

RETAIL & OFFICE FOR LEASE | 808 - 4,492 SF AVAILABLE

Las Sombras Village

PALM DESERT, CA



NEWMARK



Property Features

- Second Story Spaces Available: Unit 202 - 1,799 SF; Unit 203 - 808 SF; Unit 205 - 830 SF; Unit 206 - 1,055 SF (Units are contiguous and can be combined for up to 4,492 SF)
- Spaces are in turn key condition with some improvements
- Building signage available on Hwy 111
- Highly Visible Location with Over 81,000 Combined Average Daily Traffic Counts
- Adjacent to High Volume Olive Garden and Red Lobster Restaurants Which Rank in the Top Half of All Stores in Southern California

NEWMARK

Demographics

Estimated Population

1 mile	4,663
3 miles	41,385
5 miles	70,336

Daytime Population

1 mile	9,080
3 miles	32,486
5 miles	47,886

Average HH Income

1 mile	\$80,485
3 miles	\$103,452
5 miles	\$115,765

Traffic Count

Hwy. 111	48,011 CPD
Fred Waring Dr.	20,000 CPD

CONTACT

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LAS SOMBRAS VILLAGE | AERIAL





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