

THE MILLENIUM PALM DESERT

LOCATED IN THE HEART OF THE COACHELLA VALLEY

LIVE | WORK | PLAY

±120 ACRES MIXED-USE DEVELOPMENT



FOR MORE INFORMATION PLEASE CONTACT:

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CA LICENSE: #00664146

www.milleniumpalmdesert.com

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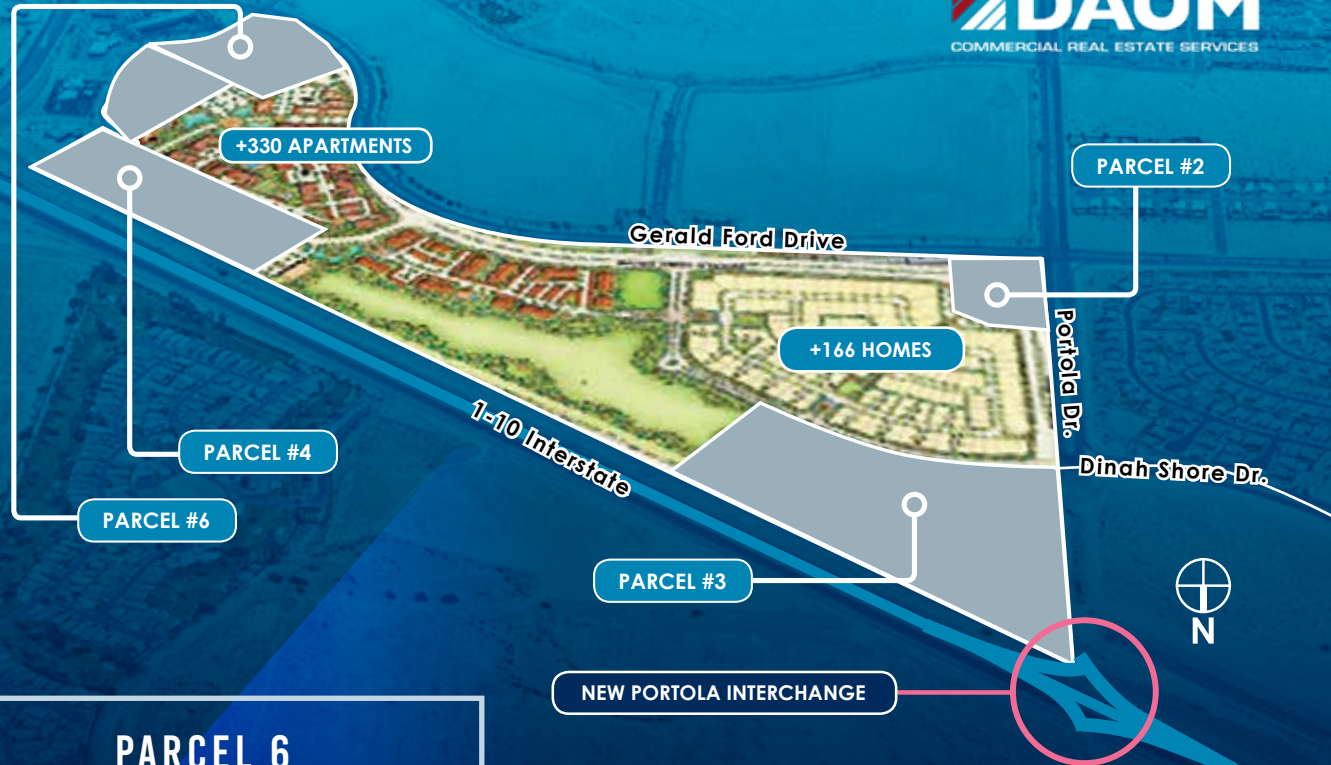
PROPERTY SUMMARY



PALM DESERT
off of Interstate 10



DEVELOPMENT
type



PARCEL 2

Neighborhood Commercial
3.2 Acres Net
35,000 SF Commercial

PARCEL 6

Millennium Market Place
12.3 Acres Net
134,000 SF Commercial

PARCEL 3

I-10 Commercial
21.6 Acres Gross – 18.8 Acres Net
235,000 SF Commercial

PARCEL 4

Millennium Business
10.0 Acres Gross – 8.1 Acres Net
110,000 SF Office

TOTALS

Total Potential Residential Units 716
Total Potential Commercial
Square Footage: 2,051,676 SF

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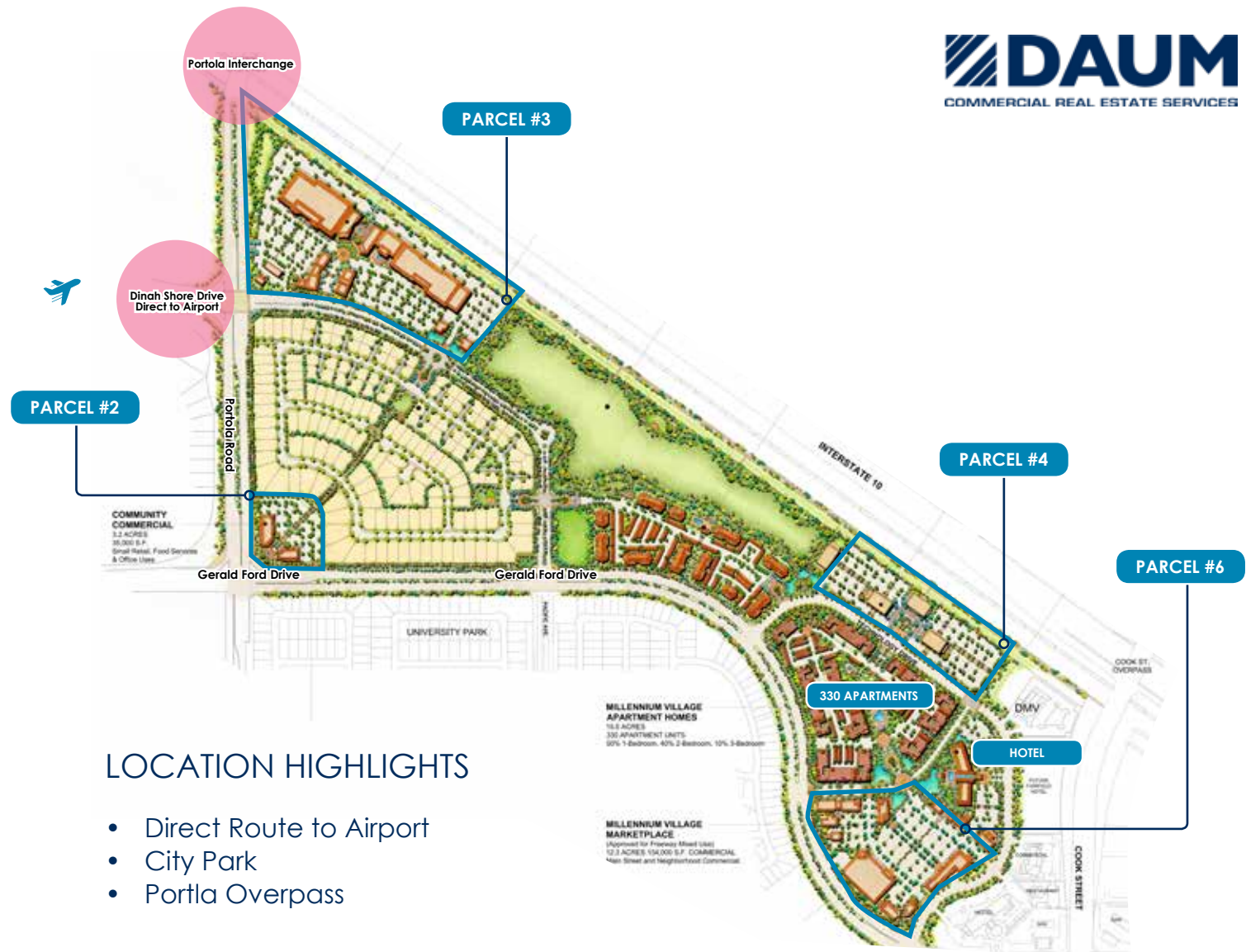
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THE MILLENNIUM



LOCATION HIGHLIGHTS

- Direct Route to Airport
- City Park
- Portola Overpass

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FOR SALE COMMUNITY COMMERCIAL



\$2,750,000
purchase price



DEVELOPMENT
opportunity



3.2 ACRES
lot size



PARCEL #2
location



OPPORTUNITY ON PRIME CORNER

SUITABLE FOR APPROXIMATELY 35,000 SF RETAIL, SERVICE OR OFFICE SPACE

- Prime corner of Gerald Ford at Portola
- Direct access to I-10 at Portola Ave & Cook Street
- Walking distance to University Village Park, Cal State Campus, DMV & many more amenities
- Walk & Bike paths connect to 718 Single Family & Apartment Homes
- Freeway & Surface street traffic exceeds 100,000 cars per day
- APN: 694-120-027



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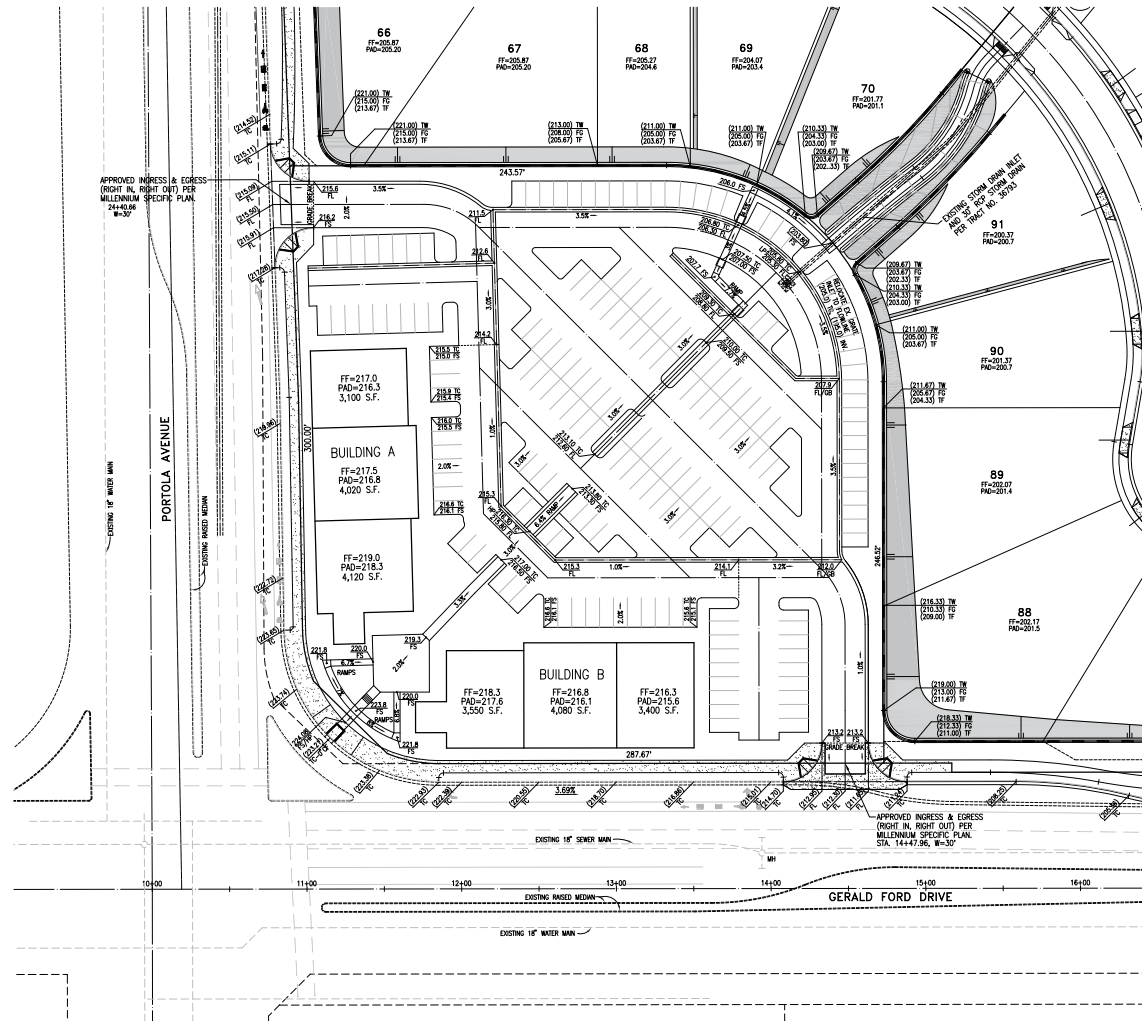
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PARCEL #2

COMMUNITY COMMERCIAL

PARCEL #2

CONCEPTUAL PLAN



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FOR SALE/LEASE COMMERCIAL



\$16,000,000
purchase price



DEVELOPMENT
opportunity



21.6 ACRES
lot size



PARCEL #3
location



OPPORTUNITY ON PRIME FREEWAY FRONTAGE

SUITABLE FOR APPROXIMATELY 235,000 SF RETAIL, RESTAURANT OR ENTERTAINMENT

- Prime I-10 Freeway Frontage with Pylon Signage
- 2.5 to 4 Acre lots For Sale along the North Side
- Direct access to I-10 at Portola Ave & Cook Street
- Direct access to Airport via Dinah Shore Drive
- Walking distance to University Village Park, Cal State Campus, DMV & many more amenities
- Walk & Bike paths connect to 718 Single Family & Apartment Homes
- Freeway & Surface street traffic exceeds 100,000 cars per day
- APN: 694-120-025



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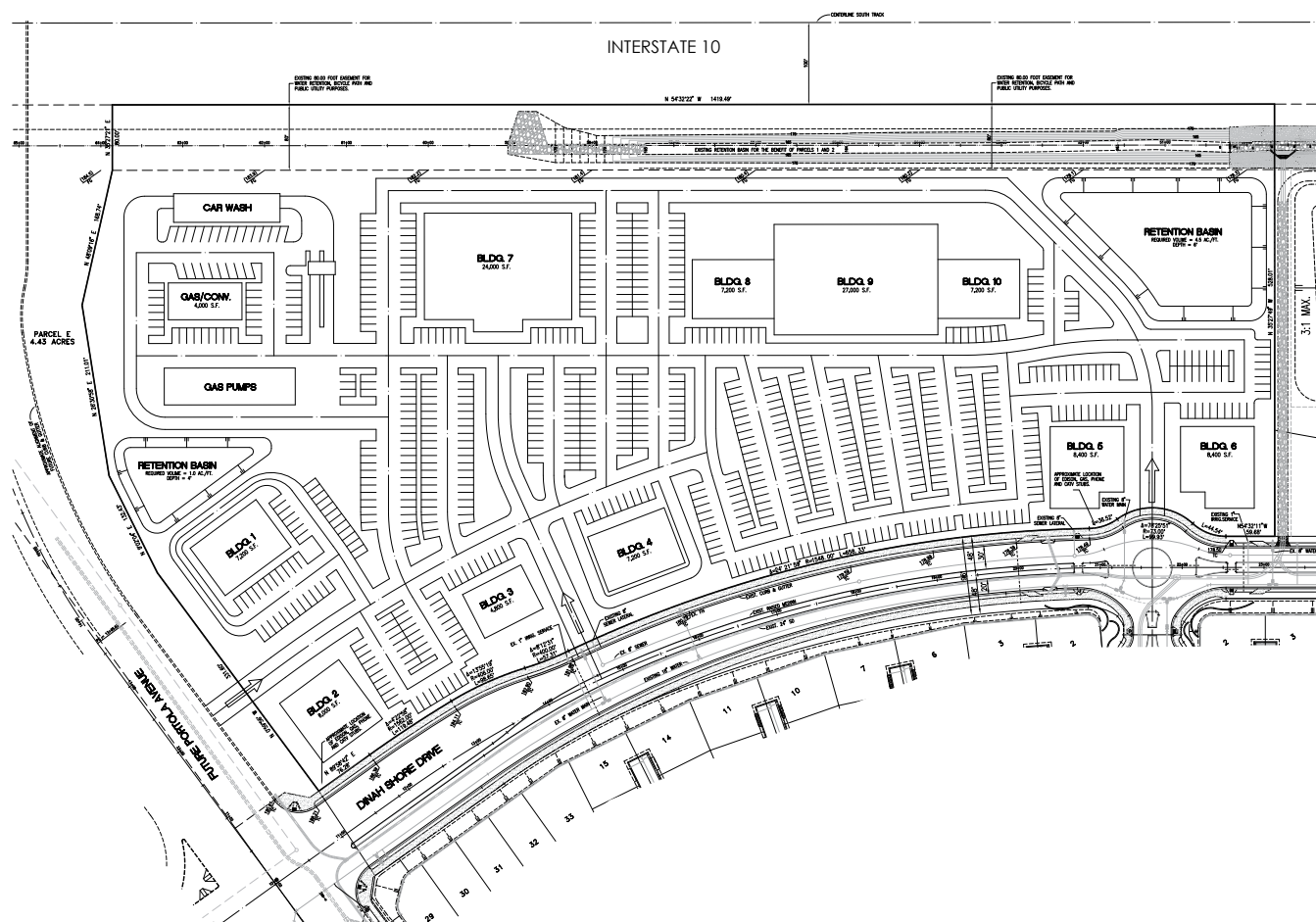
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FOR SALE/ LEASE COMMERCIAL

PARCEL #3

CONCEPTUAL PLAN



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FOR SALE MILLENNIUM BUSINESS PARK



\$4,500,000
purchase price



DEVELOPMENT
opportunity



10 ACRES
lot size



PARCEL #4
location



OPPORTUNITY ON PRIME FREEWAY FRONTAGE

SUITABLE FOR APPROXIMATELY 100,000 SF OFFICE, FLEX & MIXED USE

- Prime Freeway Visibility along I-10
- Adjacent to Four New Hotels
- Direct access to I-10 at Portola Ave & Cook Street
- Walking distance to University Village Park, Cal State Campus, DMV & many more amenities
- Walk & Bike paths connect to 718 Single Family & Apartment Homes
- Freeway & Surface street traffic exceeds 120,000 cars per day
- APN: 694-120-030

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MILLENNIUM
PALM DESERT

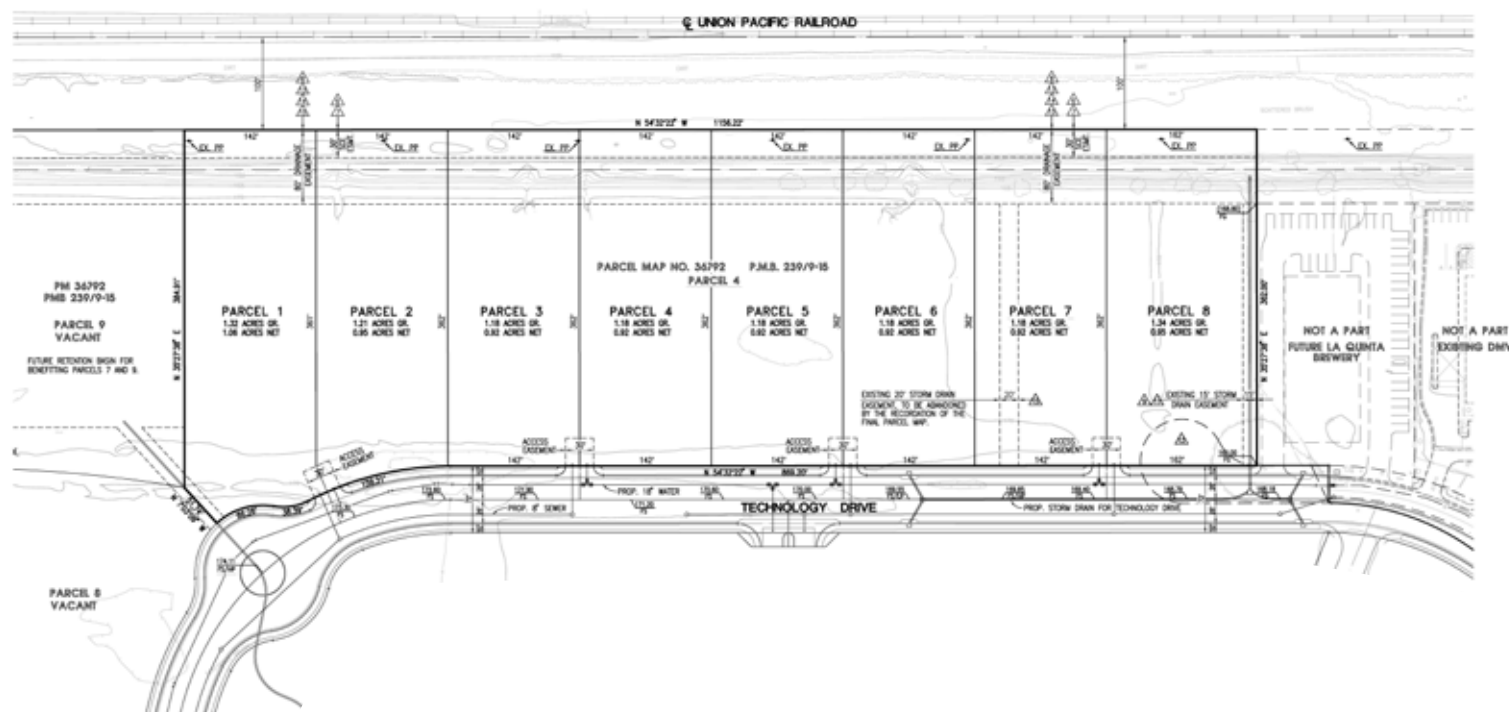


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PARCEL #4

CONCEPTUAL PLAN



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IN ESCROW MILLENNIUM MARKETPLACE



\$8,000,000
purchase price



DEVELOPMENT
opportunity



12.3 ACRES
lot size



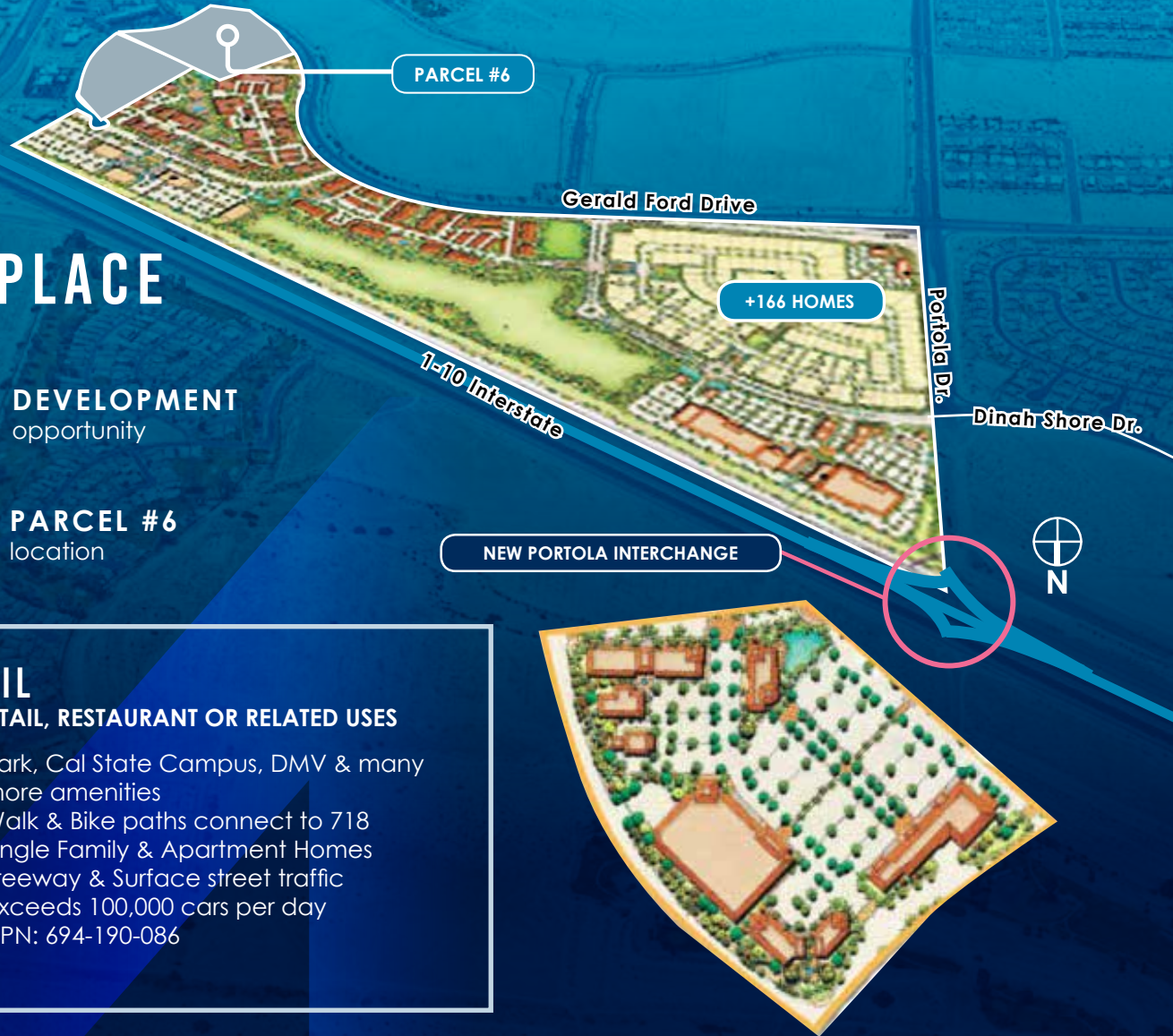
PARCEL #6
location



OPPORTUNITY ON PRIME RETAIL

SUITABLE FOR APPROXIMATELY 135,000 SF RETAIL, RESTAURANT OR RELATED USES

- Infill Retail Site at Cook Street Exit From I-10
- Ideal as "Active Town Square"
- Adjacent to 330 New Apartments & New Hotels
- Direct access to I-10 at Portola Ave & Cook Street
- Walking distance to University Village
- Park, Cal State Campus, DMV & many more amenities
- Walk & Bike paths connect to 718 Single Family & Apartment Homes
- Freeway & Surface street traffic exceeds 100,000 cars per day
- APN: 694-190-086



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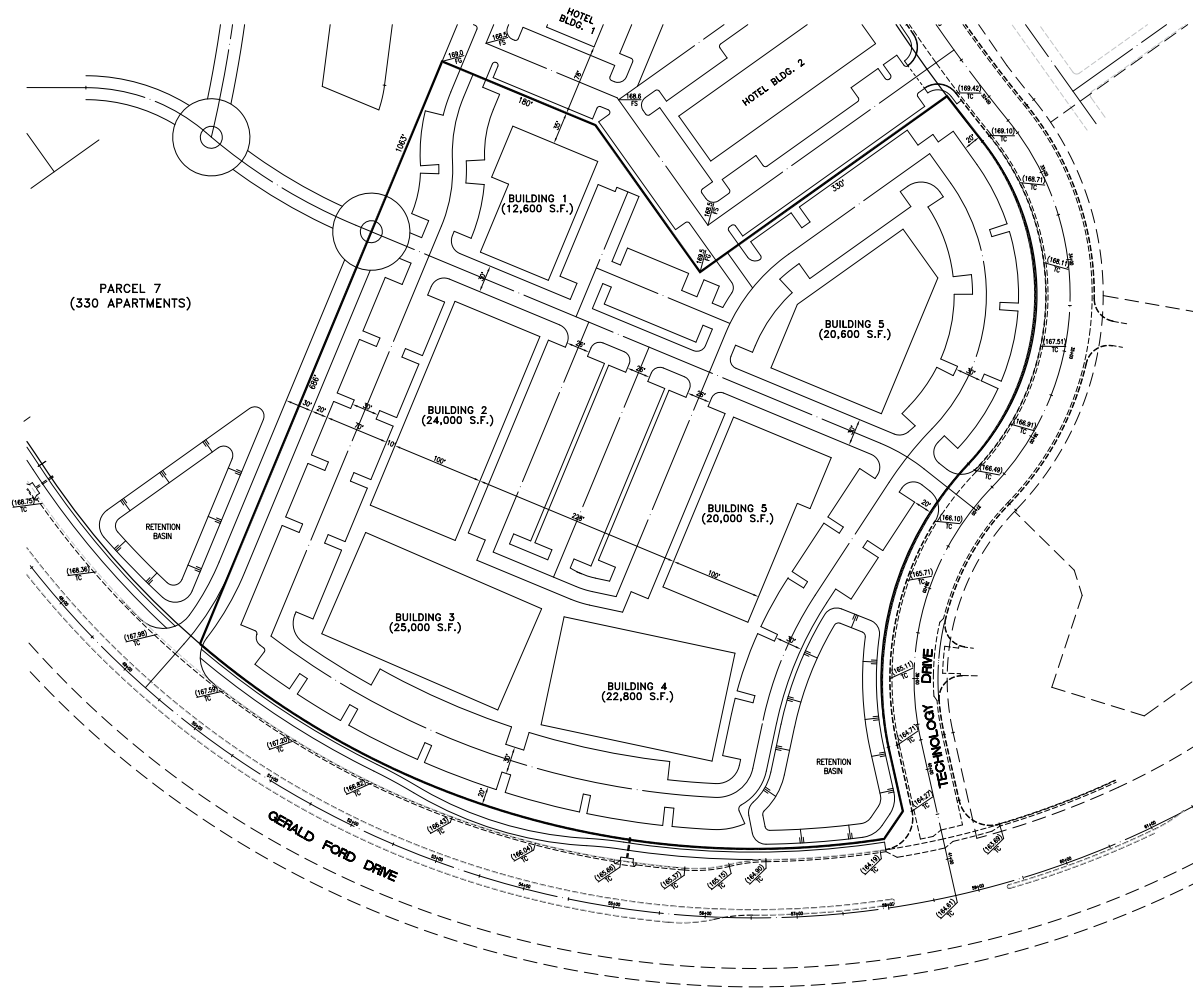
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IN ESCROW MILLENNIUM MARKETPLACE

PARCEL #6

CONCEPTUAL PLAN



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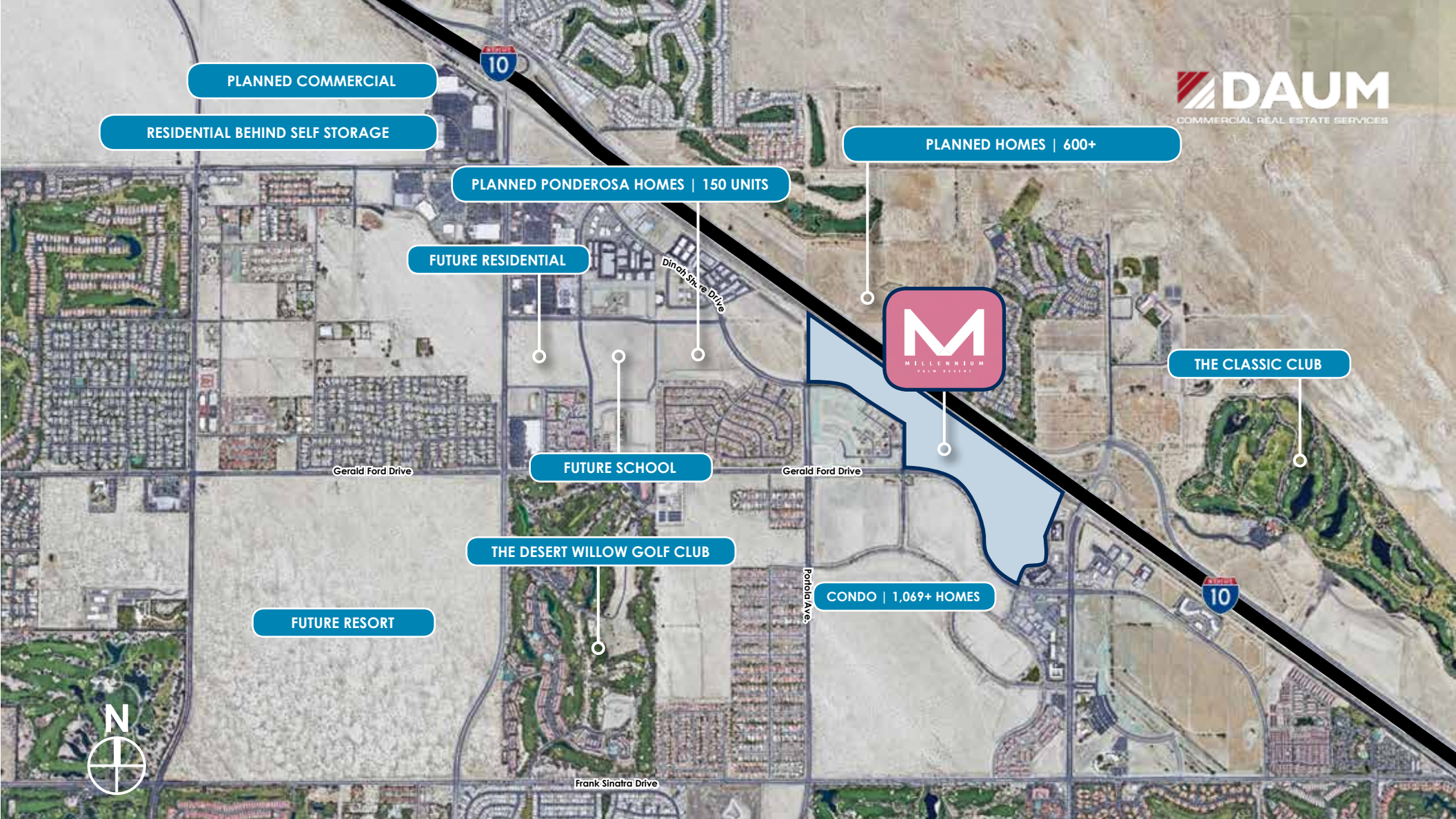
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FUTURE DEVELOPMENTS | PALM DESERT

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PALM DESERT

The City of Palm Desert, California, incorporated November 26, 1973, is centered in the heart of the Coachella Valley. Palm Desert is known as the cultural and retail center of the desert communities.

The City of Palm Desert, California is rated one of the safest cities in Southern California. The Police Department is contracted through the Riverside County Sheriff's Department. The fire and paramedic service is similarly contracted.

PALM DESERT FACTS

Incorporated: 1973
Area: 26.96 square miles
Elevation: 243 feet above sea level
Permanent Residents: 52,769
Seasonal Residents: 32,000
Mean Temperature: 73.1 Fahrenheit Average
Sunshine: 350 days per year

HOUSING & ECONOMIC DATA

Median Home Price: \$264,000
Housing Units: 38,473
Taxable Sales: \$1.66 billion
Employment within City boundary: 40,156 jobs
Unemployment Rate: 4%

SOURCES:

*<https://www.cityofpalmdesert.org/our-city/about-palm-des>

+ LOCATED IN THE HEART
OF THE COACHELLA VALLEY

+ CLOSE TO:

- EL PASEO
- INDIAN WELLS
- & MANY OTHER ATTRACTIONS



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