

FOR SALE OR LEASE

DESERT GATEWAY

34-380 MONTEREY AVENUE | PALM DESERT, CA



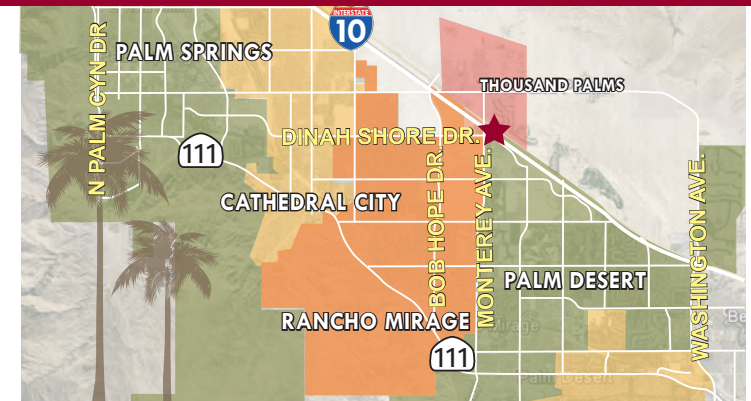
±8,018 SF AVAILABLE!

FOR SALE: \$2,300,000

FOR LEASE: \$2.00/SF NNN

FEATURES

- Join Walmart, Sam's Club, Ashley Furniture, Kohl's and many other national retailers in this busy power center
- Highly visible freestanding building at main entrance with excellent tower signage
- Ample parking adjacent to building
- Ideal central valley location to serve the Coachella Valley's year round population of 425,000 along with 150,000 snowbirds and 3 million tourist annually.



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**Proposed
Monterey Crossing Center**

DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
POPULATION	19,875	85,307	250,800
HOUSEHOLDS	9,037	35,354	108,108
AVG. HH INCOME	\$78,594	\$71,827	\$70,275

TRAFFIC COUNTS

MONTEREY	44,125
DINAH SHORE	24,627
I-10	105,000

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