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



Maggie Montez

mmontez@leedesert.com 760.346.2520 LIC #01070683

Shawna Strange

sstrange@leedesert.com 760.346.2533 LIC #01718495

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

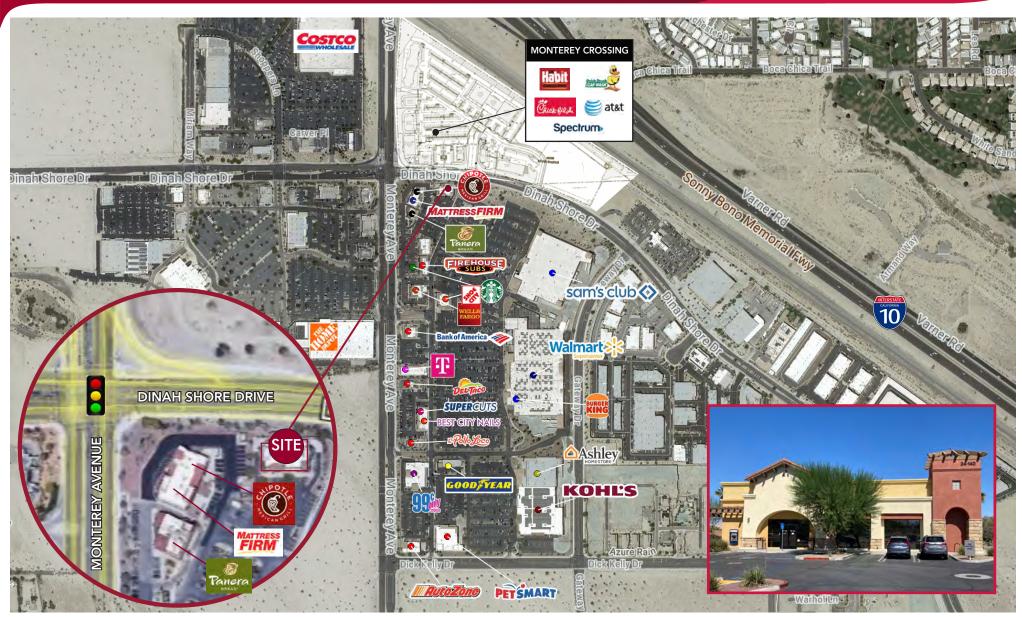


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	DEMOGRAPHICS	3 Miles	5 Miles	10 Miles		
	Population	22,342	90,793	263,598	TRAFFIC (COUNTS
	Households	10,199	38,075	114,810	Monterey	52,616
	Average Income	\$110,855	\$99,552	\$100,323	Dinah Shore	24,884
	Total HH Expenditures	\$765.42 M	\$2.65 B	\$8.05 B	I-10	105,000
	Monthly HH Expenditures	\$110,855	\$99,552	\$100,323		
SITE	SHOEL	Walmai Save money. Live bet	eter.	House of the second state	KOHL'S expect great things	E CHICAMANDAN STATE AVENUE

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