

LEASE

LIEBLING TRUST BUILDING

102 North Palm Canyon Palm Springs, CA 92262



Rob Wenthold
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CalDRE #01153834

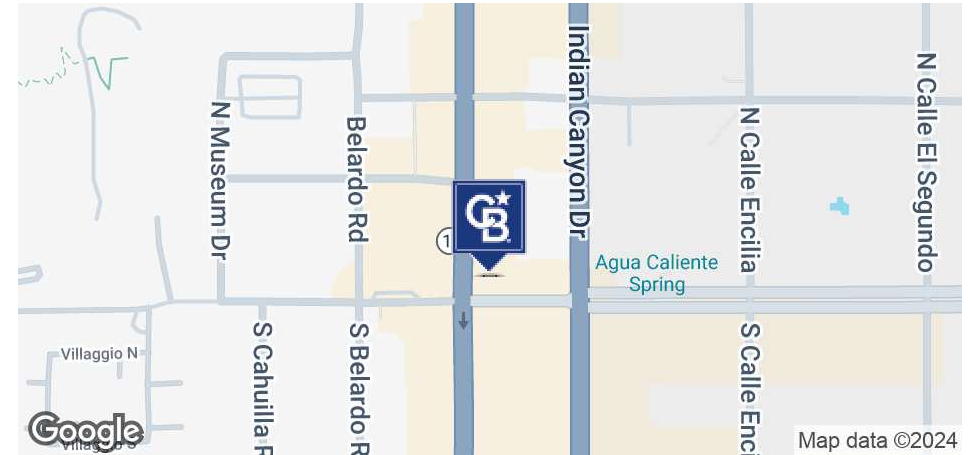


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PROPERTY DESCRIPTION

LIEBLING TRUST BUILDING An iconic Landmark property in the "HEART" of Downtown Palm Springs. If you are seeking a Downtown location, it simply does not get any better than this "Main and Main" property! In addition to its renown, one-of-kind location, this nostalgic property provides unobstructed frontage/visibility in THE highest auto and foot traffic area of Palm Springs with incredible views and endless possibilities! The property provides ample on-street parking (in front on both N. Palm Canyon Drive and E. Tahquitz Canyon Way) and abundant private parking (in rear on N. Indian Canyon Drive) plus many, many other accolades.

LOCATION DESCRIPTION

Located across N. Palm Canyon Drive from the "new" Downtown Museum Marketplace project, including The Rowan Hotel and across N. Indian Canyon Drive from Agua Caliente Casino/Cultural Museum/Seche Spa, and within a very short walk to numerous other boutique Resorts/Hotels, several trendy Restaurants/Nightclubs, countless unique Retail stores and multiple elite neighborhoods.

Located on the Northeast corner of N. Palm Canyon Drive/E. Tahquitz Canyon Way and the Northwest corner of N. Indian Canyon Drive/E. Tahquitz Canyon Way in Downtown Palm Springs.

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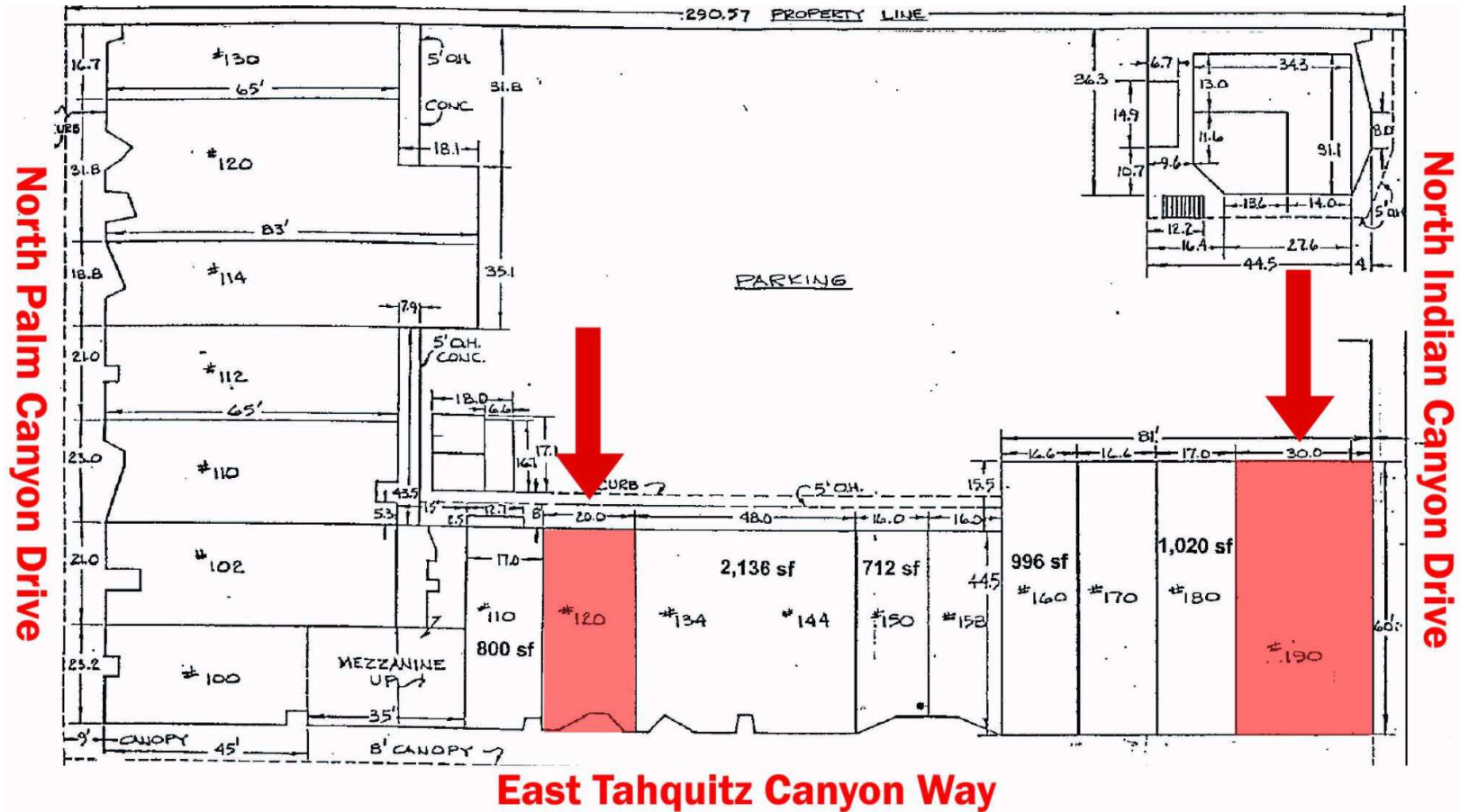


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Site Plan - Liebling Building

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LEASE INFORMATION

Lease Type:	NNN Charges = \$0.78 per sq. ft. per mo.	Lease Term:	Negotiable
Total Space:	890 - 1,800 SF	Lease Rate:	\$4.00 - \$5.00 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
120 TQ	890 SF	\$4.00 SF/month	Available 10/01/2024.
190 TQ	1,800 SF	\$5.00 SF/month	Suite is currently occupied. Please do not disturb existing Tenant. Please contact Listing Agent for touring instructions. Available 12/01/2024.

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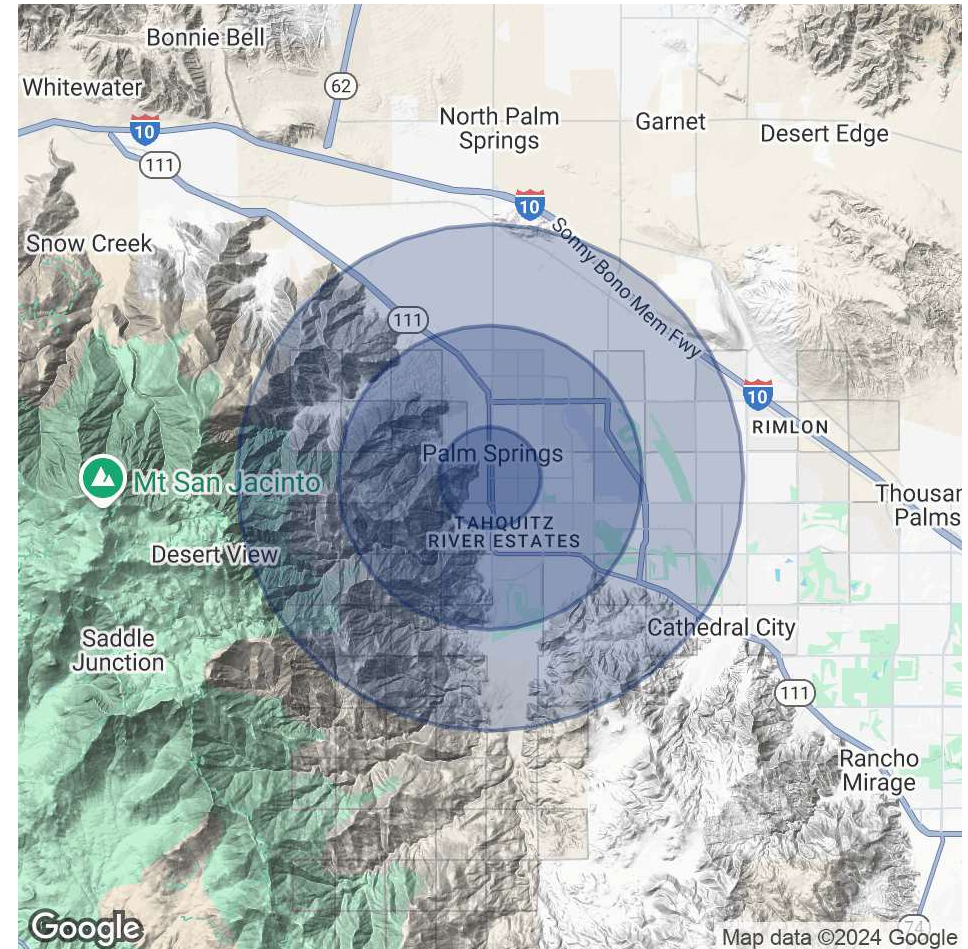
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,078	39,121	88,248
Average Age	54	54	48
Average Age (Male)	55	54	47
Average Age (Female)	53	53	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,501	21,319	39,300
# of Persons per HH	1.7	1.8	2.2
Average HH Income	\$107,771	\$108,809	\$98,870
Average House Value	\$892,586	\$844,193	\$680,671

Demographics data derived from AlphaMap



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