



# THE MILLENNIUM PALM DESERT

LOCATED IN THE HEART OF THE COACHELLA VALLEY

LIVE | WORK | PLAY

±120 ACRES MIXED-USE DEVELOPMENT



FOR MORE INFORMATION PLEASE CONTACT:

**KEN HULBERT | EXECUTIVE VICE PRESIDENT**

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CA LICENSE: #00664146

[www.milleniumpalmdesert.com](http://www.milleniumpalmdesert.com)

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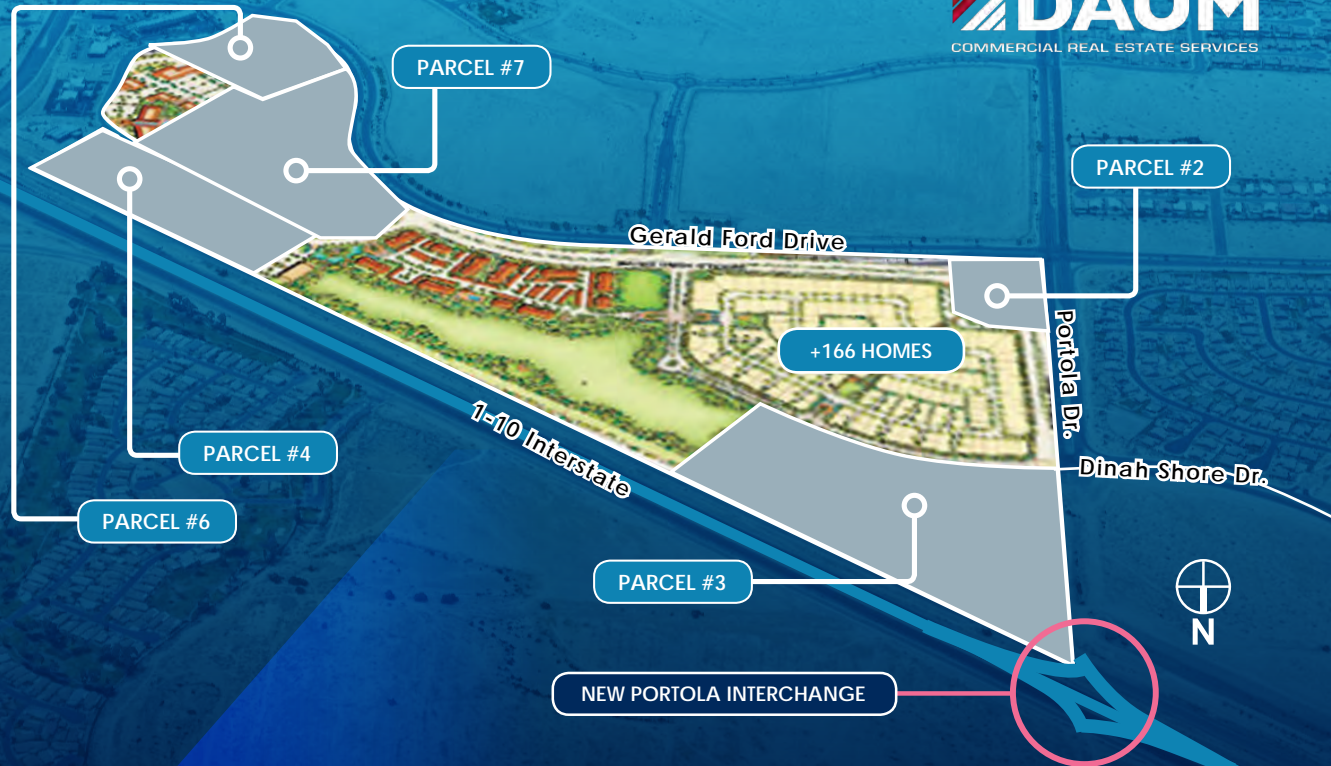
# PROPERTY SUMMARY



**PALM DESERT**  
off of Interstate 10



**DEVELOPMENT**  
type



## PARCEL 2

Neighborhood Commercial  
3.2 Acres Net  
35,000 SF Commercial

## PARCEL 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

## PARCEL 6

Millennium Market Place  
12.3 Acres Net  
134,000 SF Commercial

## PARCEL 7

Apartment Units  
15 Acres Net  
330 Apt Units (22 Units Per Acre)

## TOTALS

Total Potential Residential Units 1,046  
Total Potential Commercial  
Square Footage: 2,051,676 SF

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# THE MILLENNIUM



## LOCATION HIGHLIGHTS

- Direct Route to Airport
- City Park
- Portla 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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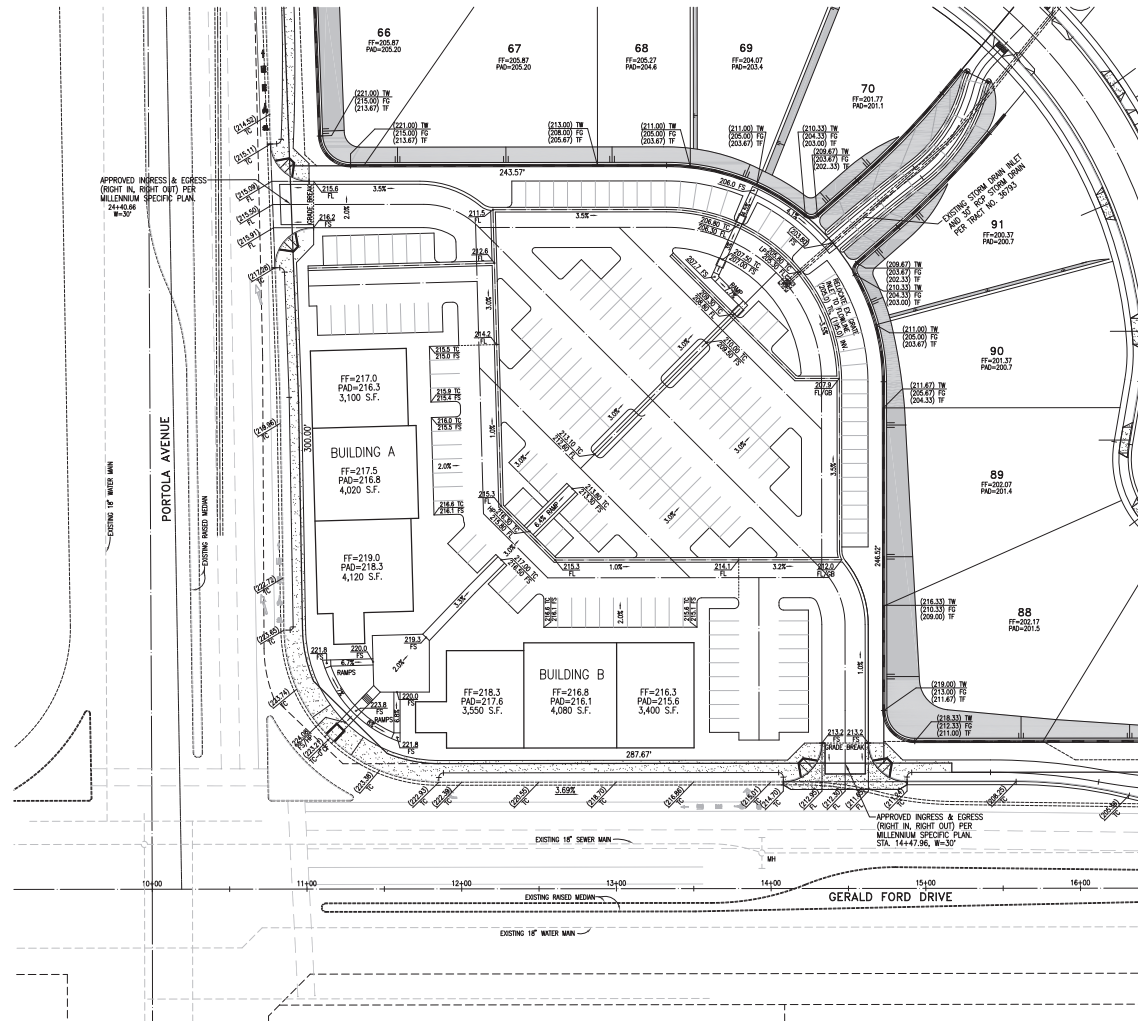
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# FOR SALE COMMUNITY COMMERCIAL

PARCEL #2

## CONCEPTUAL PLAN



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# FOR SALE 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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Gerald Ford Drive

+166 HOMES

PARCEL #3

Portola Dr.

Dinah Shore Dr.

1-10 Interstate

NEW PORTOLA INTERCHANGE



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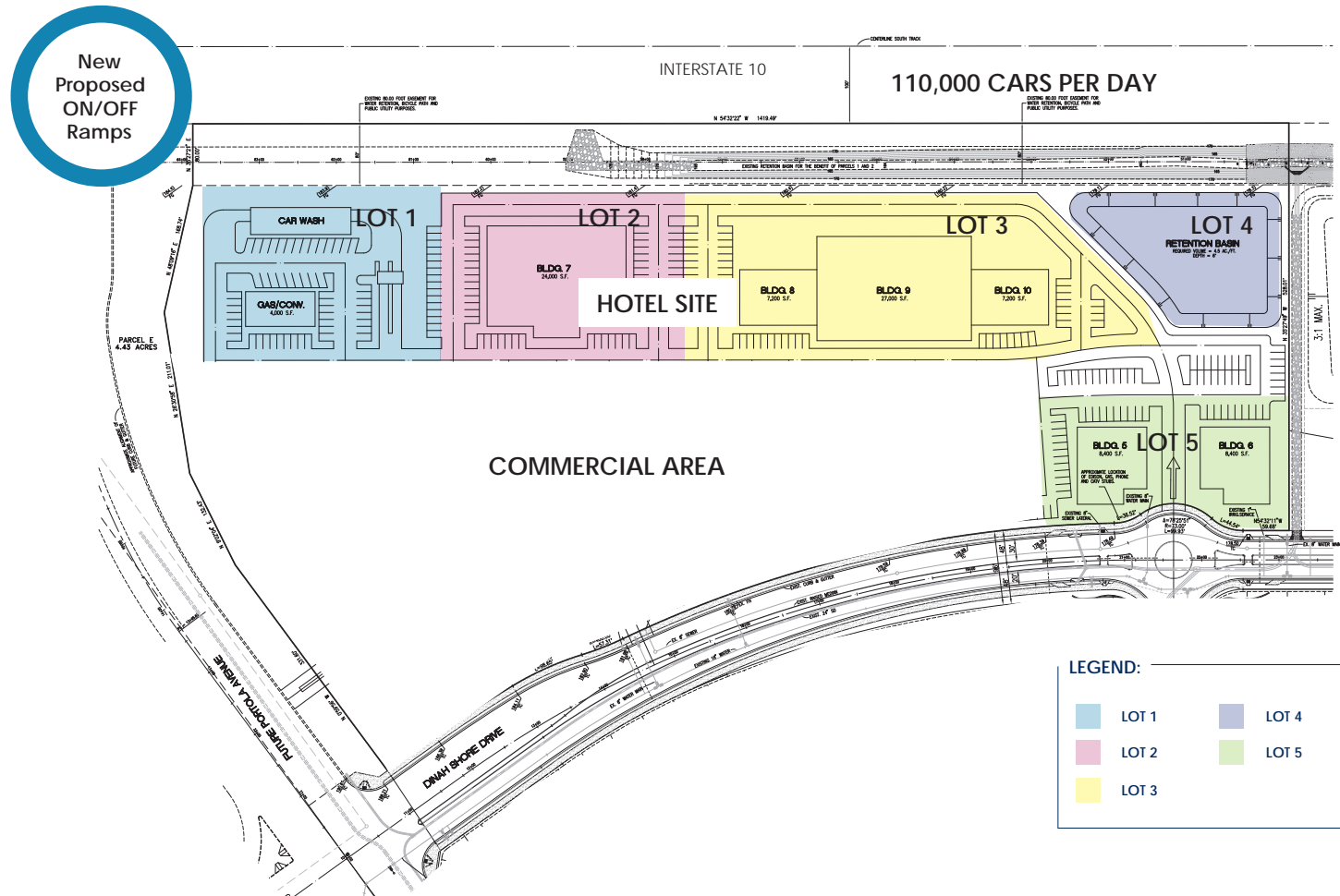
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FOR SALE  
COMMERCIAL

PARCEL #3

## CONCEPTUAL PLAN POTENTIAL HOTEL SITES



PALM DESERT, CA

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PLANNED HOMES

HOTEL SITE

Fairfield  
BY MARRIOTT

NEW "SHIELD" ARENA

Holiday Inn  
Express  
& Suites

Hampton  
BY HILTON

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# FOR SALE MILLENNIUM BUSINESS PARK



**\$4,500,000**  
purchase price



**DEVELOPMENT**  
opportunity



**10 ACRES**  
(OR INDIVIDUAL LOTS)  
lot size



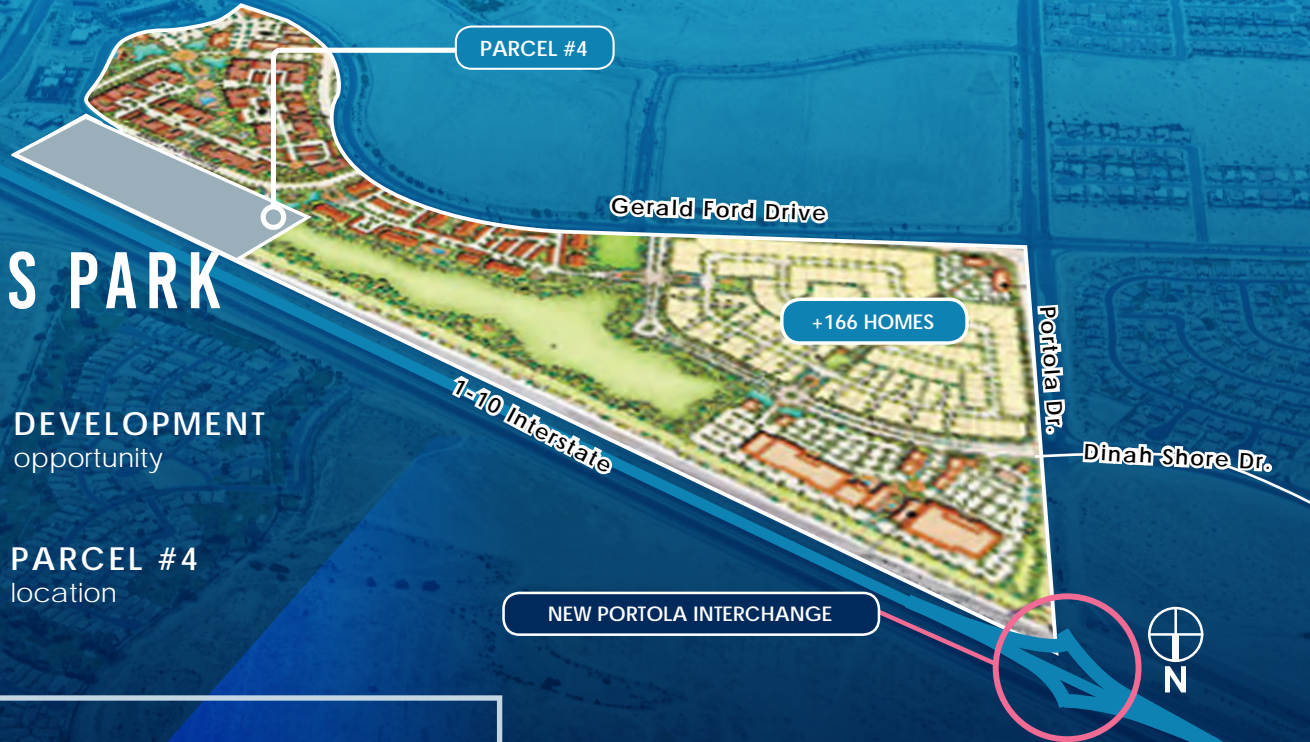
**PARCEL #4**  
location



## 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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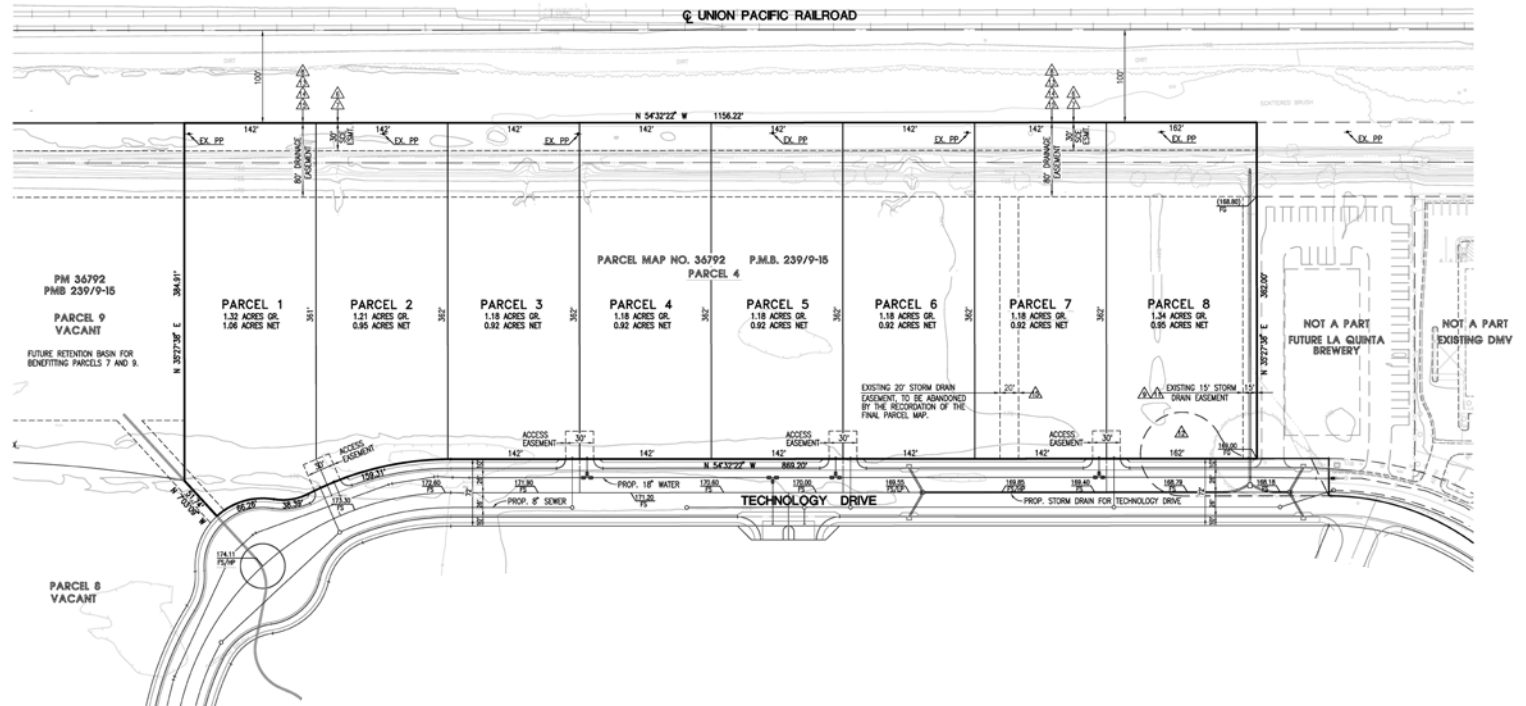
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**FOR SALE**

**MILLENNIUM BUSINESS  
PARK**

**PARCEL #4**



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# 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



NEW PORTOLA INTERCHANGE



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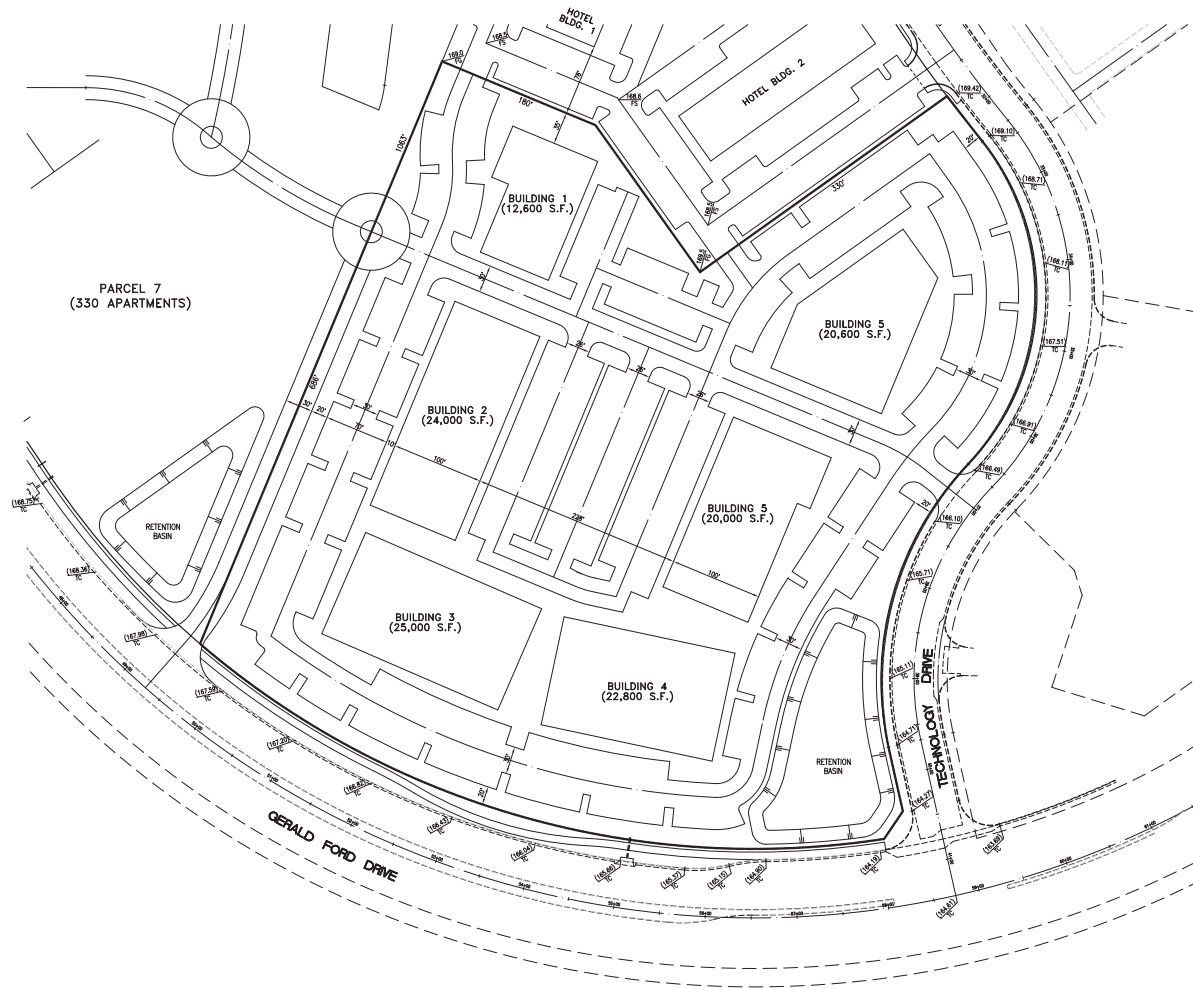
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# IN ESCROW MILLENNIUM MARKETPLACE

PARCEL #6

## CONCEPTUAL PLAN



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# FOR SALE MULTI-FAMILY (330) UNITS



**\$6,600,000**  
purchase price



**DEVELOPMENT**  
opportunity



**15 ACRES**  
lot size



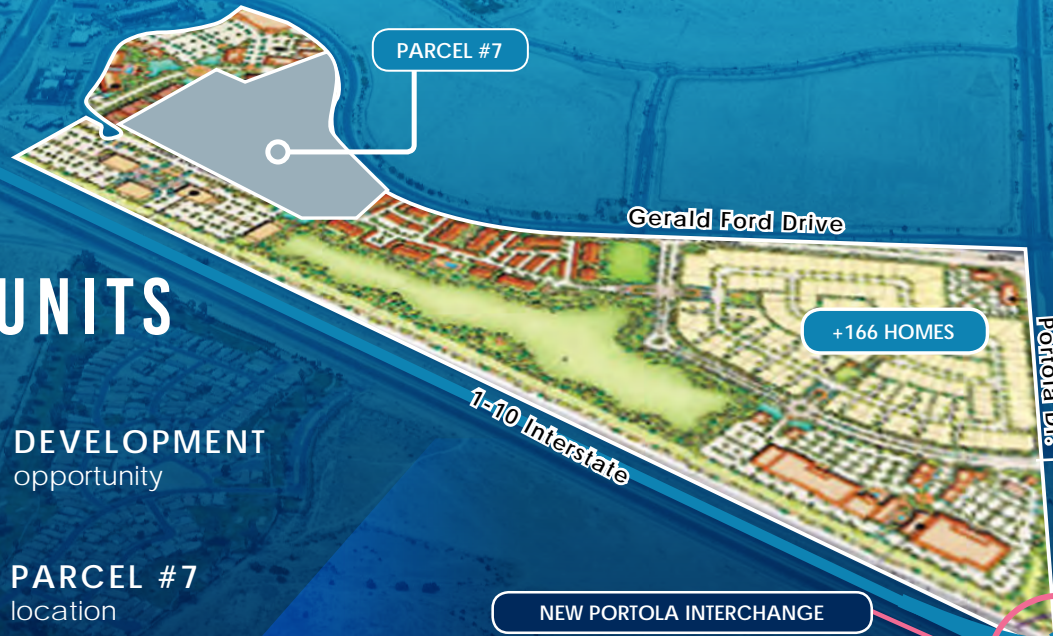
**PARCEL #7**  
location



## OPPORTUNITY ON PRIME RETAIL

SUITABLE FOR APPROXIMATELY 330 APARTMENT UNITS (22 UNITS PER ACRE)

- Rare Mid-Valley Apartment Site in Integrated Master Planned Mixed Use Community
- Adjacent to Existing Retail, Restaurant & Hotels
- Direct access to I-10 at Portola Ave & Cook St.
- Walking distance to Universite 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 car per day
- APN: 694-190-087



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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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