

El Paseo Square

PALM DESERT, CA



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El Paseo Square

Highlights

Market Description

- Palm Desert's El Paseo trade area is home to many of the nation's most luxurious golf resort communities and affluent residential neighborhoods and high end retailers
- El Paseo Square is located 6 miles South of I-10 and is bordered by Hwy 111, San Pablo Avenue, El Paseo Drive and Lupine Lane
- El Paseo shopping district features over 300 world-class shops, clothing boutiques, art galleries, jewelers, fine restaurants and much more
- El Paseo Square is located adjacent to the Gardens on El Paseo, El Paseo Village, along with all the premium retailers on the 1 mile long El Paseo Drive
- From November to May, Coachella Valley's population grows by 40% due to seasonal resident influx
- The Valley welcomes over 5.1 million annual tourists who spend in excess of \$4 billion
- El Paseo Drive is the "Rodeo Drive" of the Desert

Project Description

- Premier shopping center destination with prestigious tenant mix
- Adjacent to top retailers on El Paseo: Apple, Banana Republic, Ralph Lauren, Tiffany & Co., Saks Fifth Ave, Lululemon, Mastro's, Kate Spade, Sephora and many more
- 4 ingress points into center gives easy accessibility
- Abundant parking (over 283 ground level parking spaces)
- Prime El Paseo facing shop spaces and space adjacent to Saks Off 5
- Seeking upscale eateries, luxury retailers and high end services accommodate the nearby affluent communities
- Anchor Tenant - Saks OFF 5TH
- Fast Casuals- Luna Grill, Blaze Pizza, Habit Burger Grill, Pokehana, and Which Wich
- Coming soon - California Closets
- Now Open - Lilly Pulitzer



Demographics (2017)

	1-mile	3-mile	5-mile
Population	11,100	42,265	70,217
Avg. HH Income	\$80,166	\$97,975	\$103,335
Employee Population	12,522	36,075	54,521

Traffic Counts (2013)

Highway 111 @ San Pablo Ave	69,051
San Pablo Ave @ Highway 111	8,875 ADT
El Paseo @ San Pablo Ave	11,984 ADT

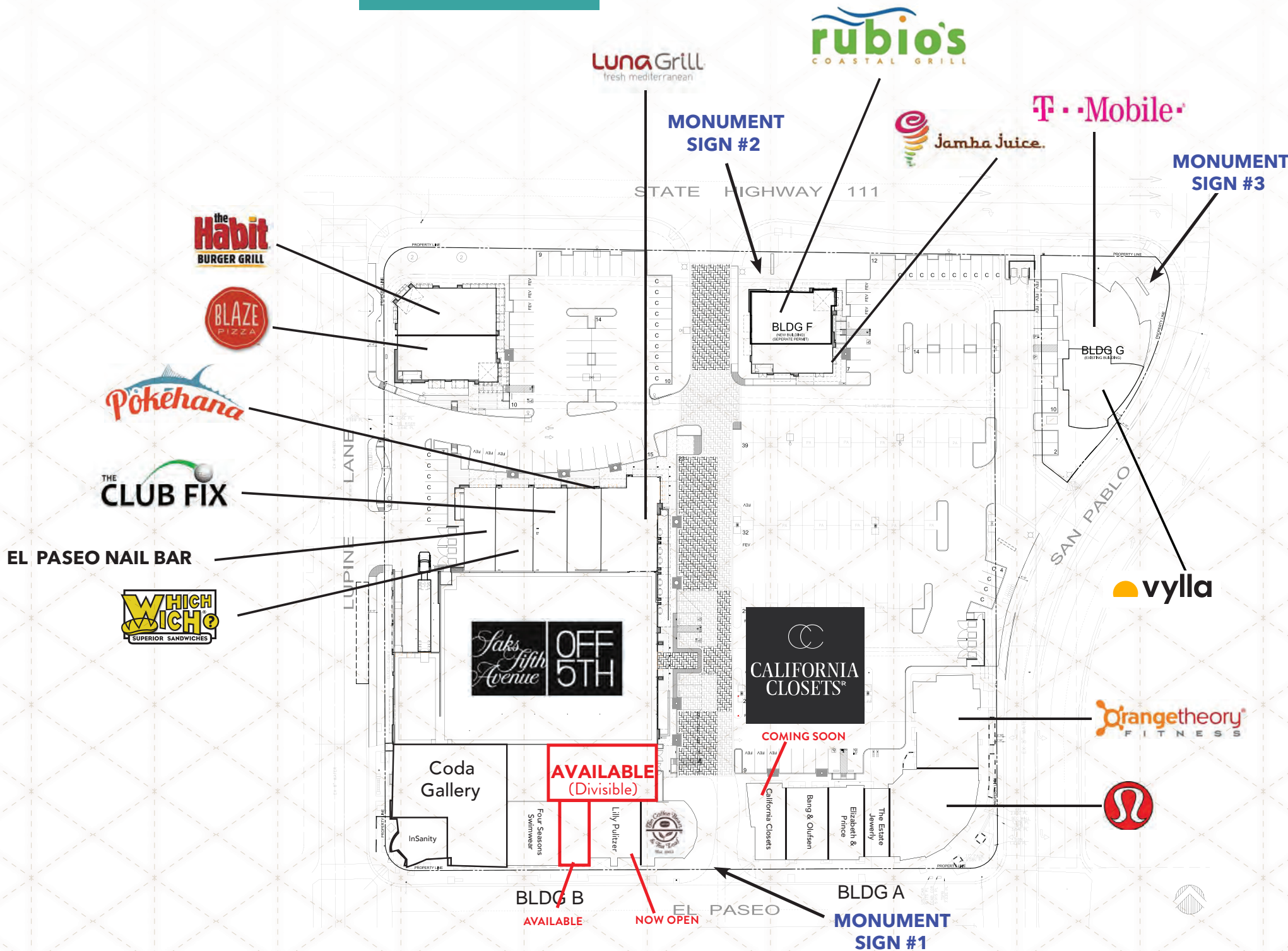
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El Paseo Square

Leasing Opportunities



TENANTS RSF	RSF
BUILDING A	
Orange Theory Fitness	3,144
Lululemon	3,153
The Estate Jewelry Collection	1,223
Elizabeth and Prince	1,378
Bang & Olufsen	1,378
California Closets - COMING SOON	1,458
BUILDING B	
Coffee Bean & Tea Leaf	1,407
Lilly Pulitzer - NOW OPEN	2,000
AVAILABLE	815
Four Seasons Swimwear	1,800
Coda Gallery	6,130
Insanity	1,500
BUILDING C	
Saks Off 5th - Anchor	22,738
AVAILABLE (Divisible)	3,742
BUILDING D	
Luna Grill	3,155
Pokehana	1,418
Club Fix	1,418
Which Wich	1,418
El Paseo Nail Bar	1,490
BUILDING E	
Habit Burger Grill	2,500
Blaze Pizza	2,458
BUILDING F	
Rubio's Coastal Grill	2,556
Jamba Juice	1,045
BUILDING G	
T-Mobile	2,645
Vylla Home	2,923

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El Paseo Square

Building B

Building B

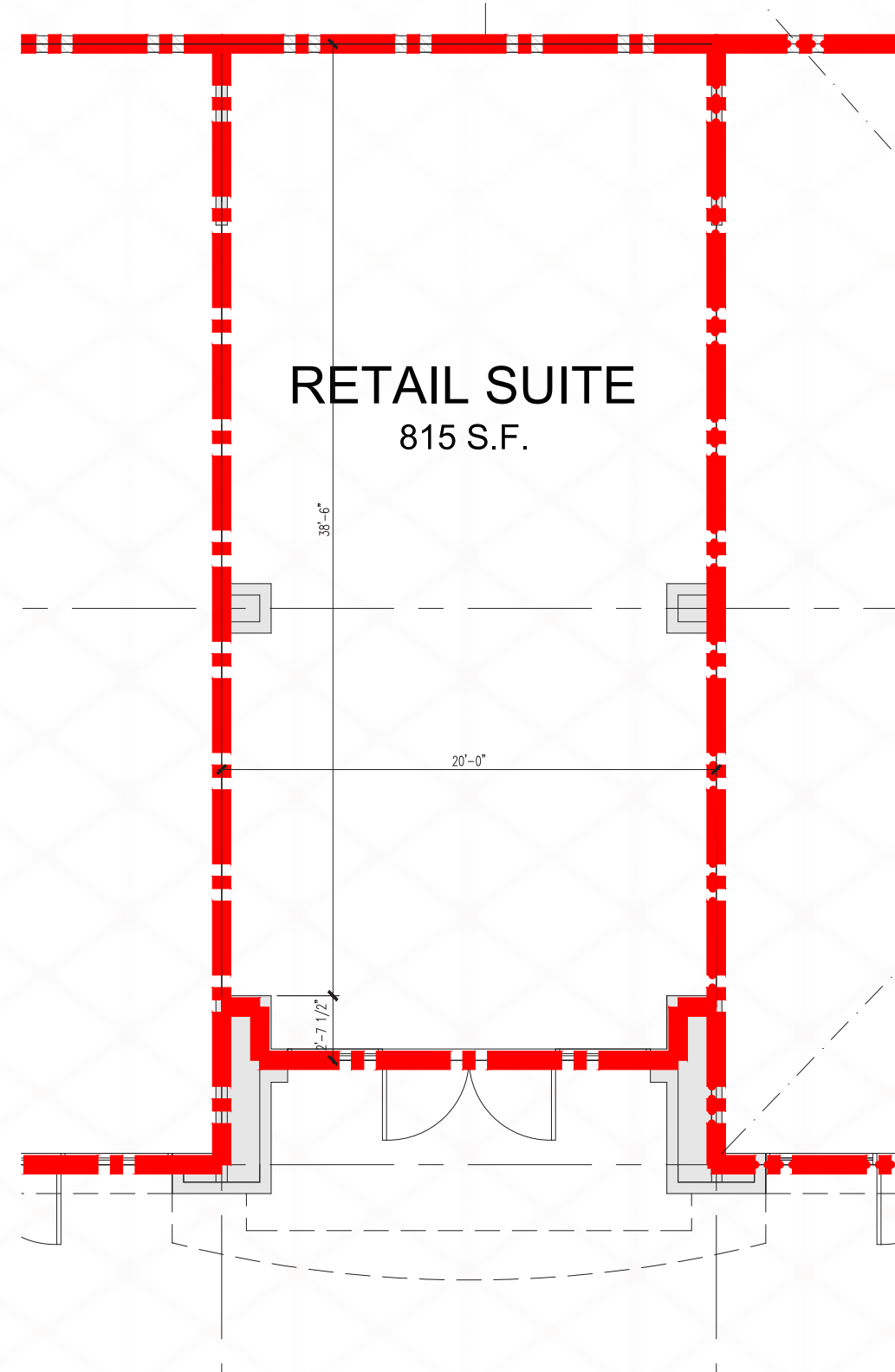


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Building B - LOD



El Paseo Square

Building C

Building C

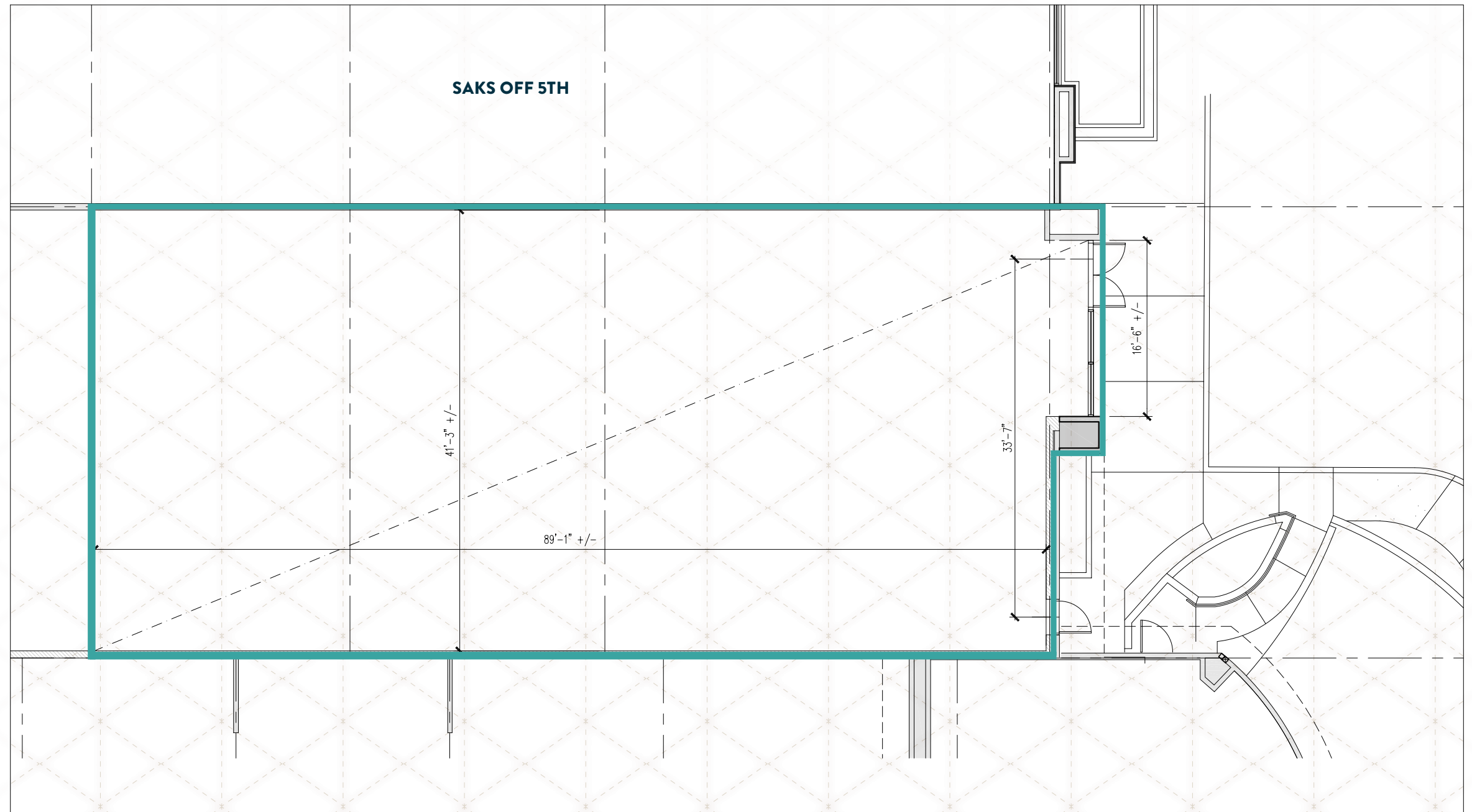


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Building C - LOD



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Major Retail



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El Paseo Square

- EMPLOYER ●
- SCHOOL ●



El Paseo Square

Major Retail

	1 MILE	3 MILES	5 MILES
CENSUS 2010 SUMMARY			
Population	10,823	39,877	65,552
Households	4,612	19,095	32,166
Families	2,452	10,726	18,299
Average Household Size	2.29	2.07	2.03
Owner Occupied Housing Units	2,224	12,603	22,431
Renter Occupied housing units	2,388	6,492	9,735
Median Age	44.4	54.3	56.7

	1 MILE	3 MILES	5 MILES
2017 SUMMARY			
Population	11,100	42,265	70,217
Households	4,728	20,194	34,330
Families	2,502	11,306	19,510
Average Household Size	2.30	2.08	2.04
Owner Occupied Housing Units	2,150	12,897	23,252
Renter Occupied housing units	2,578	7,297	11,078
Median Age	45.9	57.4	59.6
Median Household Income	\$50,012	\$58,079	\$61,628
Average Household Income	\$80,166	\$97,975	\$103,335

	1 MILE	3 MILES	5 MILES
2022 SUMMARY			
Population	11,469	44,445	74,244
Households	4,871	21,146	36,164
Families	2,575	11,840	20,555
Average Household Size	2.31	2.09	2.04
Owner Occupied Housing Units	2,183	13,432	24,351
Renter Occupied housing units	2,689	7,734	11,813
Median Age	46.3	59.8	61.6
Median Household Income	\$54,415	\$64,712	\$69,183
Average Household Income	\$90,539	\$109,788	\$115,468

TRENDS: 2017-2022 ANNUAL RATE

	1 MILE	3 MILES	5 MILES
Population	0.66%	1.01%	1.12%
Households	0.60%	0.94%	1.05%
Families	0.58%	0.93%	1.05%
Owner Households	0.31%	0.82%	0.93%
Owner Occupied Housing Units	1.70%	2.19%	2.34%

DATA FOR ALL BUSINESSES IN AREA

	1 MILE	3 MILES	5 MILES
Total Businesses	1,557	3,303	4,542
Total Employees	12,522	36,075	54,521
Total Residential Population	11,100	42,265	70,217
Employee/Residential Population Ratio (per 100 residents)	113	85	78

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