

PAD BUILDING WITH A DRIVE-THRU FOR LEASE

DESERT GATEWAY

34-140 MONTEREY AVENUE | PALM DESERT, CA



FEATURES

- Hard corner of Monterey Avenue & Dinah Shore Drive
- 5,000 SF building with drive-thru. Owner may demise.
- Join Walmart, Sam's Club, Kohls, Ashley Furniture, Petsmart and more retailers and restaurants
- Major retailers at this prime intersection include Home Depot, Costco, Clark's Nutrition and Regal Cinemas
- Intersection traffic counts average over 78,000 cars per day



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DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Population	22,342	90,793	263,598
Households	10,199	38,075	114,810
Average Income	\$110,855	\$99,552	\$100,323
Total HH Expenditures	\$765.42 M	\$2.65 B	\$8.05 B
Monthly HH Expenditures	\$110,855	\$99,552	\$100,323

TRAFFIC COUNTS	
Monterey	52,616
Dinah Shore	24,884
I-10	105,000



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