



OFFERING

Exclusive French Restaurant for Sale. Regarded as one of the best Restaurants in the desert, built from the ground up in 2003 by Owner/ Chef Bernard Dervieux and his wife, Susan Dervieux. The location is at two of the desert's most traveled thoroughfares.

Spacious dining areas are separated into four major rooms to accomodate 290 diners, including up to 80 seating capacity on the heated outdoor terrace.

PROPERTY HIGHLIGHT

Building Size:	8,075 SF
Building Height:	1 Story
Year Built:	2003
Land:	0.39 AC
Percent Leased:	100%

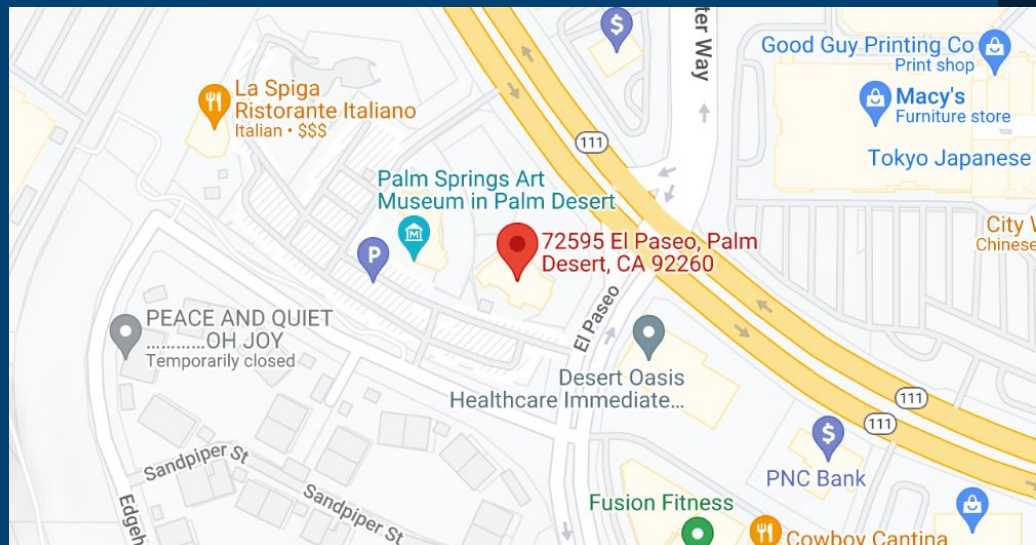


BERT GARLAND
 Investment Broker
 Cal BRE: 00873468
 Direct: 760.774.1048



**CUISTOT
 RESTAURANT**
 72595 El Paseo

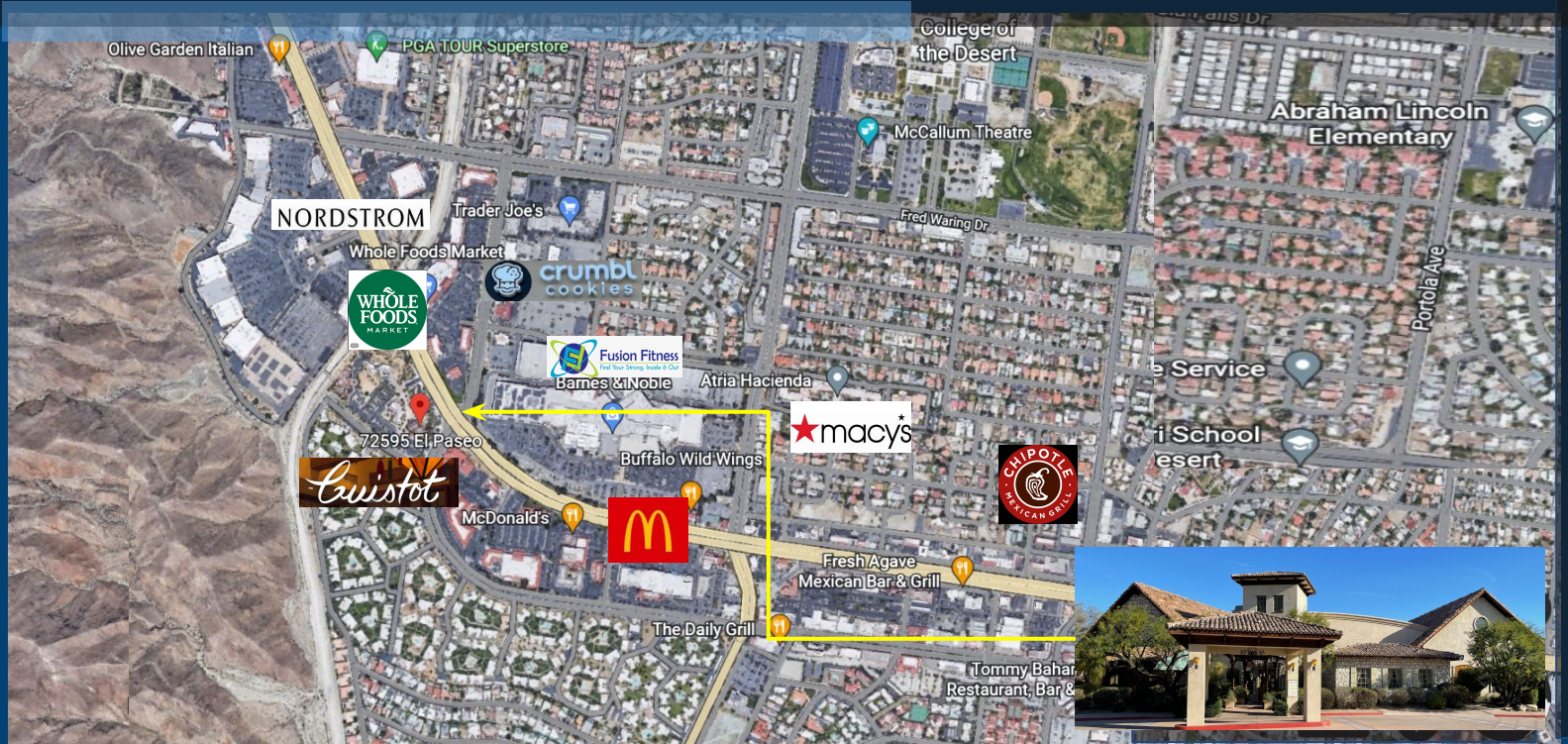
\$ 6,100,000
 Sales Price





BUSINESS PROPERTIES IN NEARBY NEIGHBORHOOD

- Palm Springs Art Museum
- Fusion Fitness
- Palms to Pines West Shopping Center
- Whole Foods Market
- Crumbl Cookies - Palm Desert
- Certified Farmers Market Palm Desert
- Chipotle Mexican Grill
- McDonald's
- Macy's
- JCPenney
- Barnes & Noble Cafe
- Staples
- Nordstrom Rack



PROPERTY FACTS

Cuistot Restaurant - 72 595 El Paseo
Palm Desert, CA 92260

Sales Type: Investment or Owner User

Assessor's Parcel Number:
640-370-003

Address: 72595 EL PASEO

Primary Owner (s): Dervieux Bernard /
Dervieux Susan E

Property Type: Retail

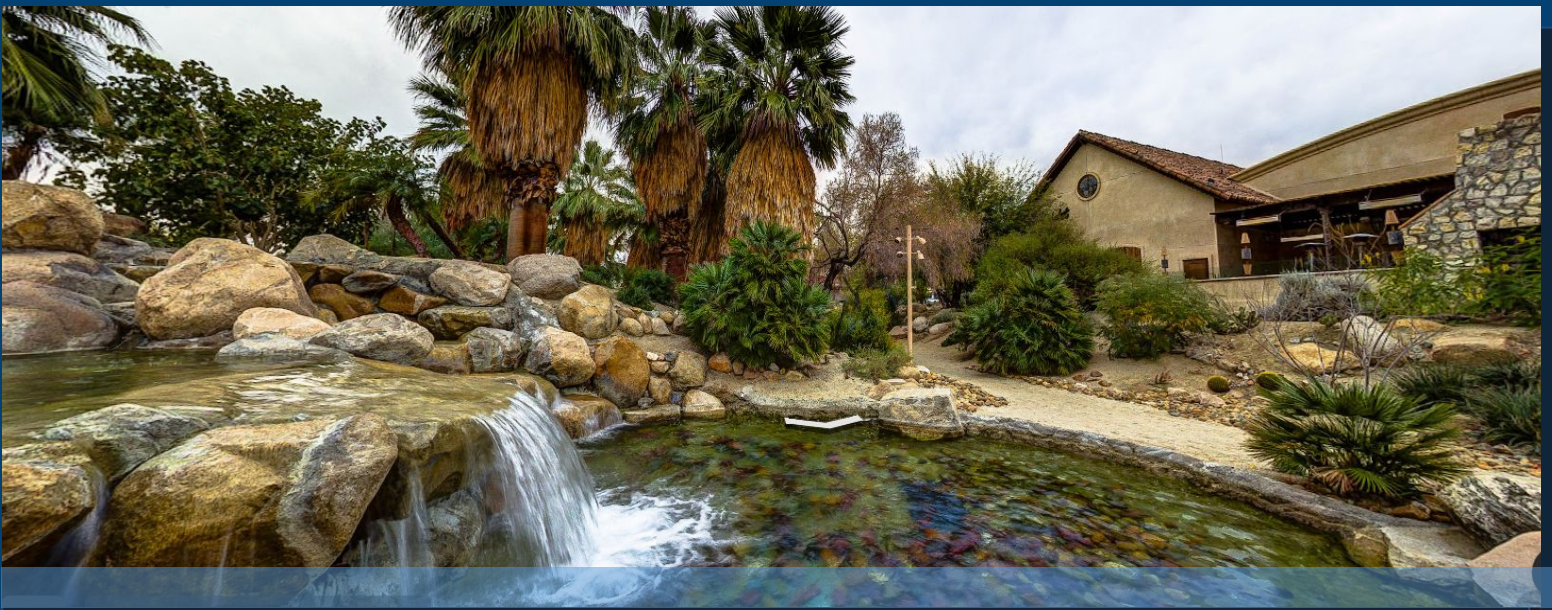
Property Subtype: Restaurant

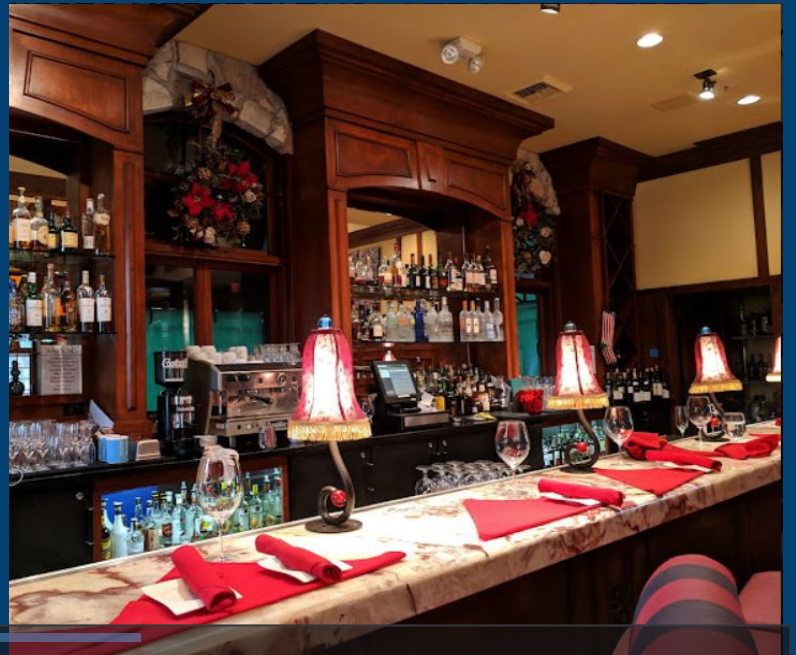
Building Class C

Building FAR 0.48

Price Per SF: \$755

**VIEW OF THE GARDEN FROM
THE PATIO DINING**





FOR VIEWING APPOINTMENT:

email: bert@garlandcommercialgroup.com
Direct: 760.774.1048

Exclusive commercial real estate firm focusing on investment sales, leasing opportunities, 1031 exchanges, land acquisitions, and property development.

www.GarlandCommercialGroup.com





BERT GARLAND

INVESTMENT BROKER

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Bert Garland brings 35 years of Real Estate knowledge, creative development experience and the ability to problem solve, along with solid sales success. He is self-motivated with high energy, combined with analytical and planning skills to compliment every client's investment needs. His success is relationship based, making sure his clients are served for the long run, not just the transaction at hand.

Bert has developed over 50 real estate projects, General Plan and zoning changes including Subdivisions, Professional offices, Industrial Parks, Shopping Centers, Private Schools, and Self-Storage facilities.

Bert spent 5 years as the CEO and President of a Real Estate Exchange Company assisting 100's of clients to successfully complete IRC 1031 Tax Deferred exchanges. In addition to running two successful Real Estate Brokerage Companies in California Bert served on the board of directors for two commercial real estate exchange organizations in Sacramento and Modesto California.

As an experienced Land Use consultant, Bert has specialized for 15 years in Zoning, Annexation, Entitlements, General Plan amendments and Government Agency workouts. For the past 10 years, Bert, as owner of IG Properties Limited LLC has been involved with conservation easement development, while consulting on endangered species, wetland protection and mitigation banking. Serving on the Advisory Board for the Desert Area Commercial Information Exchange, as well as a graduate and on the Alumni Council of Leadership Coachella, and a featured speaker for Coachella Invest 2015, the largest Real Estate Forum in Southern California, his understanding and love for the Coachella Valley with its outstanding investment opportunities has flourished. Bert's professional and extensive background in all phases of commercial real estate, project management, capital funding, manpower and resource allocation, stand ready to assist all of their commercial client's needs.

As an Airline Transport Pilot with over 9,750 hours in over 200 different aircraft types, and as CEO for 10 years for an Aircraft Sales / Aviation Insurance Brokerage company, employing 53 people, in 5 western states, Bert has the experience to keep focused on communication skills, clients' needs and rapidly changing markets.

Giving back to the community is very important to Bert, he has had the privilege to serve in the Board of Directors for Gilda's Cancer Support Community for 10 years, now currently the Vice Chairman and COO for the charity, serving Riverside County, "So No One Faces Cancer Alone".

Bert also served on the Desert Academy Christian School, Palm Desert, School Board for eight years with five of those acting as Chairman, while building a 25,000 SQ FT addition to the school, doubling its size, including classrooms, kitchen and a full gymnasium.

AFFILIATIONS & ACCOLADES

- Advisory Board for Desert Area Commercial Information Exchange
- COO & Vice Chairman for Gilda's Club
- Featured Speaker for Coachella Invest
- Graduate of Alumni Council of Leadership Coachella
- Former Board Member for Desert Academy Christian School
- Former Airline Transport Pilot

References proudly provided upon request.





SIMON WOOLFE

REALTOR / ASSOCIATE

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Office: 760-766-3300

Simon@GarlandCommercialGroup.com

Simon started his business career owning a Men's Clothing Store in San Luis Obispo, Ca. He opened a second location in Santa Barbara, Ca. and was successful for several years , and sold his company to another entrepreneur.

He decided to move to Los Angeles to get directly involved in the wholesale garment industry. His first employment focused on importing, wholesale, and distributing leather goods from Korea. He became the executive vice president of a major brand wholesale company doing business management and administration for leather coats and other men's and women's fashion apparel for several years.

He opened his own wholesale leather hide sales company selling to manufacturers of leather garments.

The Company was very successful for more than 10 years, he then decided to sell the Company.

For nearly 10 years, Simon ventured into the Vending Machine business, operating many vending machine locations around Southern California. He successfully sold the Company.

Simon obtained his Real Estate License in 2000 and worked for a successful Real Estate company in the westside of Los Angeles.

In 2004 Simon moved to the Greater Palm Springs Area, and started working for Bennion Deville Homes selling primarily Residential Real Estate.

Simon has also helped manage his family properties. In the year 2017 when he needed to sell one of his families Commercial properties in Rancho Mirage, he met Bert Garland and they sold the property together.

Mid-2018, he started as an associate with Garland Commercial Group, a company within Bennion Deville focused on all types of commercial property transactions including land & commercial property sales and acquisition, and commercial leasing.

From 2018 to the present, Simon Woolfe has made countless land deals, sales of commercial buildings and leasing of industrial , office and retail lease space. Together with Bert Garland he does the full circle of commercial transactions, from research to feasibility studies, from marketing to seller-buyer relationships, and master the art of professional after-sales service.

Simon has worked as a real estate agent for residential transactions with single-family homes, condominiums , multi-family apartments, both in West Los Angeles and the Coachella Valley. With 23 years of working in the Real Estate Business Simon now focuses on Commercial Sales and Leasing for the Garland Commercial Group.

References proudly provided upon request.

