

# Venture Commerce Center

73700 DINAH SHORE DRIVE, STE 405, PALM DESERT, CA 92211



## SALE PRICE

**\$575,000**

## OFFERING SUMMARY

Building Size:	3,159 SF
Available SF:	
Lot Size:	
Number Of Units:	1
Price / SF:	\$182.02
Zoning:	SI (Service Industrial)

## PROPERTY HIGHLIGHTS

- Two-story office - finished ceilings: First Floor: 10 feet. Second Floor: 9 feet'.
- Heating / air conditioning in all office areas.
- Two extra private (air-conditioned) offices in the warehouse area.
- High-quality finishes throughout.
- Glass-enclosed conference room.
- Panelized ceiling system with integrated parabolic lighting.
- Two ADA - compliant restrooms installed with a shower option.
- 21-foot clear ceiling height in Flex Area.
- Roll-up truck doors and a rear entry door.
- High-speed internet access is available.
- Unusually high 4.0 private parking spaces per 1,000 square feet of building area.
- Located in the Gateway Business Park adjacent to Monterey Avenue, within one mile of Interstate 10, in the upscale community of Palm Desert, California.

*CalBRE# 02051182 Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.*

FOR MORE INFORMATION CONTACT:

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,643	58,711	223,968
Median age	44.4	53.6	48.0
Median age (Male)	44.6	52.7	47.3
Median age (Female)	44.4	54.0	48.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,037	27,115	96,647
# of persons per HH	2.5	2.2	2.3
Average HH income	\$83,340	\$98,339	\$85,603
Average house value	\$807,921	\$503,695	\$424,580

\* Demographic data derived from 2010 US Census

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