

INDUSTRIAL FLEX SPACE FOR LEASE

WASHINGTON BUSINESS PARK

**ONE
SPACE
LEFT!**

77980 WILDCAT DRIVE, PALM DESERT CA 92211
WASHINGTON STREET EXIT, N. OF I-10

AVAILABLE FOR LEASE:

STE 4/5 - 2,614 SF ~ \$1.35 MOD. GROSS

Rob Wenthold
(760) 641-7602
CalDRE #01153834

Marta Ward Blodgett
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CalDRE #01309501

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LYLE & ASSOCIATES,
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SUMMARY

Washington Business Park

77980 Wildcat Drive Palm Desert, CA 92211



OFFERING SUMMARY

Lease Rate:	\$1.35 SF/MO (MG)
Building Size:	5,460 SF
Available SF:	2,614 SF
Year Built:	2006
Zoning:	I-P Industrial Park
Market:	Inland Empire
Submarket:	Coachella Valley

PROPERTY OVERVIEW

Versatile Industrial Flex Spaces in Washington Business Park with excellent signage. Can be used for Office, Retail or Industrial. Close to 10 Fwy and Major Shopping/Retail centers, and Restaurants. North of 1-10 off Washington.

PROPERTY HIGHLIGHTS

- Ste 4/5 - 2,614 SF - \$1.35 PSF Modified Gross. Large Open Area/Showroom, and Lobby, Offices, and Storage. French doors to Warehouse with 2 Roll-up Doors, 2 Rear exit doors, and Ample Parking Front and Rear.
- Excellent Location off I-10 (Washington) and Close to Major Retail/Shopping Center & Restaurants.
- Zoned I-P (Industrial Park)
- Low-cost IID Power

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PHOTOS

Washington Business Park

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Ste 4/5 - Front of Suite



Ste 4/5 - Area inside Entrance



Ste 4/5 - Entry with double doors to center section



Ste 4/5 - Middle Area with Restroom Access

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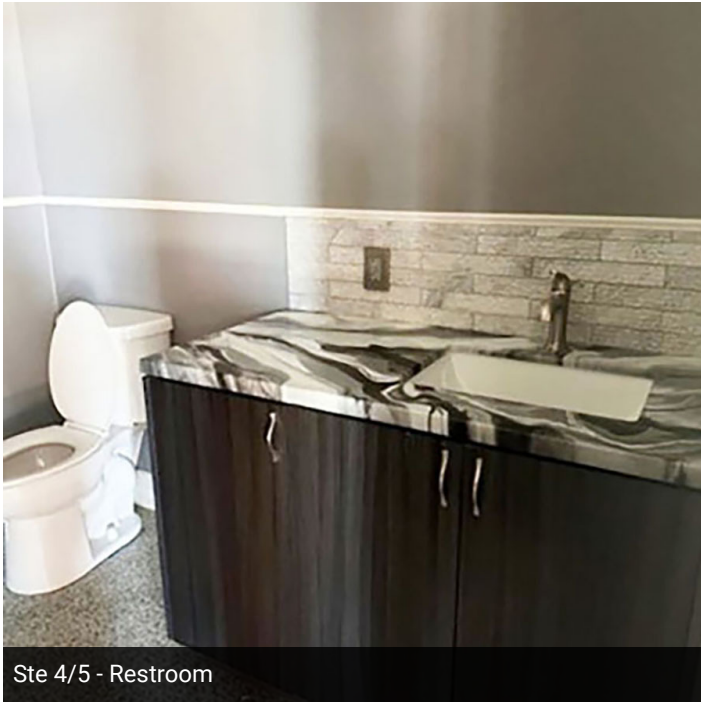


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PHOTOS

Washington Business Park

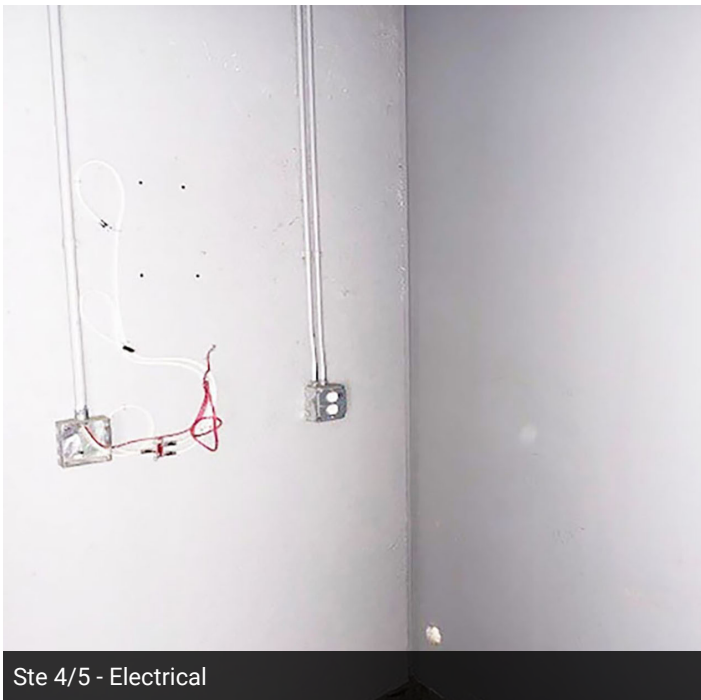
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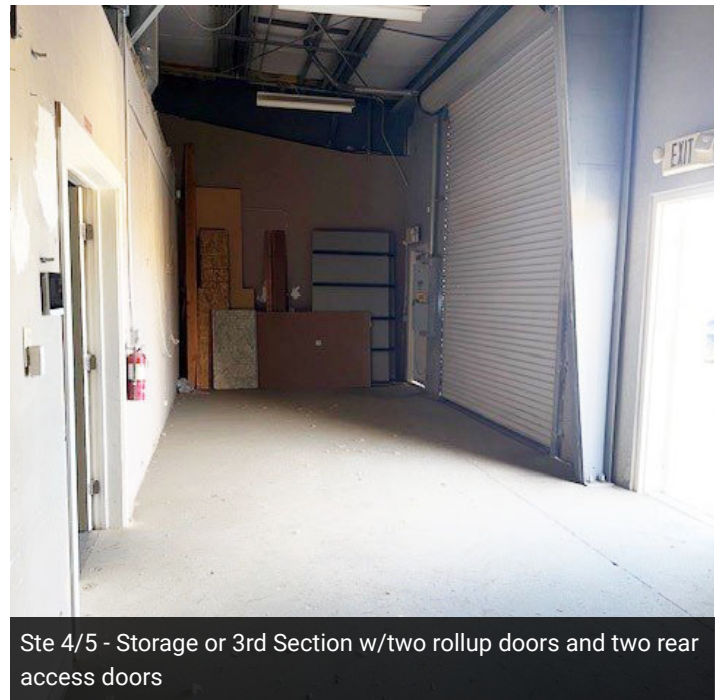
Ste 4/5 - Restroom



Ste 4/5 - Electrical Panel



Ste 4/5 - Electrical



Ste 4/5 - Storage or 3rd Section w/two rollup doors and two rear access doors

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Ste 4/5 - Storage or 3rd Section w/two rollup doors and two rear access doors



Ste 4/5 - Rear parking lot

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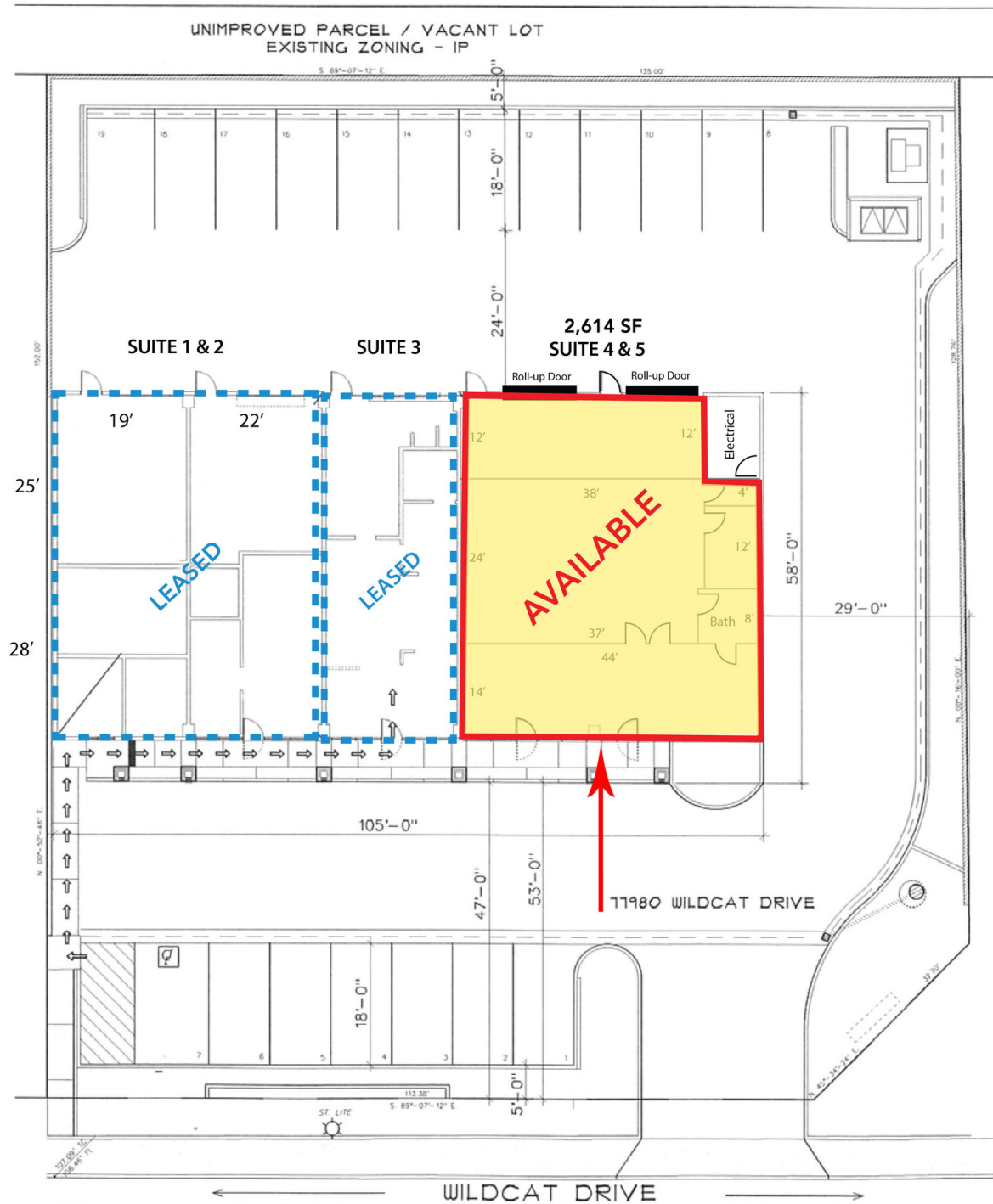


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FLOORPLAN

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RETAILER MAP

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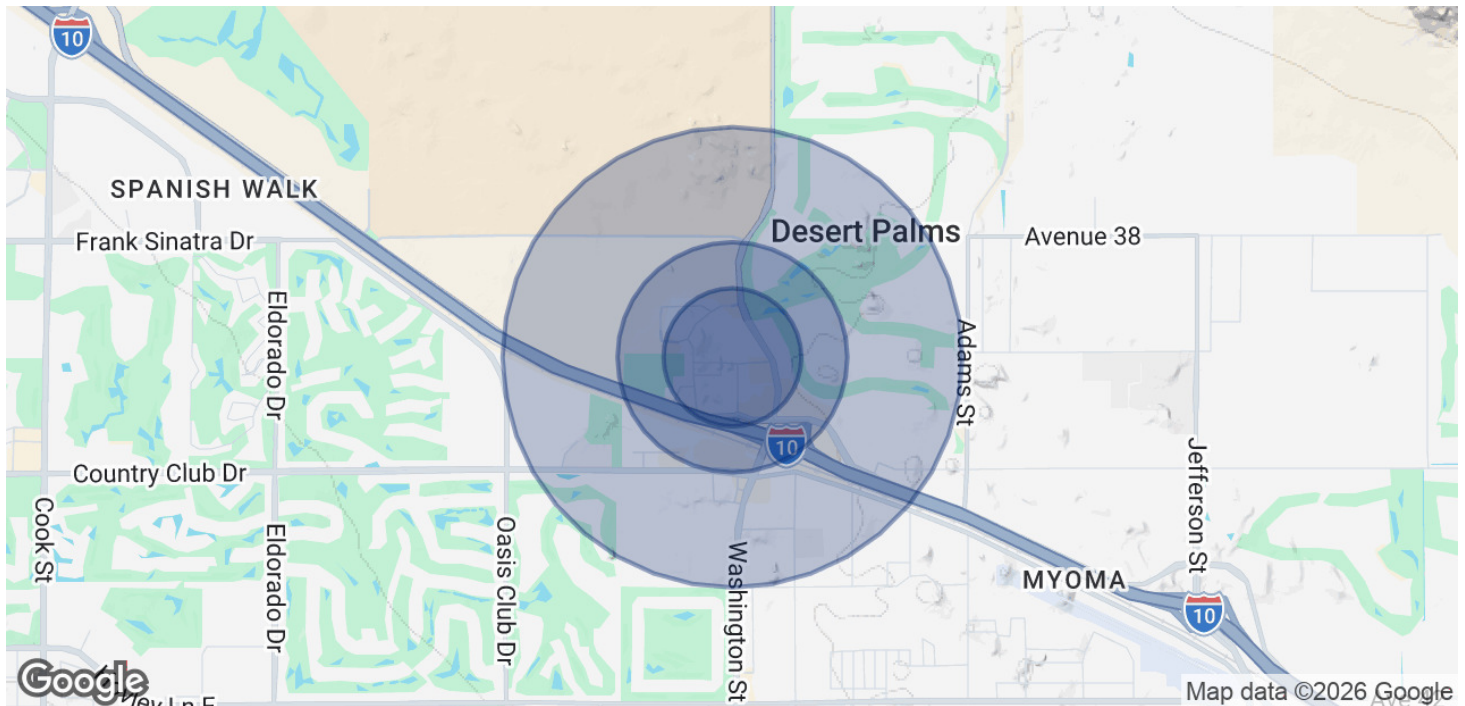


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DEMOGRAPHICS

Washington Business Park

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	43	684	6,186
Average Age	71	75	56
Average Age (Male)	71	75	55
Average Age (Female)	71	75	57
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	422	3,157
# of Persons per HH	1.7	1.6	2
Average HH Income	\$93,939	\$94,414	\$103,137
Average House Value	\$476,509	\$596,422	\$663,837

2020 American Community Survey (ACS)

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