

**LOCATED ON MAIN
ARTERY IN & OUT
OF TOWN**

**OWNER/USER
OPPORTUNITY**

**1404 N Palm
Canyon Dr**

**REDEVELOPMENT
ZONING: C1**

**18 ROOMS
W/ POOL**



PALM SPRINGS, CA 92262

1404 N PALM CANYON DR.

value.

LEAD CONTACT

Shala Brown

Value Net Lease

D: (949) 946-5790

SBrown@valuenetlease.com

CA License # 2224658

Neil Naran

Value Net Lease

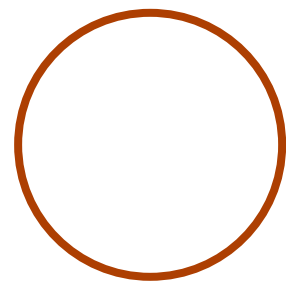
D: (949) 332-2068

Neil@valuenetlease.com

CA License # 02025512

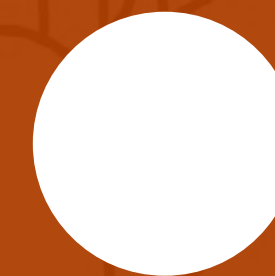
value.

WHY INVEST?



PREMIER TOURISM MARKET DRIVING STRONG HOSPITALITY DEMAND

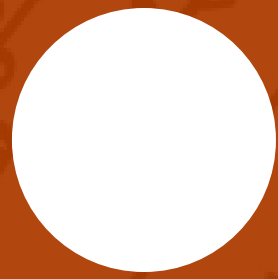
- 14.5M annual visitors to Greater Palm Springs with ~1M hotel visitors annually in Palm Springs alone.
- Premium pricing power with peak seasonal ADRs exceeding \$400+.
- Event-driven demand highlighted by Coachella RevPAR of ~\$286+
- Tourism supports ~51,000 local jobs, reinforcing a strong and durable hospitality economy.



LONG-TERM INCOME STABILITY

Located along Palm Canyon Drive, one of the most recognizable corridors in Palm Springs, the property offers investors a rare opportunity to redevelop in the heart of the city's tourism district. Positioned minutes from Downtown Palm Springs, the Palm Springs Art Museum, the Agua Caliente Cultural Plaza, and the Palm Springs Aerial Tramway, the site sits at the center of the region's primary visitor demand drivers.

value.



AFFLUENT & DENSE CONSUMER BASE

- 364K+ residents within 20 miles providing a large, built-in customer base.

- Strong household incomes exceeding \$100K+, supporting high discretionary spending.
- 150K+ households nearby, driving consistent year-round demand for hospitality, retail, and services.



18,000 Cars Per Day

N Indian Canyon Dr

Subject Property

16,000 Cars Per Day

N Palm Canyon Dr

value.

INVESTMENT SUMMARY

TENANT	Vacant (Owner/User)
LOCATION	1404 N Palm Canyon Dr., Palm Springs, CA 92262
PRICE	\$3,000,000
TOTAL SF	±7,512 SF
TOTAL AREA	±0.38 Acres
# OF STRUCTURES	2

LEASING SUMMARY

GUARANTEE	Owner/User Opportunity
YEAR BUILT	1942
YEAR CONVERTED	2016
TOTAL ROOMS	18
ORIGINAL TERM	7 Years
DETAILS	All Units 2 bds, Individual Coolers, Office, Fire Place

\$3,000,000

LISTING

C1

ZONING

2016

RENOVATED/CONVERTED

OWNER/USER

GUARANTEE

±7,512

SQUARE FOOTAGE

value.





N Indian Canyon Dr

THE Skylark

18,000 Cars Per Day

N Palm Canyon Dr

Subject Property

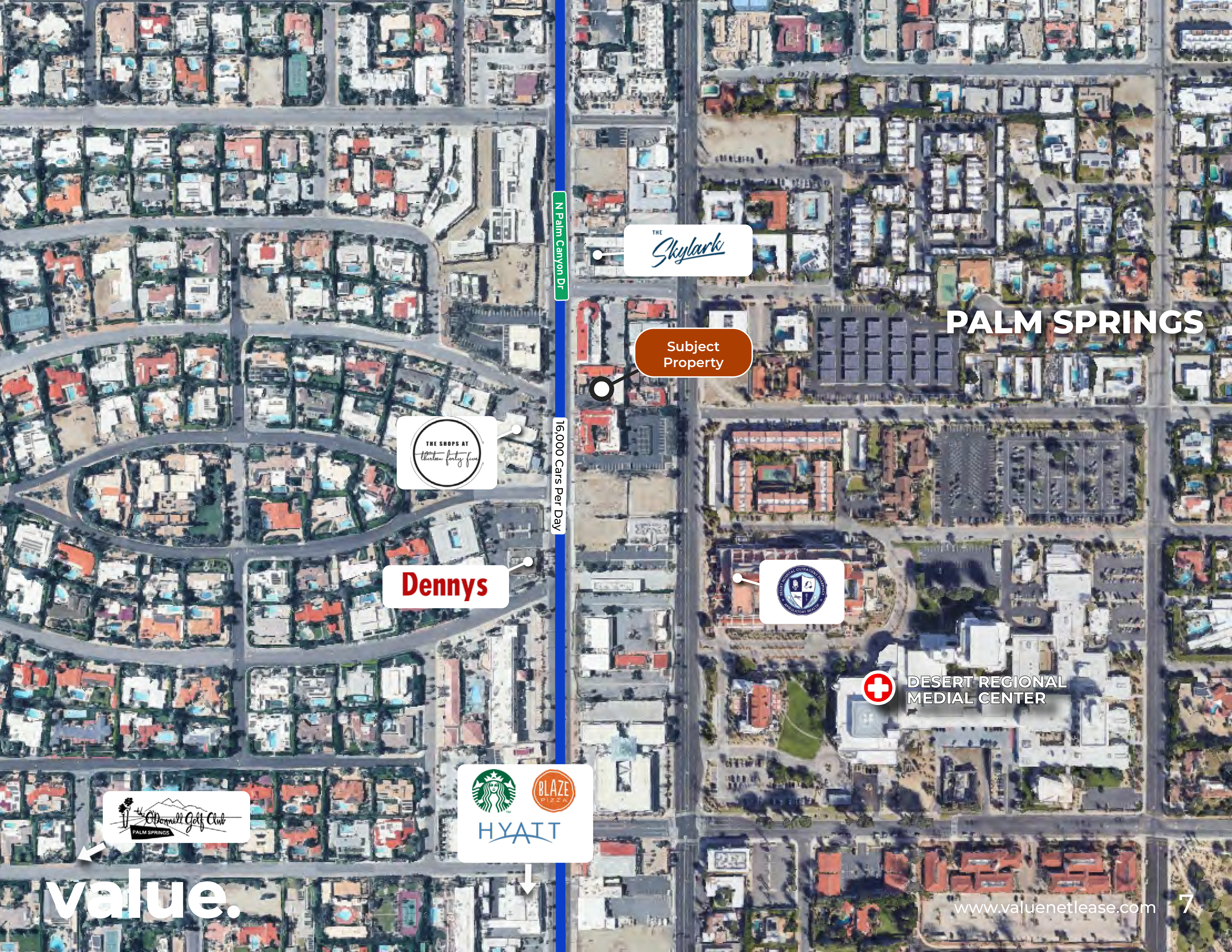
16,000 Cars Per Day

W Vereda Norte

value.

Starbucks BLAZE PIZZA HYATT Denny's The Denny's Golf Club PALM SPRINGS





PALM SPRINGS

N Palm Canyon Dr

16,000 Cars Per Day

THE *Skylark*

Subject Property

THE SHOPS AT
thirteen forty five

Dennys



DESERT REGIONAL
MEDIAL CENTER

Starbucks logo, BLAZE PIZZA logo, and HYATT logo.

the O'Donnell Golf Club
PALM SPRINGS

value.

PALM SPRINGS, CA



PALM SPRINGS, CA



LOCAL MARKET

GLOBAL RESORT DESTINATION WITH EXCEPTIONAL REGIONAL CONNECTIVITY

Palm Springs is a globally recognized resort destination located within the Coachella Valley in Riverside County. Positioned along the Interstate 10 corridor, the city provides convenient access to major Southern California markets including Los Angeles, San Diego, and Phoenix, supporting strong regional travel and year-round tourism demand.

Accessibility is further enhanced by Palm Springs International Airport, which serves millions of passengers annually with direct connections to key domestic and international markets. This connectivity continues to drive consistent visitor traffic and reinforces Palm Springs' reputation as one of Southern California's premier leisure destinations.

TOURISM-DRIVEN ECONOMY & YEAR-ROUND VISITOR DEMAND

Palm Springs' economy is anchored by a powerful tourism and hospitality industry, attracting millions of visitors each year. The region is known for its luxury resorts, championship golf courses, casinos, and globally recognized events such as the Coachella Valley Music and Arts Festival and Modernism Week, which draw visitors from around the world.

This steady influx of travelers fuels strong demand for hospitality, dining, retail, and service-oriented businesses throughout the year. In addition, the market benefits from a large seasonal population of second-home owners and retirees, further supporting consistent consumer spending and commercial activity across the city.

ICONIC PALM CANYON DRIVE LOCATION IN A SUPPLY-CONSTRAINED MARKET

The property is strategically positioned along North Palm Canyon Drive, one of Palm Springs' most prominent commercial corridors and the city's primary retail, dining, and hospitality spine connecting visitors to downtown attractions, boutique hotels, restaurants, and the Uptown Design District. Located minutes from major demand drivers including the Palm Springs Art Museum, Agua Caliente Cultural Museum, and the Palm Springs Aerial Tramway, the site sits at the center of the city's tourism corridor, where limited land availability and strict development regulations create rare opportunities for investment in a supply-constrained resort market.



value.





Starbucks
 BLAZE PIZZA
 HYATT
 The Odonnell Golf Club
 PALM SPRINGS



N Indian Canyon Dr

18,000 Cars Per Day

N Palm Canyon Dr

16,000 Cars Per Day

Denny's

THE SHOPS AT
Altitude forty five

value.

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Value Net Lease and ParaSell, Inc. and it should not be made available to any other person or entity without the written consent of Value Net Lease and ParaSell, Inc. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Value Net Lease and ParaSell, Inc. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Value Net Lease and ParaSell, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable. However, Value Net Lease and ParaSell, Inc. has not and will not verify any of this information, nor has Value Net Lease and ParaSell, Inc. conducted any investigation regarding these matters. Value Net Lease and ParaSell, Inc. makes no guarantee, warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Value Net Lease and ParaSell, Inc. hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Value Net Lease and ParaSell, Inc. has not and will not verify any of this information, nor has Value Net Lease and ParaSell, Inc. conducted any investigation regarding these matters. Value Net Lease and ParaSell, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Value Net Lease and ParaSell, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Value Net Lease and ParaSell, Inc. Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE VALUE NET LEASE AND PARASELL, INC. AGENT FOR MORE DETAILS.

LEAD CONTACT

Shala Brown

Value Net Lease

D: (949) 946-5790

SBrown@valuenetlease.com

CA License # 2224658

Neil Naran

Value Net Lease

D: (949) 332-2068

Neil@valuenetlease.com

CA License # 02025512

value.