

NEW

5.38 ACRE RETAIL CENTER NOW LEASING!

MONTEREY AVENUE & A STREET | PALM DESERT, CA 92260

NEW RETAIL CENTER!

- Become part of this major mid-valley, Monterey Avenue retail trade area with the highest retail sales in the Coachella Valley
- Area major retailers include Lowe's, Walmart, Sam's Club, Kohls, Costco, Home Depot
- Major residential growth surrounding the site with 6,000 residences under construction or entitlement.
- Minutes from Cortino, Storyliving by Disney with 1700 homes. Now under construction!

Another Quality Development By:



73000 Highway 111, Suite 200
Palm Desert, CA 92260
www.LeePalmDesert.com

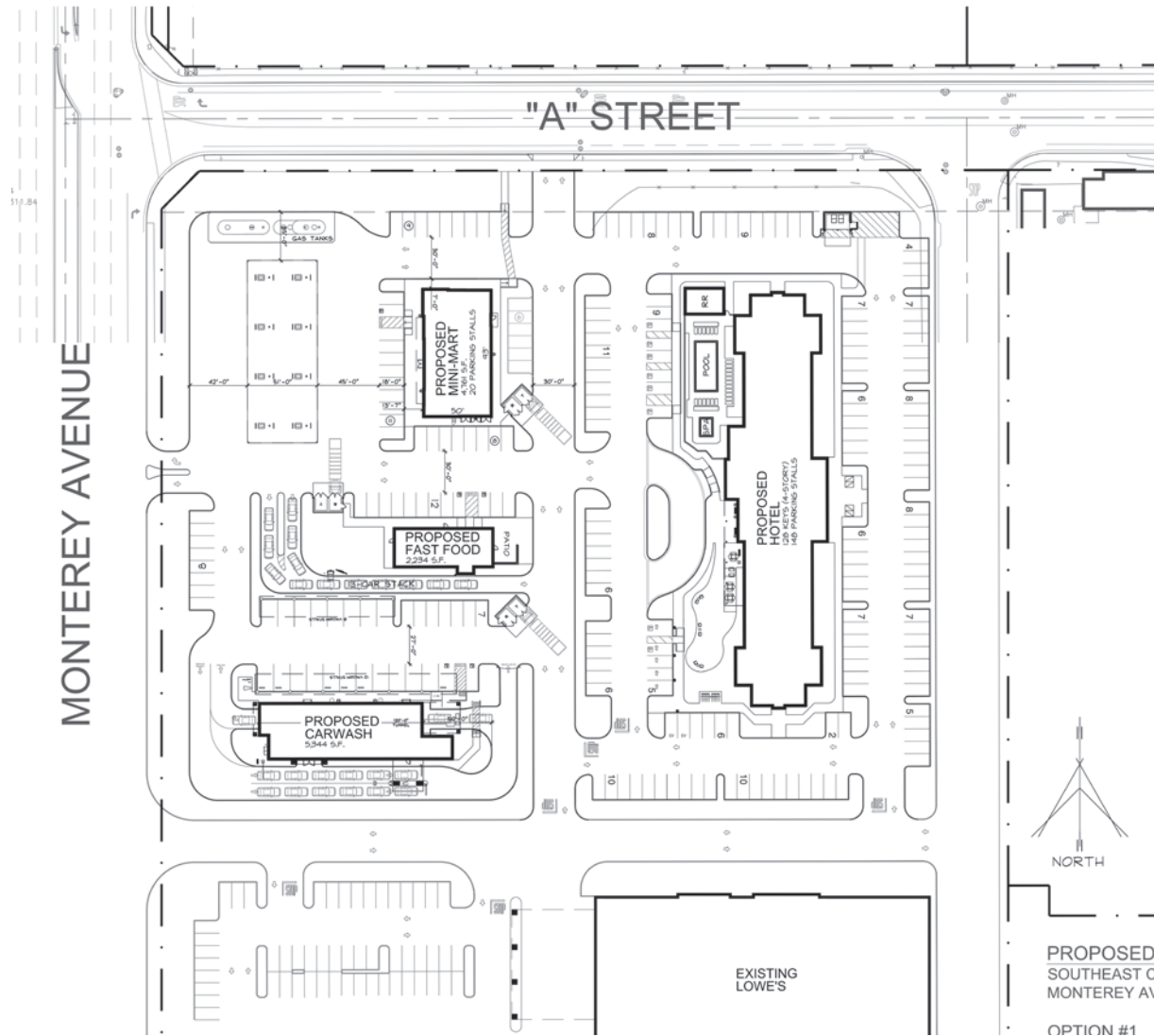
Maggie Montez
mmontez@leedesert.com
760.346.2520
LIC #01070683

Shawna Strange
sstrange@leedesert.com
760.346.2533
LIC #01718495

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SITE PLAN



DEMOGRAPHIC HIGHLIGHTS

Coachella Valley - 425,000 Full-time Residents
Plus 225,000 Seasonal Residents



PEOPLE

Estimated Population

3 Mile - 33,426 | 5 Mile - 105,339 | 10 Mile - 295,524



HOUSEHOLDS

Estimated Households

3 Mile - 15,844 | 5 Mile - 45,762 | 10 Mile - 131,740

Total Household Expenditures

3 Mile - \$1.32 B | 5 Mile - \$3.43 B | 10 Mile - \$10.2 B



BUSINESSES

Total Businesses

3 Mile - 1,588 | 5 Mile - 4,765 | 10 Mile - 12,915



HOUSEHOLD INCOME

Average Household Income

3 Mile - \$127,529 | 5 Mile - \$110,560 | 10 Mile - \$114,866

Average Household Networth

3 Mile - \$1.25 M | 5 Mile - \$1.11M | 10 Mile - \$1.1 M

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TRAFFIC COUNTS



MONTEREY AVENUE & A STREET | PALM DESERT, CA

More than 6,000+ homes entitled or under construction within 5 miles of Monterey Crossing!



NORTH SPHERE DEVELOPMENT Under Construction and/or Entitlement	
NAME	# OF UNITS
University Park by Lennar	196 (Occupied)
University Park - Palm Desert	169 (Occupied)
WPG at University Park	236 (Occupied)
Millenium Apartments	330 (Occupied)
Montage	63 (Occupied)
Vitalia Apartments	296 (Under Construction)
Dolce by Lennar	159 (Under Construction)
Sage Palm Desert	111 (Under Construction)
Refuge	700
Palm Villas at Millenium	241
Portola/Frank Sinatra	394
Highpoint	385 (Under Construction)
Spanish Walk Apartments	150 (Under Construction)
Del Webb	1,100 (Under Construction)
Story Living by Disney	1,700 (Under Construction)