

# PALM DESERT MULTI-TENANT BUILDING FOR SALE

Prime Signalized Corner of Highway 111 & Painters Path

**Best Price  
Investment in  
Palm Desert**

**For Sale  
\$2,600,000  
(\$136/SF)**



19,101 SF Commercial Building

72171 Highway 111, Palm Desert, CA 92260

**Baxley**  
Properties, Inc.

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## The Corridor Of Prestige

Property is located on a signalized corner at the center of the busiest commercial thoroughfare in the Coachella Valley. The building is well positioned to capitalize on the flourishing population's growing business needs, not only in Palm Desert, but Valley Wide.

The functional elegance of the efficient layout provides a professional ambience. Positioned against majestic mountains, this property cannot be duplicated, today. The outstanding demographics, prime location and prominent monument signage make this a highly-desirable and unique asset for an investor or user.

Long term M-M tenant occupies over 95% space

Financial information upon request.



• **Free Standing 19,101 SF 2 Story with 2 ADA Elevators**

(18,311 SF Rentable)

(1st Floor 11,871 SF) (2nd Floor 6,440 SF)

• **Zoning:** PC (2) Planned Commercial

(Commercial, Retail, Professional Office)

• **APN:** 640-020-024

• **Traffic:** 65,000 cars per day (busiest traffic count in Valley)

• **Ingress/Egress:** Painter's Path

• **Total Land Size:** 51,401 (1.18 Ac)

• **Parking:** 64 Spaces / 14 Covered

• **Parking Surface:** Asphalt

• **Year Built:** 1988

• **Construction Type:** Wood frame & Stucco

• **Foundation:** Concrete Slab

• **Roof:** Composition

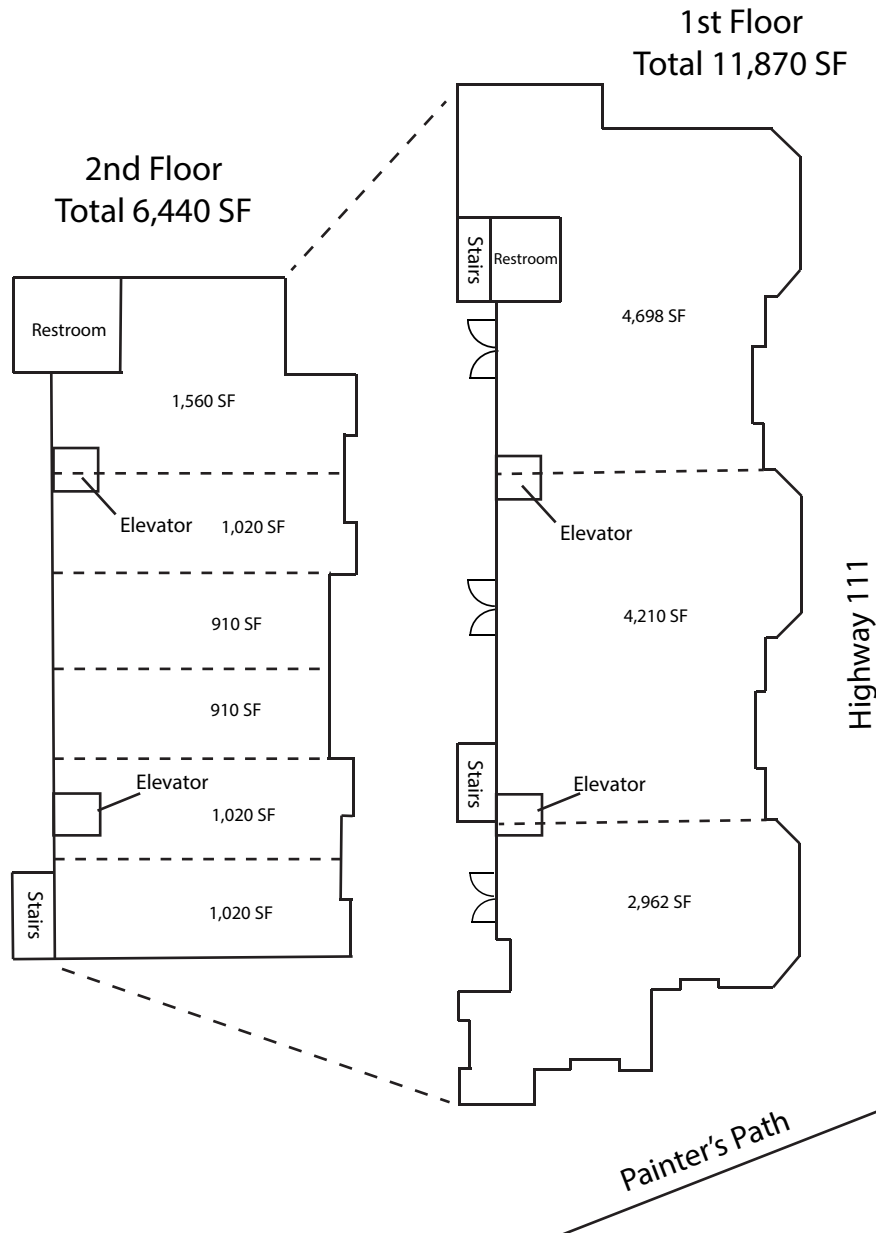
• **Water & Sewer:** Coachella Valley Water District

• **Electricity:** Southern California Edison

• **Gas:** Southern California Gas

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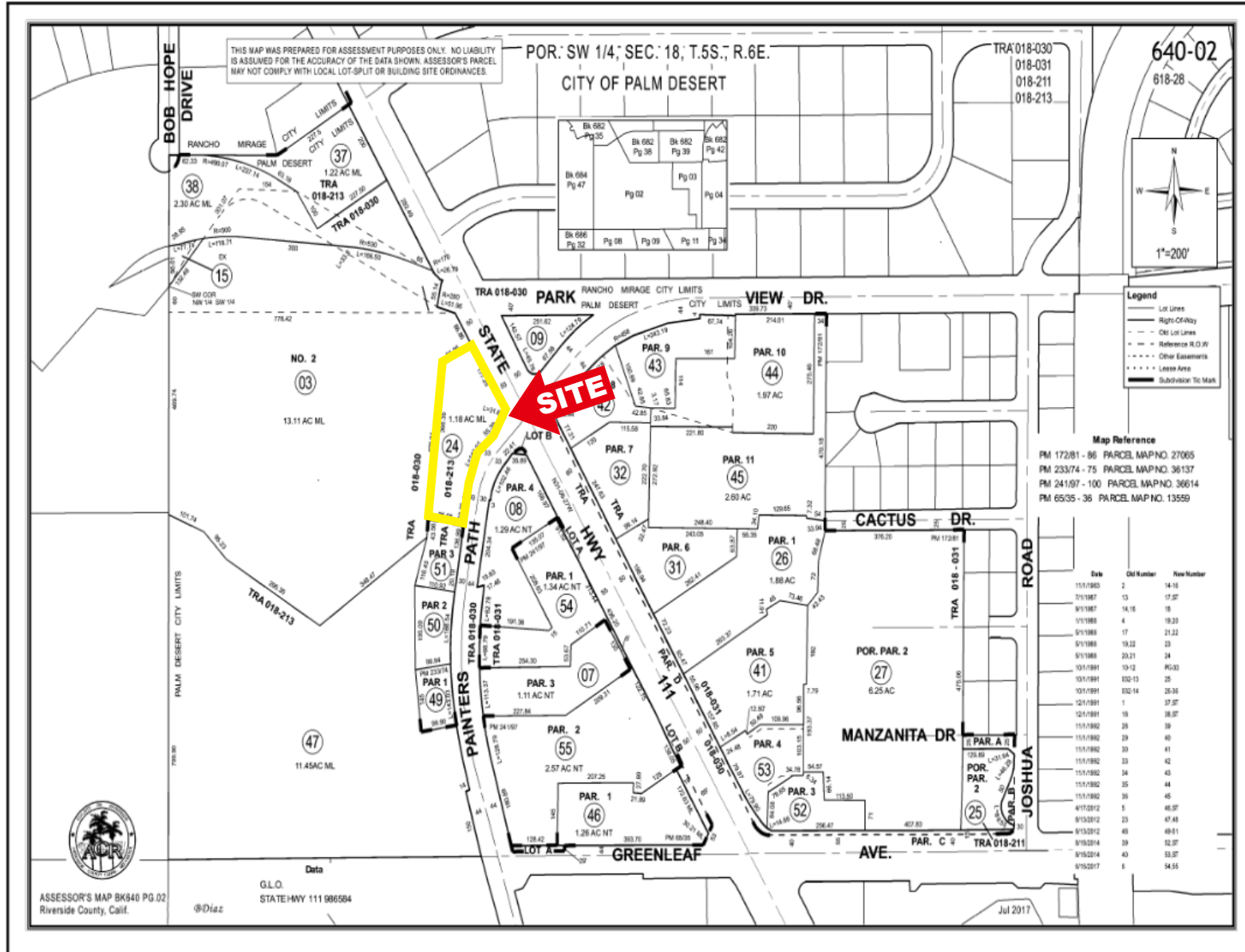
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## Plat Map



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*Property tours must be arranged with Irene Di Vito of Baxley Properties, Inc.  
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