### **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:

MATT RIFKIN

**SCOTT WILSON** 

760.779.8836 CalBRE #02044140

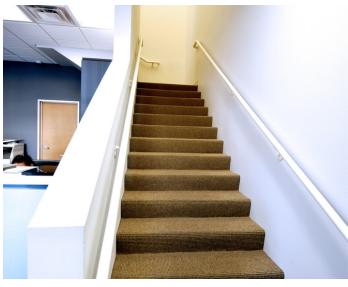
760.837.1880 mrifkin@wilson-meade.com swilson@wilson-meade.com CalBRE #00937623

# **Venture Commerce Center**

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













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

FOR MORE INFORMATION CONTACT:

**MATT RIFKIN** 

760.779.8836

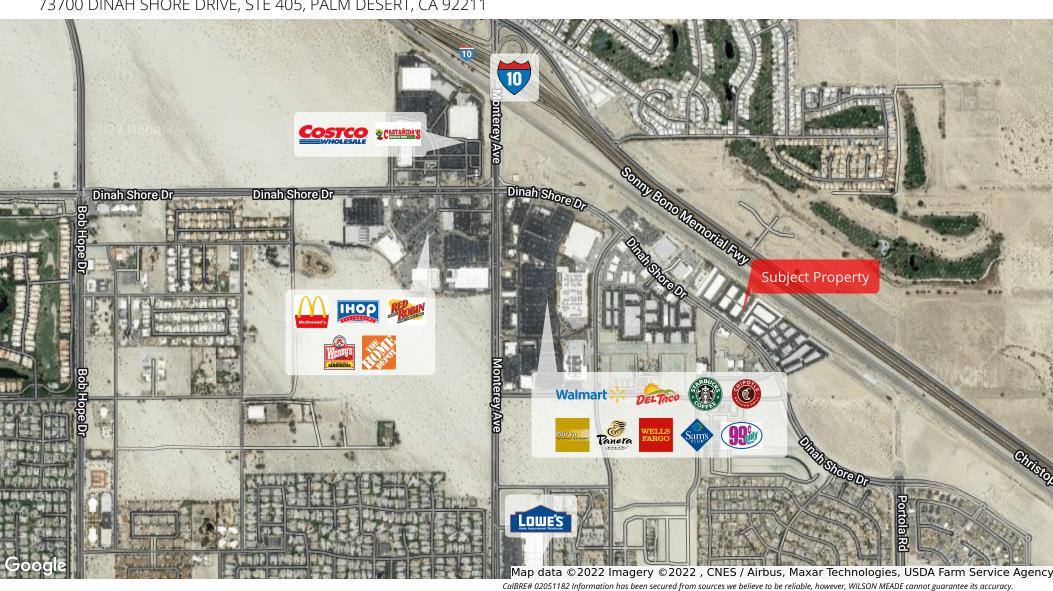
CalBRE #02044140

**SCOTT WILSON** 760.837.1880

mrifkin@wilson-meade.com swilson@wilson-meade.com CalBRE #00937623

# **Venture Commerce Center**

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



FOR MORE INFORMATION CONTACT:

**MATT RIFKIN** 

CalBRE #02044140

760.779.8836 mrifkin@wilson-meade.com **SCOTT WILSON** 760.837.1880

swilson@wilson-meade.com CalBRE #00937623

# **Venture Commerce Center**

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



| 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                   |                 |                       |                        |
| HOUSEHOLDS & INCOME                   | 1 MILE          | 5 MILES               | 10 MILES               |
| HOUSEHOLDS & INCOME  Total households | 1 MILE<br>1,037 | <b>5 MILES</b> 27,115 | <b>10 MILES</b> 96,647 |
|                                       |                 |                       |                        |
| Total households                      | 1,037           | 27,115                | 96,647                 |

<sup>\*</sup> Demographic data derived from 2010 US Census

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



FOR MORE INFORMATION CONTACT:

MATT RIFKIN 760.779.8836 mrifkin@wilson-meade.com

CalBRE #02044140

760.837.1880

swilson@wilson-meade.com CalBRE #00937623