

HACIENDA PALMS

±900 - ±2,500 SF SHOP SPACE AVAILABLE

13100-13132 Palm Drive, Desert Hot Springs, CA 92240

±900 SF
Available

±2,500 SF
Available



HEATHER SHARP

Senior VP, Retail Sales & Leasing
O: 909.230.4500 | C: 760.880.1858
heather@progressiverep.com
DRE #01146312

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



HEATHER SHARP

Senior VP, Retail Sales & Leasing

T 909.230.4500 | **C** 760.880.1858

heather@progressiverep.com

CalDRE #01146312

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

AERIAL



PROPERTY OVERVIEW



OVERVIEW

Located on major thoroughfare Palm Drive and anchored by top performing Stater Bros Hacienda Palms Shopping Center is the dominant retail center in the trade area. Consistently 100 % leased there is rarely available space in this center. Unique opportunity to lease and join a thriving line up of tenants that includes, in part, Stater Bros, Chase Bank, and Carl's Jr.

This center checks every box for a tenant success. Highly trafficked intersection of Palm Drive and Hacienda Avenue is the Main & Main of Desert Hot Springs. Easy access loads of parking, and 360 degrees of rooftops combined with freshly painted modern color scheme and pristine parking lot just slurry coated and newly striped.



HIGHLIGHTS

- Hard to find space under 1,000 square feet
- Proven successful co-tenants
- Top performing Stater Bros Anchored
- 360 degrees of rooftops
- 2,500 square foot vanilla shell condition
- Rare opportunity to lease in a center that historically maintains 100% occupancy.

SITE PLAN



RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

CO-TENANTS



Stater Bros. Markets

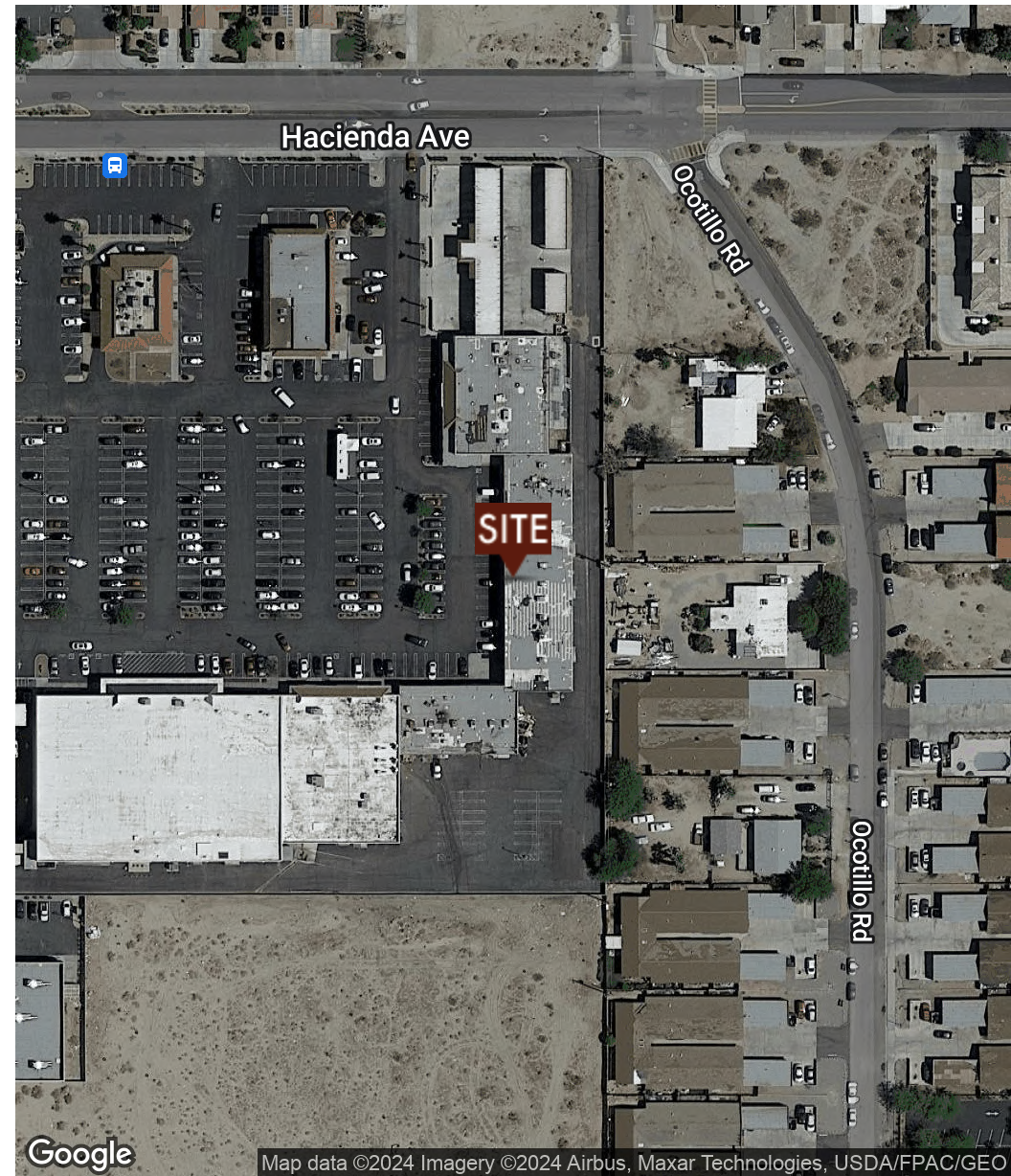


Carl's Jr



Chase Bank

LOCATION MAP





THE COACHELLA VALLEY

Nestled between the Santa Rosa Mountains, Joshua Tree National Park, and the captivating San Jacinto mountains, the Coachella Valley is a picturesque destination that offers something for everyone. With a population of nearly 500,000 and nine unique cities, this area is the ideal location. While the valley is a year-round destination, it truly comes to life during the winter months when visitors flock to soak in the warmth and experience the area's incredible amenities .

- **Palm Springs:** Known for its mid-century modern architecture, luxurious resorts, and thriving arts and culture scene, Palm Springs is the perfect destination for those seeking a touch of glamour. The city plays host to various events throughout the year, including the Palm Springs International Film Festival, Modernism Week, and Desert X. The area is also famed for its incredible dining destinations and shopping districts, while the nearby airport welcomes over three million visitors each year.
- **Palm Desert:** The city boasts art galleries, fine dining establishments, and upscale boutiques, making it a haven for luxury shoppers. Don't miss the fantastic El Paseo shopping district.
Indio: As the largest city in the Coachella Valley, Indio is an excellent choice for those looking to experience the region's most notable events. The host to both the Coachella Valley Music and Arts Festival and the Stagecoach Country Music Festival, which attract nearly a million people over three weekends and inject millions into the local economy.
- **La Quinta:** Nestled between the Santa Rosa Mountains, La Quinta is a golfer's paradise, with world-class resorts and outdoor activities such as hiking, biking, and golfing. Sports fans won't want to miss the Indian Wells Tennis Garden, home to the BNP Paribas Open, one of the world's most prominent tennis tournaments.

In 2023, the median age of the Coachella Valley was 41.9 years, with an average household income of \$101,609. This figure is projected to increase to \$118,360 by 2028. Additionally, the average household value in 2023 was recorded at \$569,006 and is anticipated to increase to approximately \$606,225 by 2028.



451,337

Year Round Population

1 Million

Coachella Valley
Visitors during festival
season

\$101,609

Average HH income in
2023



THE COACHELLA VALLEY

Coachella Valley: A Hub of Education, Transportation, and Employment

EDUCATION

The Coachella Valley has a diverse educational landscape, accommodating the needs of its inhabitants with a variety of public and private institutions. Students of all ages can pursue their academic goals at public colleges such as the College of the Desert Community College, California State University San Bernardino (Palm Desert Campus), and University of California Riverside – Palm Desert Graduate Center. Brandman University and Mayfield College are two of the private colleges that contribute to the educational landscape. In 2022, the total number of students enrolled in educational institutions across the Coachella Valley was 33,564.

TRANSPORTATION

Palm Springs International Airport, owned and operated by the City of Palm Springs, is the sole commercial service airport in the Coachella Valley. The airport has experienced remarkable growth in recent years, with 13 air carriers providing nonstop service to 36 airports during the peak season and 15 airports year-round. In 2022, the airport welcomed an impressive traffic count of 2,092,943 passengers, marking a 67% increase from the previous year and surpassing the pre-pandemic traffic count of 105,350 in 2019. Throughout 2022, a total of 16,254 flights were scheduled at Palm Springs International Airport, reflecting a 14.2% increase over the previous record set in 2019, which saw 13,945 flights. Additionally, the number of available scheduled seats rose by 22.8% to a record high of 3,622,934.

EMPLOYMENT

The Coachella Valley region is home to a diverse range of industries and employers. Healthcare is one of the largest industries, with Eisenhower Health employing over 3,110 individuals and operating the Eisenhower Medical Center in Rancho Mirage, along with several clinics throughout the valley. Desert Regional Medical Center, located in Palm Springs, is a comprehensive hospital and one of the largest employers in the region, employing over 2,270 individuals. Hospitality and tourism also play a significant role, with Agua Caliente Casino Resorts operating multiple casino resorts in the Coachella Valley, including Agua Caliente Casino Palm Springs, Agua Caliente Casino Rancho Mirage, and Spa Resort. Various Marriott hotels and resorts, such as JW Marriott Desert Springs Resort & Spa and the Renaissance Esmeralda Resort & Spa, contribute significantly to employment in the hospitality sector. Colleges and public-school districts, including College of the Desert, Desert Sands Unified School District, and Palm Springs Unified School District, employ numerous individuals in the Coachella Valley region.



33,564

Students enrolled in
5 major educational
facilities across the
Coachella Valley

13

Airlines that serve Palm
Springs International
Airport

±5,380

Individuals employed in
the Healthcare Industry.

DEMOGRAPHICS

POPULATION

	5 min	10 min	15 min
2022 Total Population	27,813	44,640	81,591
2022 Median Age	31.4	34.3	39.2
2022 Total Households	8,878	14,799	30,217
2022 Average Household Size	3.11	3.00	2.68

INCOME

2022 Average Household Income	\$53,586	\$59,015	\$80,409
2022 Median Household Income	\$38,805	\$42,708	\$53,586
2022 Per Capita Income	\$16,928	\$19,578	\$29,901

BUSINESS SUMMARY

2022 Total Businesses	502	741	1,911
2022 Total Employees	3,162	4,992	14,496