



## University Commerce Center

75410 Gerald Ford Dr.  
Palm Desert, California 92211

### Property Highlights

- Easy Freeway Access
- Parking 4.4 spaces per 1,000 SF
- Building Signage Available
- College District: Long-term Investment Quality
- True Class "A" Office Building
- Two-story with Elevator
- Distinctive Modern Architectural Design
- Designer Detailed Common Areas
- Serviced by IID



#### Kathleen Howard

Executive Managing Director | 760.834.3636  
khoward@naicapital.com | CalDRE #00751479

#### Nancy Portolesi

Associate | 760.834.3631  
nportolesi@naicapital.com | CalDRE #02120787



## PROPERTY DESCRIPTION

The University Commerce Center offers a premium business park setting with an optimal blend of professional and industrial businesses. The center provides upscale architecture and a sleek design with ample parking at 4 per thousand, as well as freeway signage.

## LOCATION DESCRIPTION

Directly east of the Cook Street and Gerald Ford Drive intersection, the University Commerce Center is north of the continuously expanding the University of California Riverside and Cal State San Bernardino Campus. The project grants quick access to Interstate-10 via Cook Street at the most central valley location, allowing businesses to serve all areas of the Coachella Valley. The Center is, also, close to nearby restaurant zone and proximity to gas stations and carwash...perfect for fast-paced Salespeople.

## OFFERING SUMMARY

Lease Rate:	NEGOTIABLE/NNN
Available SF:	1,380 - 1,921 SF
Building Size:	22,000 SF

## LEASE RATE

## SPACE SIZE

Negotiable	1,921 SF
Negotiable	1,380 SF

## DEMOGRAPHICS

## 1 MILE

## 5 MILES

## 10 MILES

Total Households	887	38,547	108,776
Total Population	1,789	82,380	271,612
Average HH Income	\$87,295	\$93,442	\$85,043



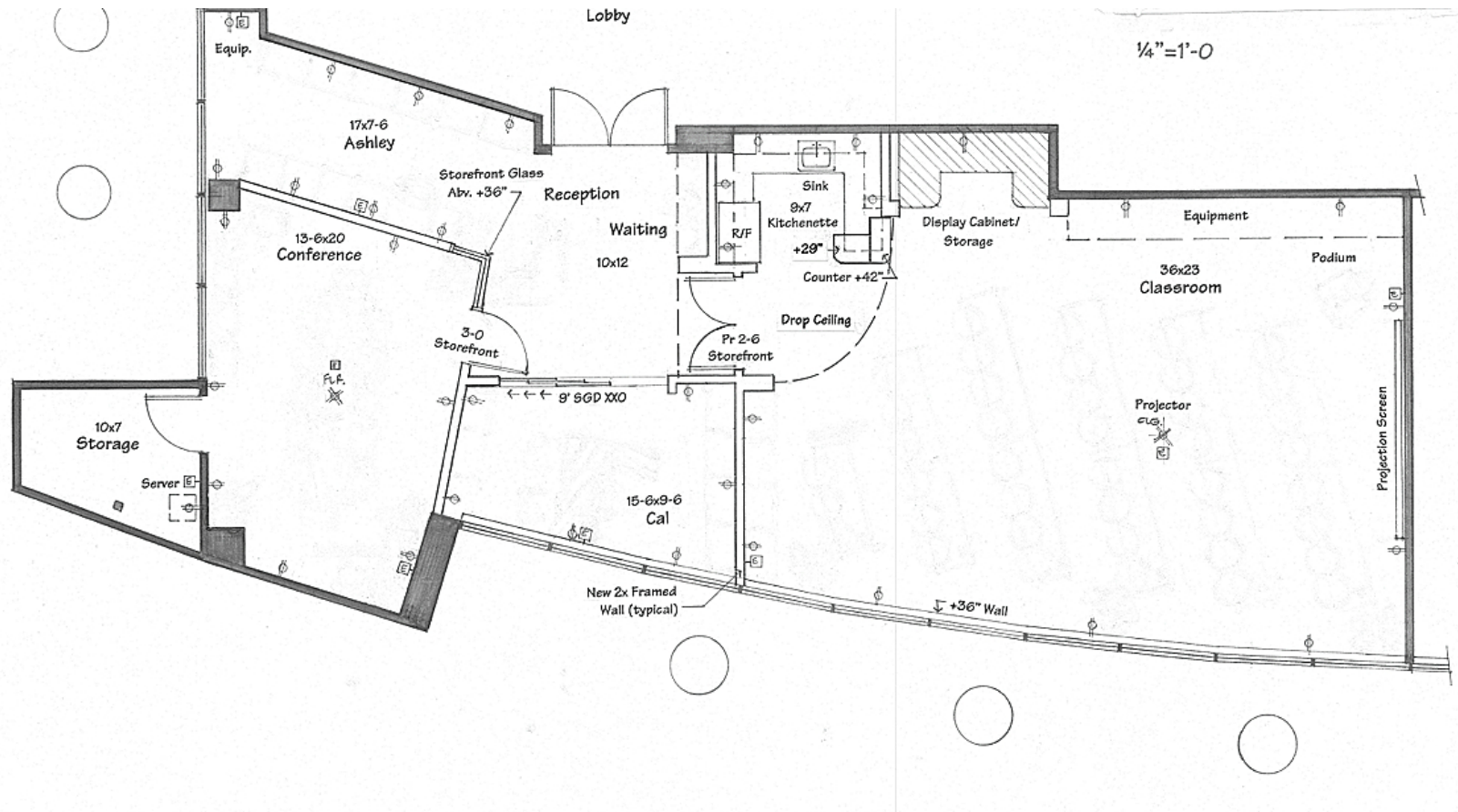
### Kathleen Howard

Executive Managing Director | 760.834.3636  
khoward@naicapital.com | CalDRE #00751479

### Nancy Portolesi

Associate | 760.834.3631  
nportolesi@naicapital.com | CalDRE #02120787





**SUITE 102**

**Kathleen Howard**

Executive Managing Director | 760.834.3636  
khoward@naicapital.com | CalDRE #00751479

**Nancy Portolesi**

Associate | 760.834.3631  
nportolesi@naicapital.com | CalDRE #02120787





**SUITE 102-RECEPTION AREA**



**ENTRANCE TO COFERENCE ROOM**



**CONFERENCE ROOM**



**FRONT OFFICE**



**Kathleen Howard**

Executive Managing Director | 760.834.3636  
khoward@naicapital.com | CalDRE #00751479

**Nancy Portolesi**

Associate | 760.834.3631  
nportolesi@naicapital.com | CalDRE #02120787





**Kathleen Howard**  
Executive Managing Director | 760.834.3636  
khoward@naicapital.com | CalDRE #00751479

**Nancy Portolesi**  
Associate | 760.834.3631  
nportolesi@naicapital.com | CalDRE #02120787





FOR LEASE

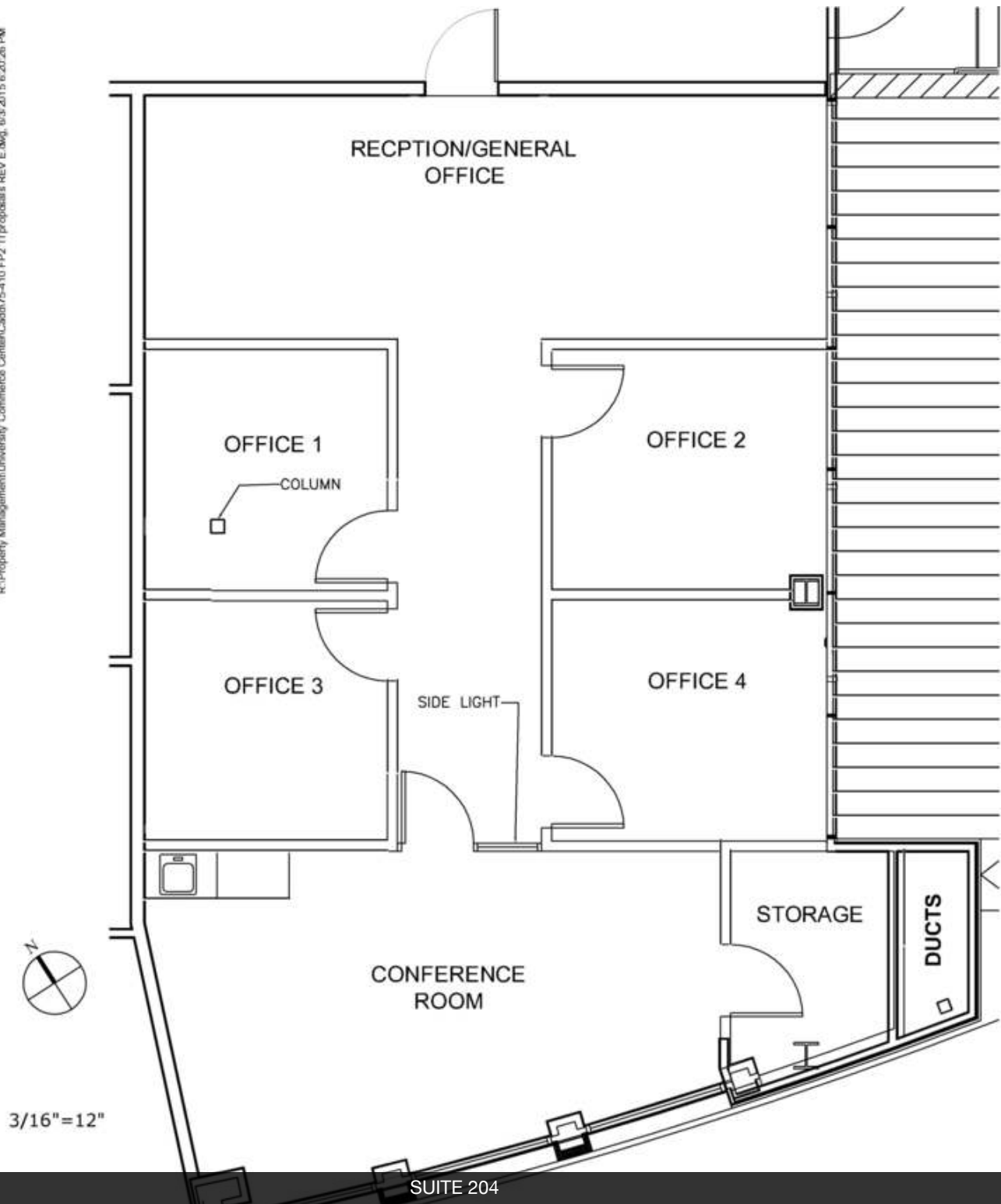


OFFICE BLDG. SUITES



1,921 SF

R:\Property Management\University Commerce Center\Cadd\175-410 FP2 TI\proposals REV E.dwg, 6/3/2015 6:20:26 PM



**Kathleen Howard**  
Executive Managing Director | 760.834.3636  
khoward@naicapital.com | CalDRE #00751479

**Nancy Portolesi**  
Associate | 760.834.3631  
nportolesi@naicapital.com | CalDRE #02120787



www.naicapital.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL COMMERCIAL, INC. CAL DRE LIC. #02130474



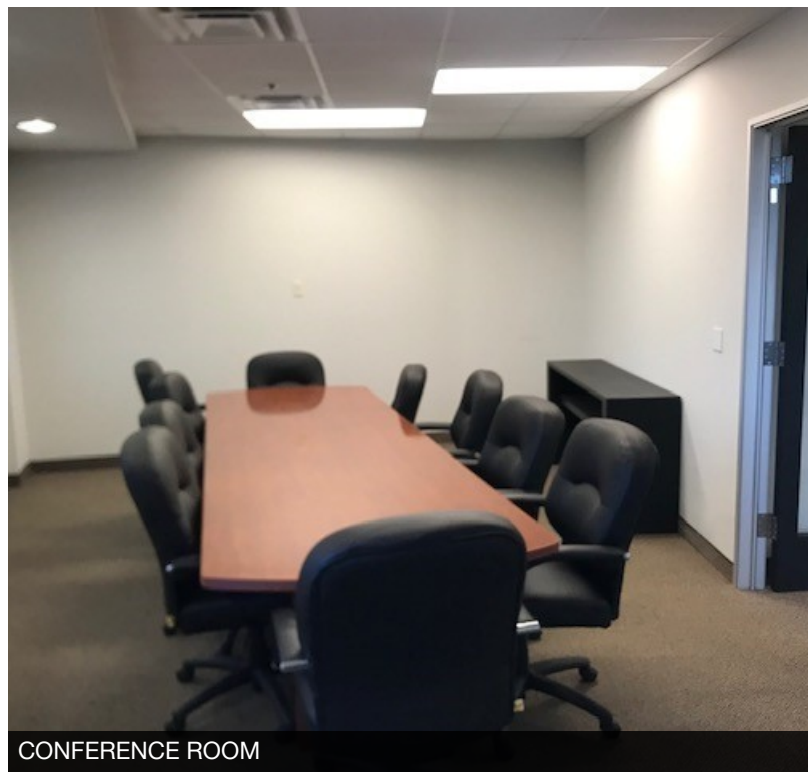
**RECEPTION AREA**



**HALLWAY TO OFFICES**



**OFFICE**



**CONFERENCE ROOM**



**Kathleen Howard**

Executive Managing Director | 760.834.3636  
khoward@naicapital.com | CalDRE #00751479

**Nancy Portolesi**

Associate | 760.834.3631  
nportolesi@naicapital.com | CalDRE #02120787





75410 Gerald Ford Dr.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	1,789	82,380	271,612
Median age	59.0	53.3	43.6
Median age (Male)	59.2	52.3	43.0
Median age (Female)	59.2	53.8	44.0
Total households	887	38,547	108,776
Total persons per HH	2.0	2.1	2.5
Average HH income	\$87,295	\$93,442	\$85,043
Average house value	\$351,811	\$456,444	\$420,917

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

**Kathleen Howard**  
Executive Managing Director | 760.834.3636  
khoward@naicapital.com | CalDRE #00751479

**Nancy Portolesi**  
Associate | 760.834.3631  
nportolesi@naicapital.com | CalDRE #02120787

