

LEASE  
FOR

**SMOKE TREE VILLAGE  
\$0.75 - \$3.75 PSF/MONTH (NNN)**

Negotiable

1711 & 1775 E Palm Canyon Dr  
Palm Springs, CA 92264

AVAILABLE SPACE  
408 - 6,800 SF

**FEATURES**

- Small, conveniently located spaces for startup businesses
- Free-standing, former bank building with drive-thru
- Low rental rates
- Anchor tenants are in Ralphs supermarket and Ace Hardware store
- Retail, restaurants, and service tenants



**RETAIL**

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## SMOKE TREE VILLAGE

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### OFFERING SUMMARY

Available SF:	408 - 6,800 SF
Lease Rate:	\$0.75 - 3.75 SF/month (NNN)
Lot Size:	4.15 Acres
Year Built:	1955
Building Size:	8,267 SF
Renovated:	2017
Zoning:	CSC
Market:	Inland Empire
Submarket:	Coachella Valley

### PROPERTY OVERVIEW

Retail and office suites are available in an established, grocery store-anchored neighborhood center with an excellent tenant mix.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 305	Negotiable	710 SF
Suite 310	Negotiable	906 SF
Suite 320	Negotiable	408 SF
Suite 330	Negotiable	1,376 SF
Suite 610	Negotiable	1,940 SF
Suite 615	Negotiable	845 SF
1711 East Palm Canyon Drive	Negotiable	6,800 SF

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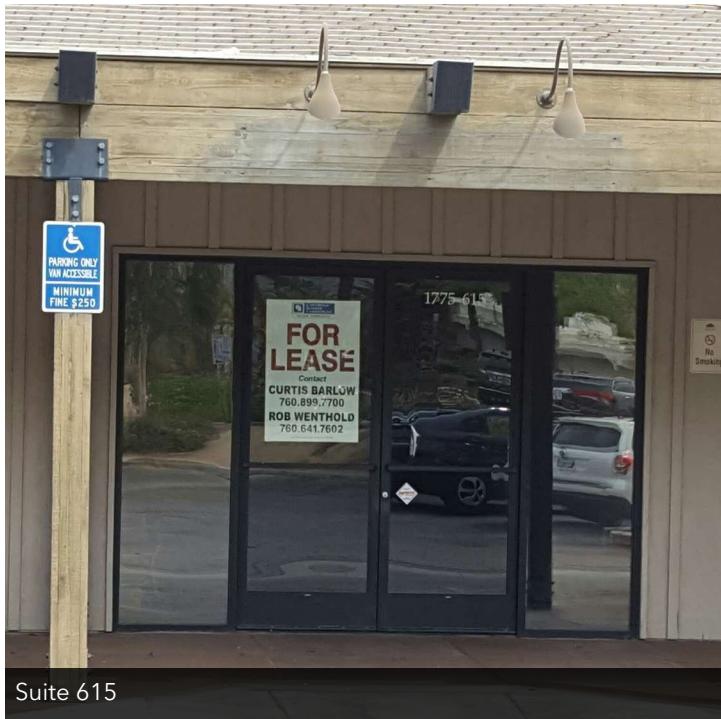
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LEASE

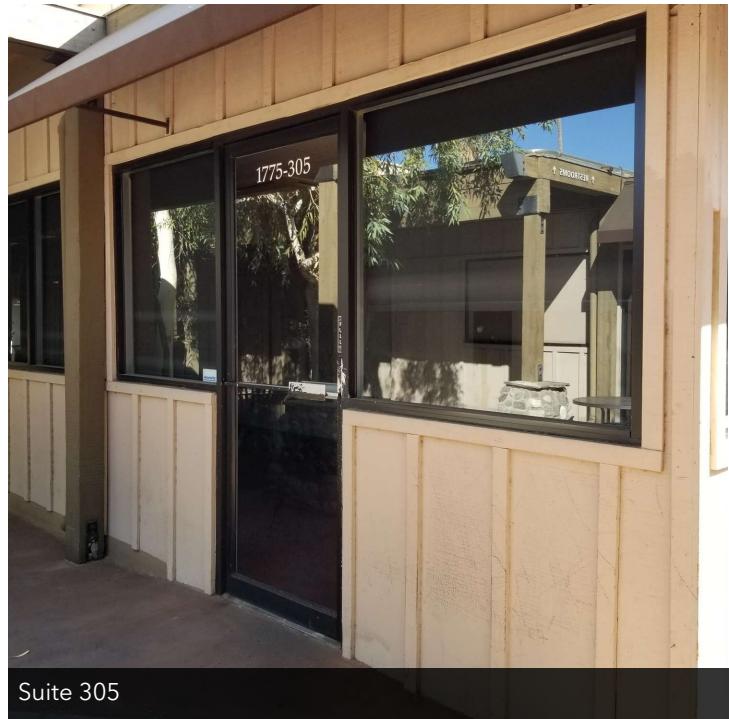


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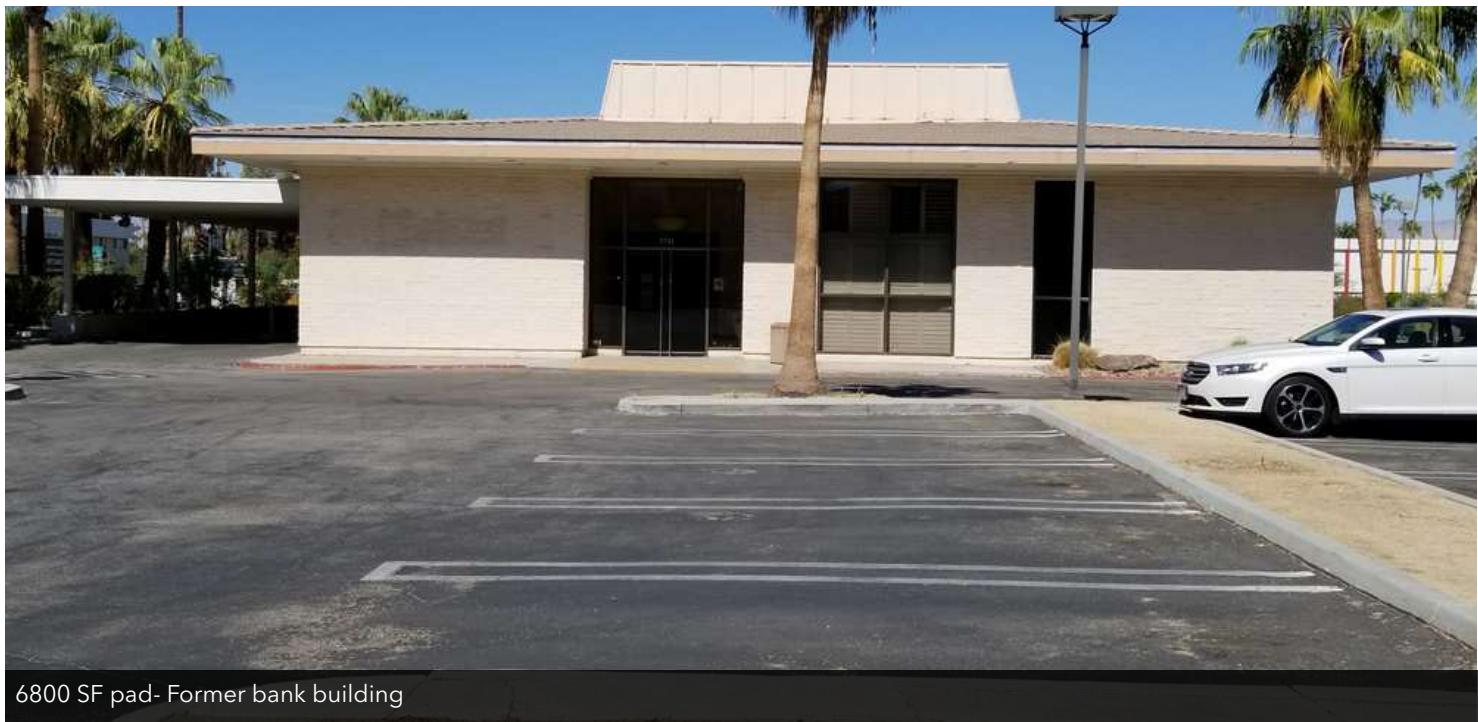
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Suite 615



Suite 305



6800 SF pad- Former bank building

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