



Suite A



Suite B



The building is located in the highly desirable Palm Springs professional corridor, centrally located between the Palm Springs International Airport and the heart of the downtown area. The area is dominated by professional offices including medical, legal, CPAs and real estate.



200 N SUNRISE WAY

SALES INFO

List price	\$3,200,000
Cap	6.12%
Price per SF	\$364.63
<i>not including the basement</i>	
Vacancy	0%
Building SF street	8776
Basement	2880
Parking	22 surface 26 covered
Parking Ratio	5.24/1000
Land Acres	.89

Investment Information

Scheduled Rental Income	\$195,883.
Scheduled NNN Income	\$ 47,535.

The above information, while not guaranteed, has been obtained from sources deemed reliable and is subject to change without notice. Buyer must verify the information and bears all risks for any inaccuracies.

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Architectural floor plan of a building. The plan shows several rooms including OFFICE, STOR., CONF., CLOSER, LOAN, and RECEPT. There are also areas labeled 'ELECT' and 'STOR.'. The building is surrounded by landscaping, including trees and shrubs. A 'TURF' area is indicated in the bottom right corner. The plan includes dimensions such as '36"-Box Multi tr.', '5' P.U.E.', and 'EXISTING 6' +'. A green rectangular area is present at the top of the plan.

Comparable Sales

Subject Property

200 N. Sunrise Way	Palm Springs	Office	8776SF	\$3,200,000
		P/sf does not include the 2880 basement		(\$ 364.63 /sf)

Sale Comps List

	Property Name Address	City	Type	Size	Sale Information
1	Palm Desert Healthcare Facility 77840 Flora Rd	Palm Desert	Office ★★★★☆	6,963 SF	Sold: \$11,969,602 (\$1,719.03/SF)
2	Rancho Mirage Healthcare Facility... 40055 Bob Hope Dr	Rancho Mirage	Office ★★★★☆	17,952 SF	Sold: \$6,808,365 (\$379.25/SF)
3	Bldg F 41750 Rancho Las Palmas Dr	Rancho Mirage	Office ★★★★☆	5,858 SF	Sold: \$1,875,000 (\$320.08/SF)
4	35200 Bob Hope Dr	Rancho Mirage	Office ★★★★☆	7,014 SF	Sold: \$1,800,000 (\$256.63/SF)
5	H 41750 Rancho Las Palmas Dr	Rancho Mirage	Office ★★★★☆	5,700 SF	Sold: \$1,792,500 (\$314.47/SF)

Demographics >>

	1 mile	3 miles
Population	13,798	64,805
Households	7,543	33,764
Median Age	57.50	57.30
Median HH Income	\$69,069	\$77,132
Daytime Employees	8,685	32,403
Population Growth '25 - '30	▲ 8.72%	▲ 8.84%
Household Growth '25 - '30	▲ 8.68%	▲ 8.86%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
North Sunrise Way	S Sunrise Way S	19,330	2026	0.07 mi
East Tahquitz Canyo...	East Tahquitz Canyo...	9,986	2026	0.19 mi
E Tahquitz Canyon ...	N Saturmino Dr E	9,616	2026	0.19 mi
E Tahquitz Canyon ...	S Hermosa Dr W	11,710	2026	0.23 mi
South Sunrise Way	E Arenas Rd S	20,165	2026	0.27 mi
East Tahquitz Canyo...	East Tahquitz Canyo...	9,986	2026	0.28 mi
North Sunrise Way	E Desert Palms Dr S	24,396	2026	0.31 mi
E Alejo Rd	N CII Rolph W	5,442	2026	0.34 mi
North Sunrise Way	E Granvia Valmonte N	21,312	2026	0.35 mi
E Baristo Rd	Goleta St E	6,431	2026	0.42 mi