

FOR SALE

HMS PLAZA WEST | \$7,950,000.00

74-075 EL PASEO | PALM DESERT, CA



INVESTMENT HIGHLIGHTS

- ▷ Pristine Office Campus Available for the First Time in more than 50 Years!
- ▷ Exceptional location at the SW Corner of El Paseo and Lantana Avenue.
- ▷ Four buildings totaling 30,726 SF with a strong mix of more than 20 tenants.
- ▷ 1.91 acres of land providing ample parking and lovely landscaping.
- ▷ Tremendous opportunity to reposition in this low vacancy trade area.
- ▷ Please contact listing brokers for financial information.



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Palm Desert. 73000 Highway 111, Suite 200, Palm Desert, CA 92260 Corporate ID# 01911964

74-075 EL PASEO PALM DESERT, CA

Parcel Size	1.91 Acres
APN	625-131-009
74-075 Building A	15,670 SF building, two-stories, elevator served
74-075 Building B	6,292 SF
74-075 Building C	4,564 SF
74-075 Building D	4,200 SF
Total Square Feet	30,726 SF
Parking	89, Some covered parking
Occupancy	94%
Zoning	Downtown District
Price Per SF	\$259.00/SF

THE OFFERING

HMS Plaza West currently offers a sound investment as a well-tenanted, beautifully maintained office campus in the heart of Palm Desert. HMS Plaza West also offers new opportunities for a Buyer given the short-term tenants, few in-place options to extend and under-market rents on a modified gross basis. Along with the rare opportunity to own almost 2 acres on prestigious El Paseo.

HMS Plaza West has an excellent location, on El Paseo with restaurants, retailers and other services nearby. Easy access off of El Paseo and just one block from Highway 111. The Property also has ample parking, allowing some medical uses within the office campus. The current owners have meticulously maintained and upgraded the landscaping, elevator service and more throughout the serene grounds.

The recently updated Downtown District Zoning allows a mix of retail, restaurants, hotel and even residential development to maximum height of three stories.

With new office construction at a standstill for more than the last decade; low vacancy factor in Palm Desert and a growing population base, a Buyer has many options for moving HMS Plaza West forward.

It's neighbor, HMS Plaza East is also available for sale



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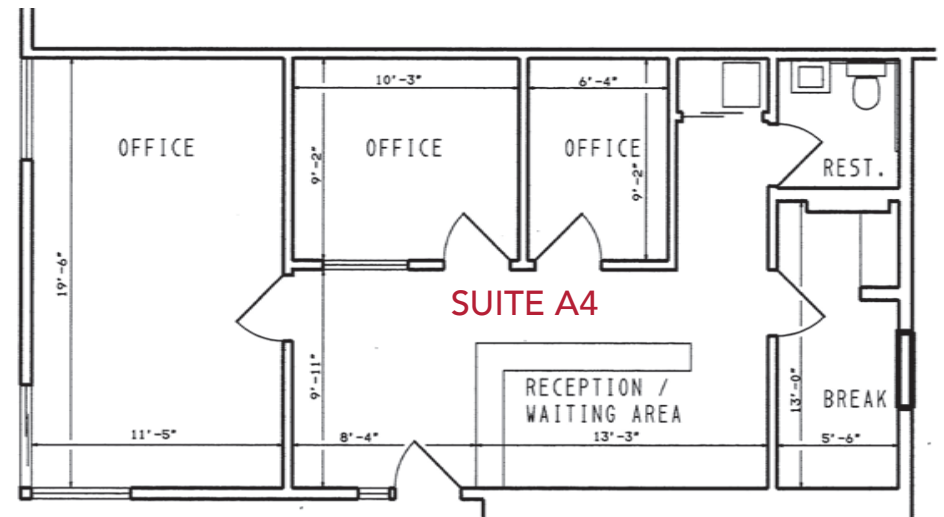
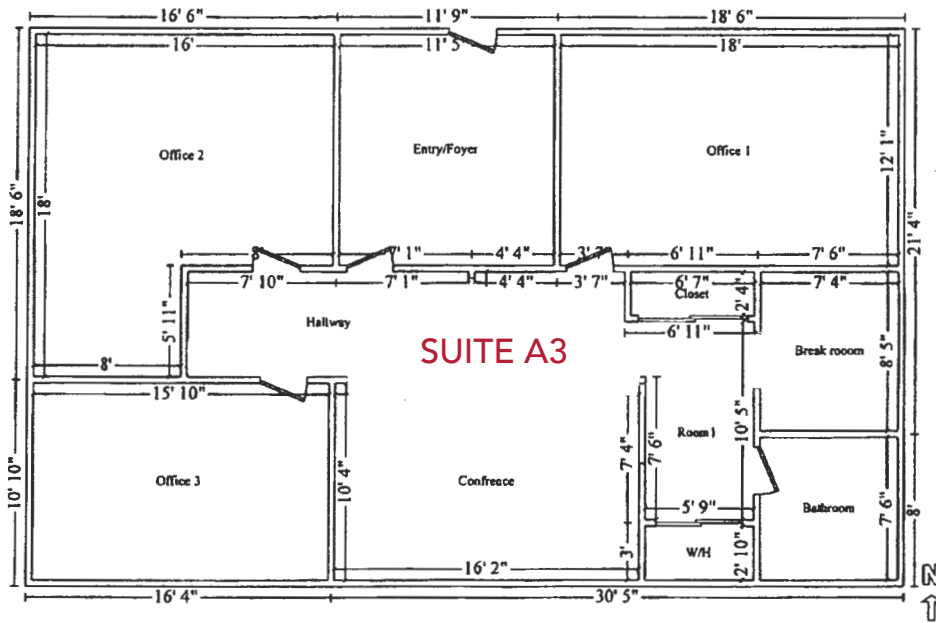
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SITE PLAN - HMS WEST



74-075 FLOOR PLANS - VACANT UNITS



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AERIAL



AVERAGE DAILY TRAFFIC

EW 36,452
NS 15,261

HIGHWAY 111 & PORTOLA



ESTIMATED POPULATION

5MI
100,217



MEDIAN INCOME

5MI
\$108,655



TOTAL BUSINESSES

5MI
6,130



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