

FOR SALE

HMS PLAZA EAST | \$3,999,000.00

74-133 EL PASEO | PALM DESERT, CA



INVESTMENT HIGHLIGHTS

- ▷ Spacious Office Park Available for the first time in more than 50 Years!
- ▷ Exceptional location at the SE Corner of El Paseo and Lantana Ave.
- ▷ Two buildings totaling 18,478 SF on 1.54 acres
- ▷ Ample parking with lovely landscaping providing a park-like setting
- ▷ 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

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Parcel Size	1.54 Acres
APN	625-132-001, 625-132-040, 625-132-041 & 625-132-042
Square Footage	18,478 SF Two-Story
Parking	59 Spaces
Occupancy	87%
Zoning	Downtown District
Year Built	Approximately Mid 1970's
Price Per SF	\$216.00/SF

THE OFFERING

HMS Plaza East currently offers a well-tenanted, beautifully maintained office park in the heart of Palm Desert. HMS Plaza East also offers a rare opportunity for a Buyer to own over 1.5 acres on prestigious El Paseo. Given the short term tenants, few in-place options to extend and under-market rents on a modified gross basis, HMS East offers a multitude of new directions for the next owner.

HMS Plaza East has an excellent location, on El Paseo with restaurants, retailers and other services nearby. It offers easy access off of El Paseo and is just one block from Highway 111. The Property has ample parking and lovely grounds. The current owners have meticulously maintained the property during their ownership of more than 50 years.

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

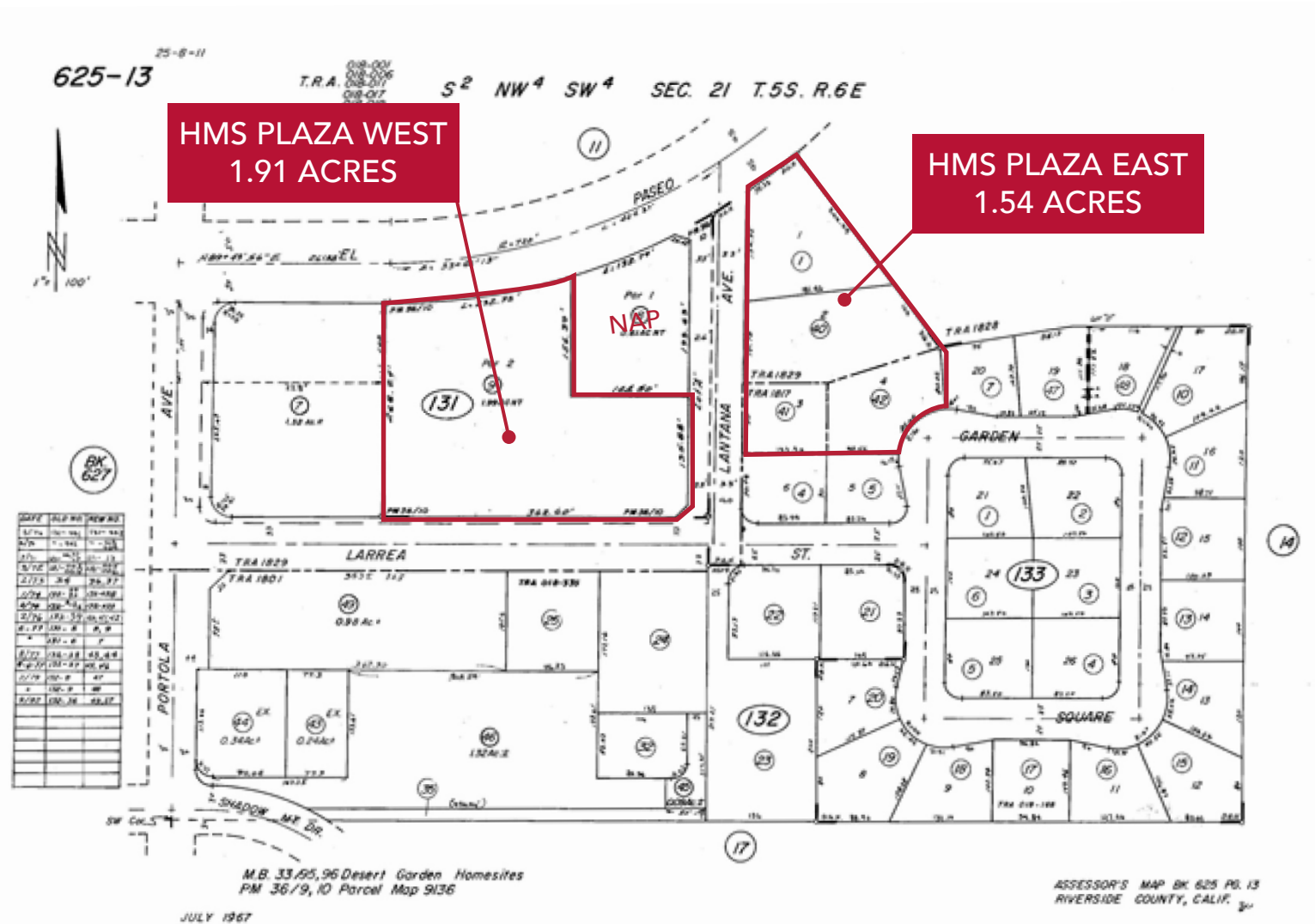
With new office construction at a standstill for more than the last decade; a low vacancy factor in Palm Desert office and a growing population base, a Buyer has many options for moving HMS Plaza East forward.

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

SITE PLAN - HMS EAST



PARCEL MAP



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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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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