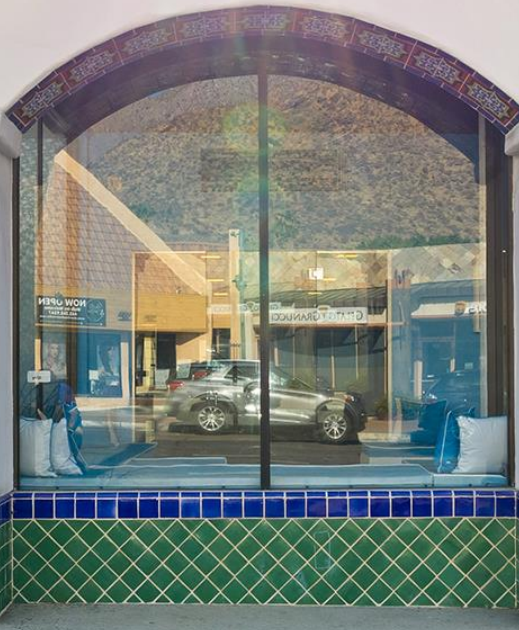


FOR LEASE

**320 N Palm Canyon Dr
Palm Springs, CA 92262**



320



**LEASING BROCHURE
PALM SPRINGS, CA**

**SMOKETREE
INVESTMENTS**



320

YANSON
VACATIONS



3 HOUR
PARKING
NOON-8PM

NO
PARKING
THURSDAYS
8:00AM-11:00AM

HARVEST

Marconi

**WATCH
VIDEO** 

ADVISORY TEAM

JOSEF JONATHAN

Principal, Smoketree Investments

josef@smoketreeinvestments.com
(760) 349-6711

73301 Fred Waring Dr, Ste 200
Palm Desert, CA 92260

www.smoketreeinvestments.com

Lic # 02115747 | Lic # 02063319



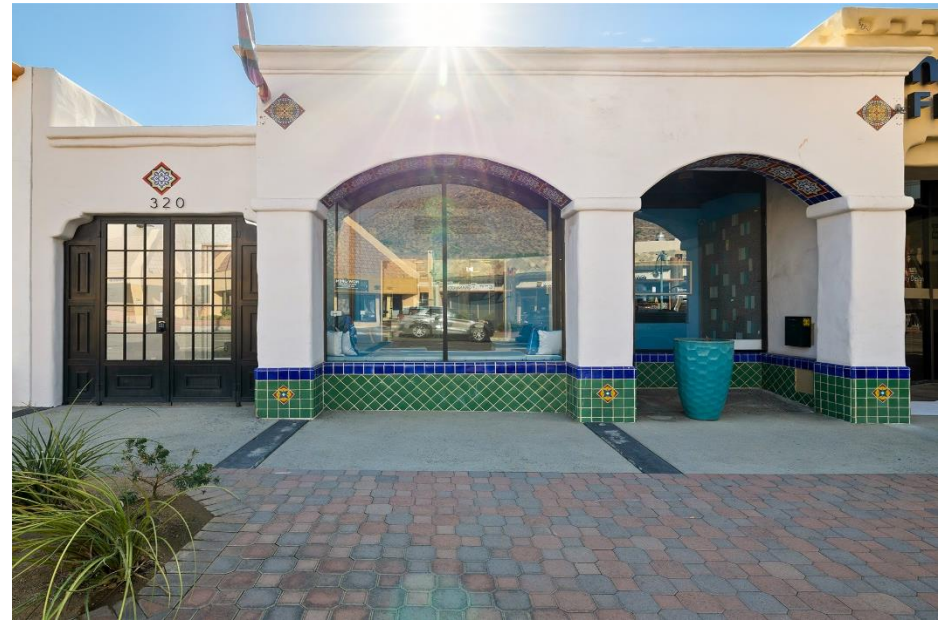
SMOKETREE
I N V E S T M E N T S





SUMMARY

Address	320 N Palm Canyon Dr, Palm Springs
Location	Ground-Level
Suite Size	2,024 SF
Building Parking	Street + 21 Spaces in Rear
Use	Retail / Office / Restaurant / Other
Lease Type	Triple Net (NNN)
Monthly Base Rent	\$3.25/SF (\$6,578)
Monthly NNNs	\$0.75/SF (\$1,518)



BENEFITS

- Desirable Location at the Center of Downtown Palm Springs
 - Located on N Palm Canyon, Between Amado & Alejo
- Suite is Designed as Upscale, Modern Retail/Office Space
 - Direct Access to Palm Canyon and Parking Lot
 - Zoned as Central Business District Zone
 - Palm Springs Municipal Code
- Building Signage Rights on Palm Canyon
- Ample Parking in Front and Rear of Building
- Private Restroom and Dedicated AC Unit







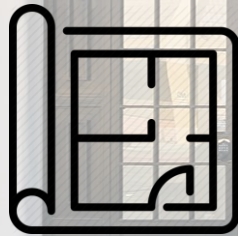
Located in the Premier Shopping District in the Valley



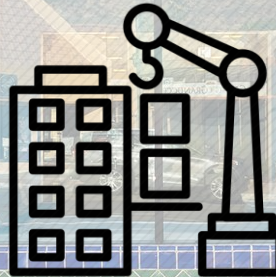
Palm Canyon Street Parking with Extra Parking in Rear



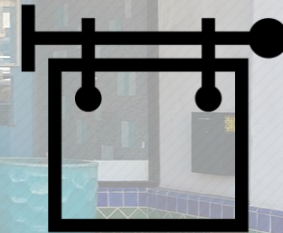
Centered in Heart of Commercial Corridor of Palm Springs



Open Floor Plan and Private Restroom in Suite



Major Developments Under Construction on Palm Canyon



Street Frontage on Palm Canyon with Signage Rights

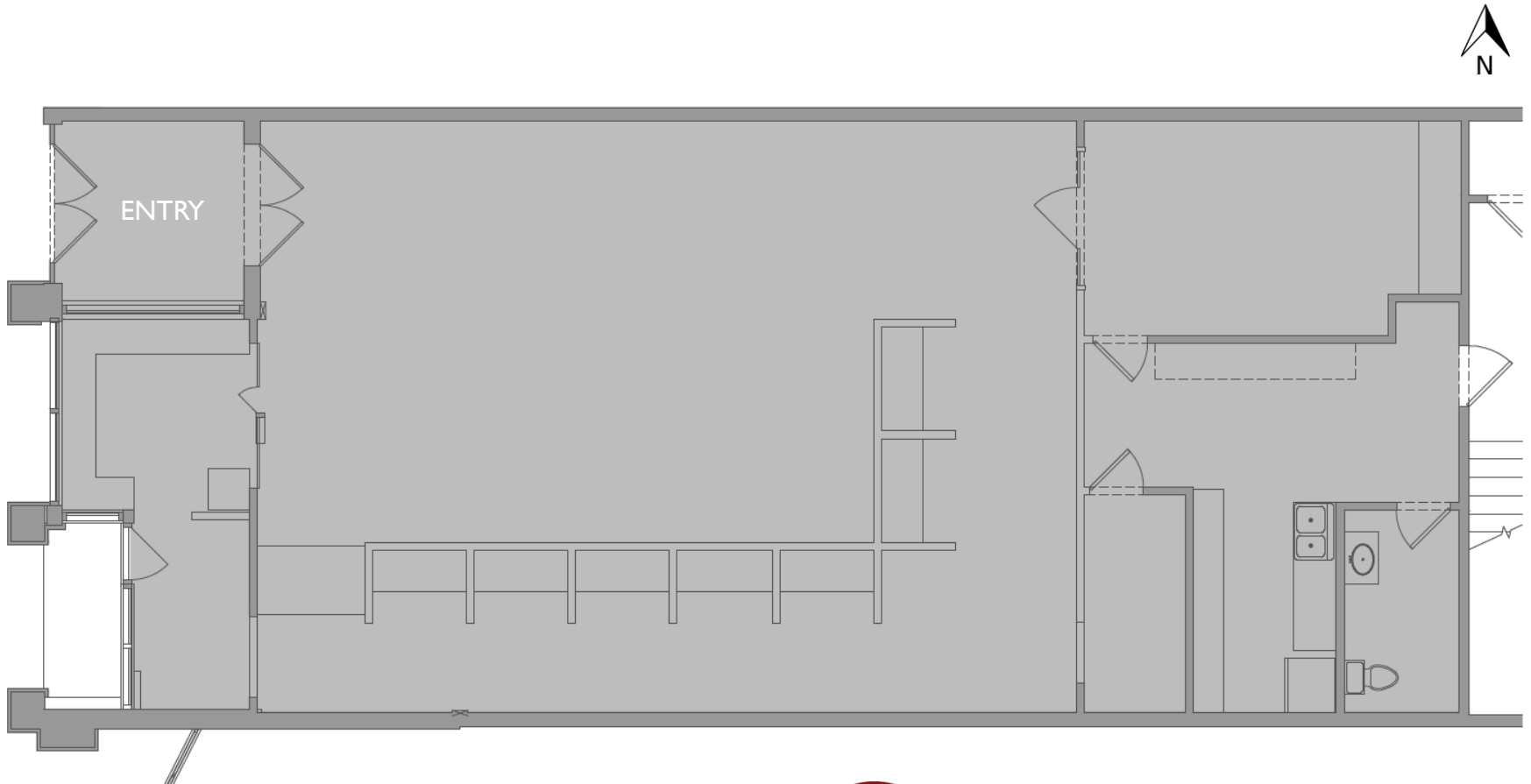
PROPERTY HIGHLIGHTS

Palm Springs is a city located in the eastern part of the Coachella Valley in Riverside County, California.

Situated just 100 miles east of Los Angeles, the city is served by regional traffic corridors, such as Interstate 10 and Highways 111 and 74, and is easily accessible to all points within the Coachella Valley by local traffic corridors, such as Vista Chino and Ramon Rd.

The Coachella Valley population is growing at a faster rate than California and the nation. According to estimates by the Coachella Valley Association of Governments (CVAG) and the Southern California Association of Governments (SCAG), the population of the Coachella Valley will double to nearly 1,000,000 permanent residents by 2035.

EXISTING FLOOR PLAN





BUILDING MURAL



LOCATION MAP



REGIONAL MAP





SMOKETREE

I N V E S T M E N T S

ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE; HOWEVER, NO REPRESENTATION OR WARRANTY IS MADE TO THE ACCURACY THEREOF.