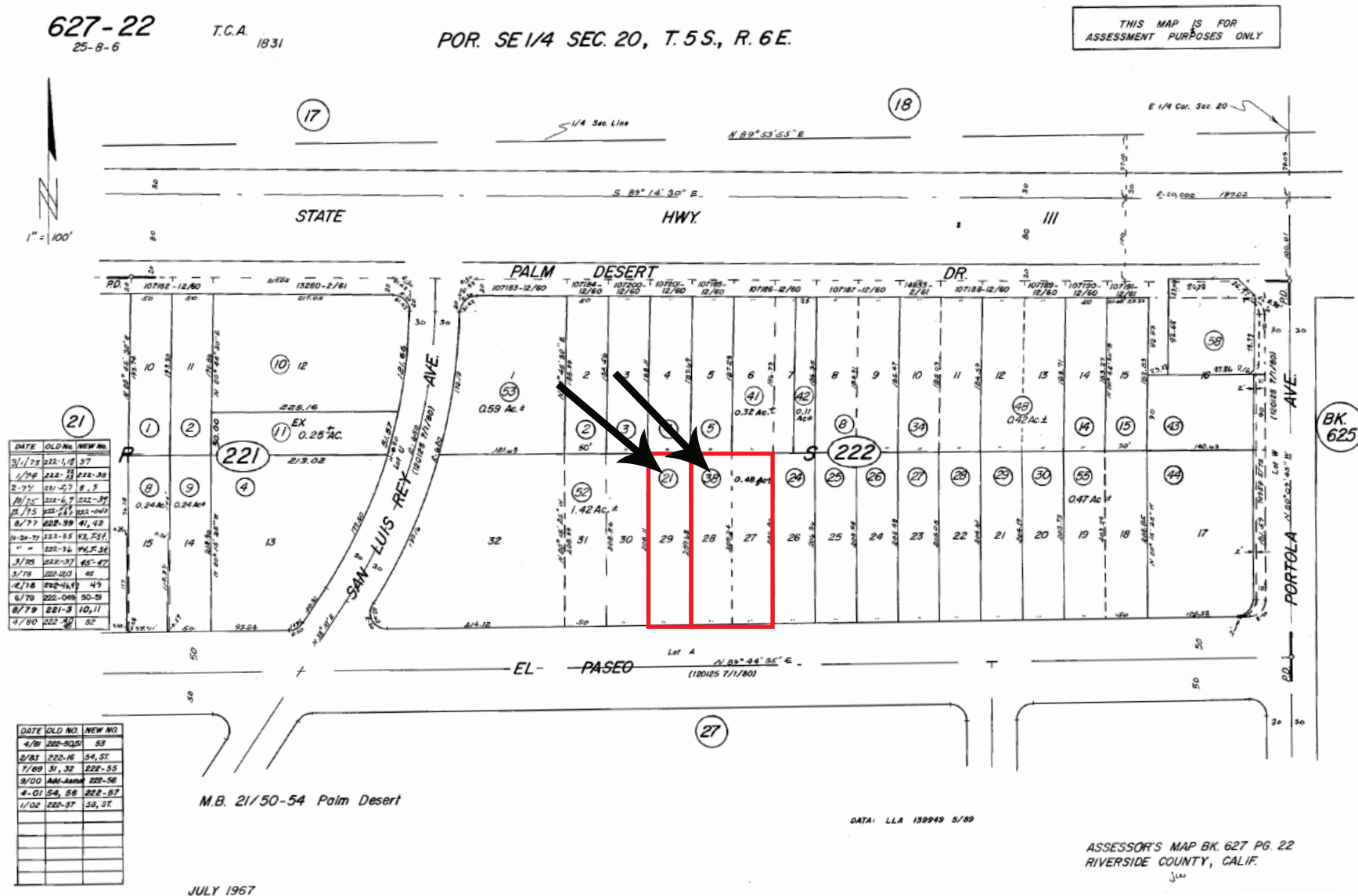
PHOTOS



PLAT MAP

APN: 627-222-021 (10,454 SF // 0.24 AC)

APN: 627-222-038 (20,908 SF // 0.48 AC)



Disclaimer: Information has been secured from sources we believe to be reliable, however, Baxley Properties, Inc. cannot guarantee its accuracy.

MAP

COLLEGE
OF THE
DESERT

THE SHOPS AT
PALM DESERT

Highway 111

El Paseo Drive

73880

73890

Monterey Ave.

San Pablo Ave.

Portola Ave.

Monterey Ave.

73880 - 73890 EL PASO, PALM DESERT, CA

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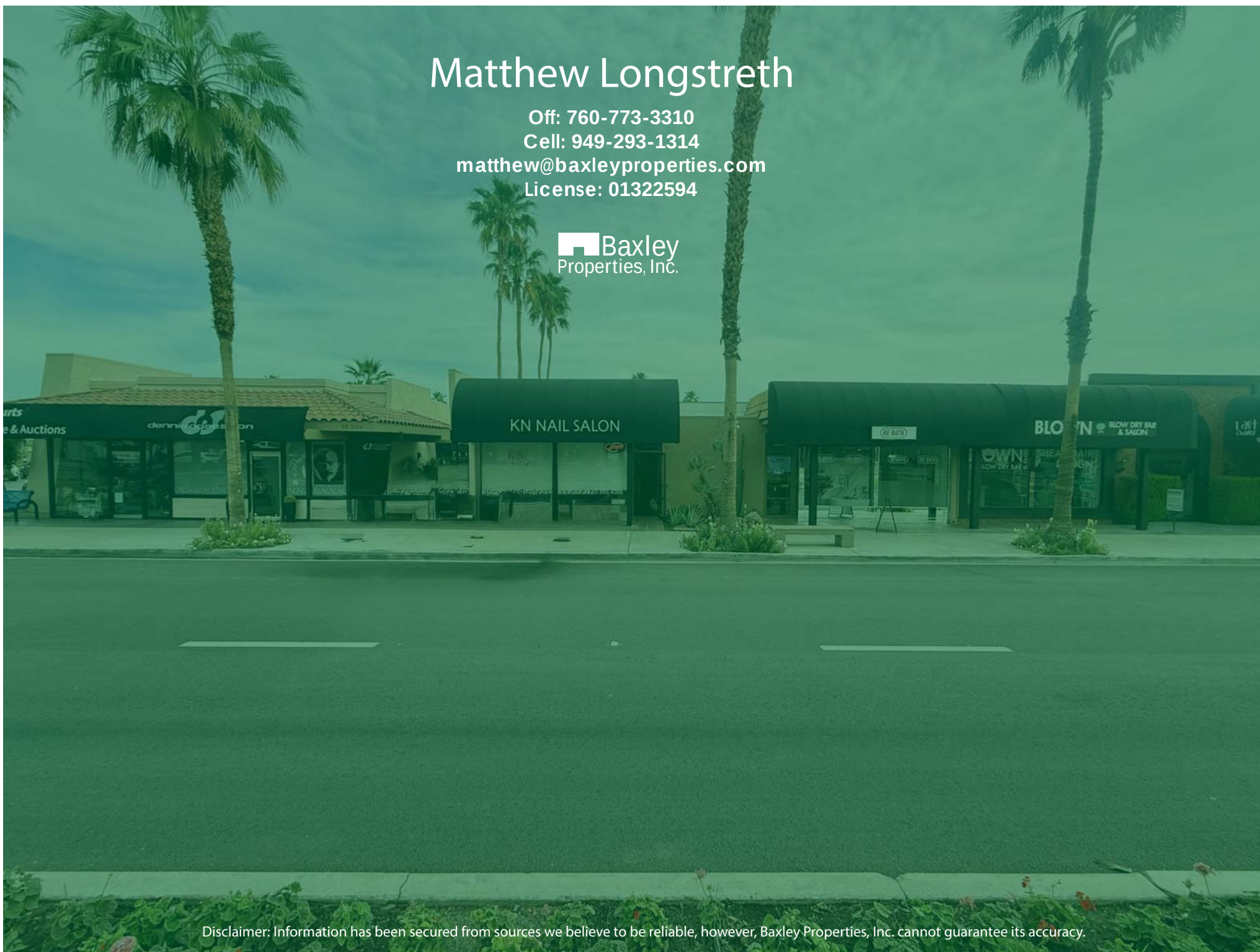
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