FOR LEASE

# 364-368 SOUTH PALM CANYON DR.

**24,405 SF** (Contiguous)
**& 3,151 SF**
**Anchor Space**
Downtown Palm Springs

CBRE

# PROPERTY HIGHLIGHTS

Suite 364-366: ±24,405 SF (Contiguous)
Suite 368: ±3,151 SF

Asking Rate: $2.75/SF/Mo
NNN: $0.63/SF/Mo

Ample surface parking - 124 stalls

Joint loading dock access

Neighboring Tenants Include: Grocery Outlet, Tlaquepaque, BBVA Compass Bank, Palm Springs Museum of Art and Architecture, and The Avalon Hotel

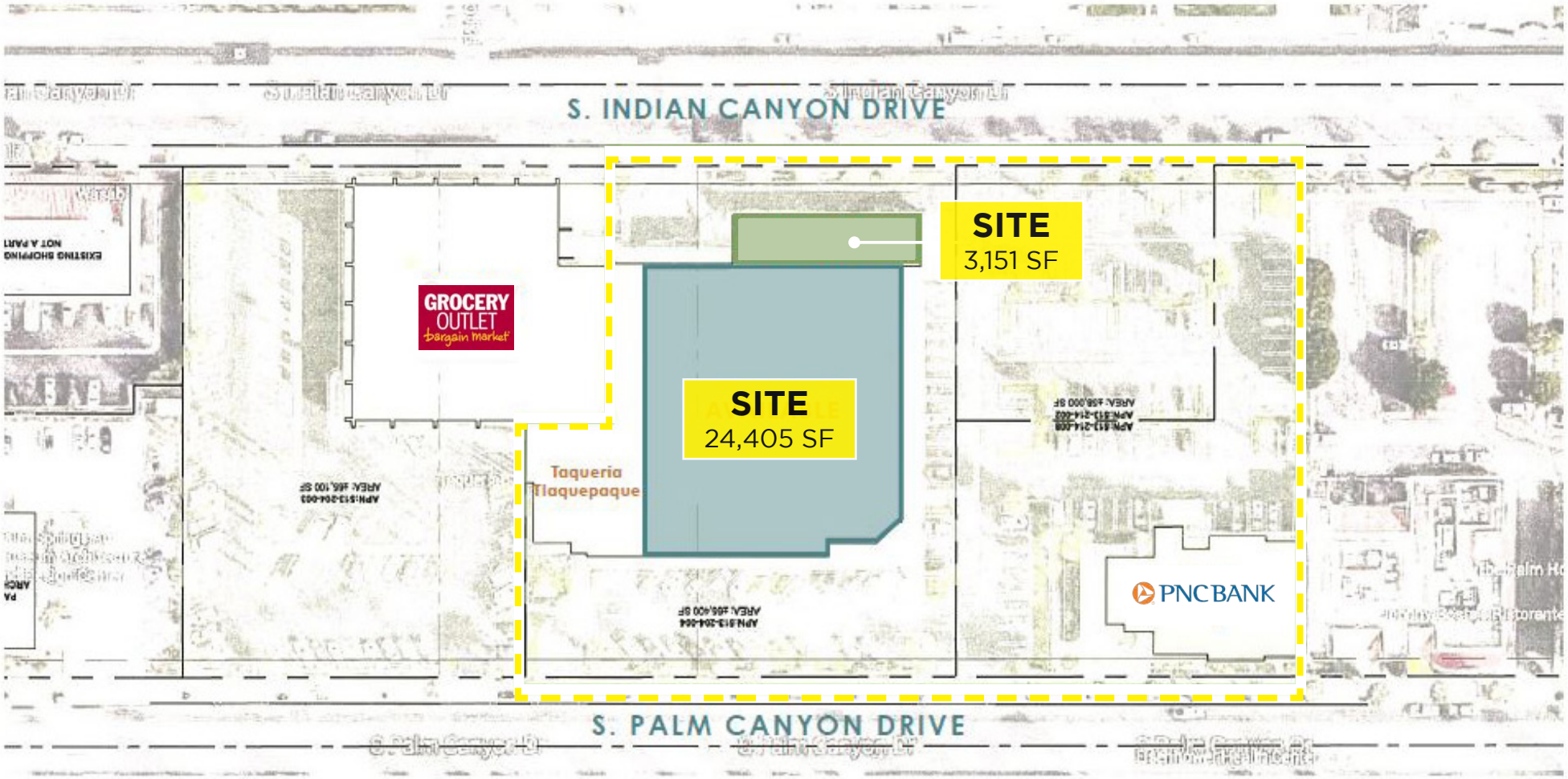
Located in the prime Downtown Palm Springs retail market and Central Business District Zone

# SUITE 364-366: ±24,405 SF
# SUITE 368: ±3,151 SF

SUITE 368 - 3,151 SF

SUITE 364-366 - 24,405 SF

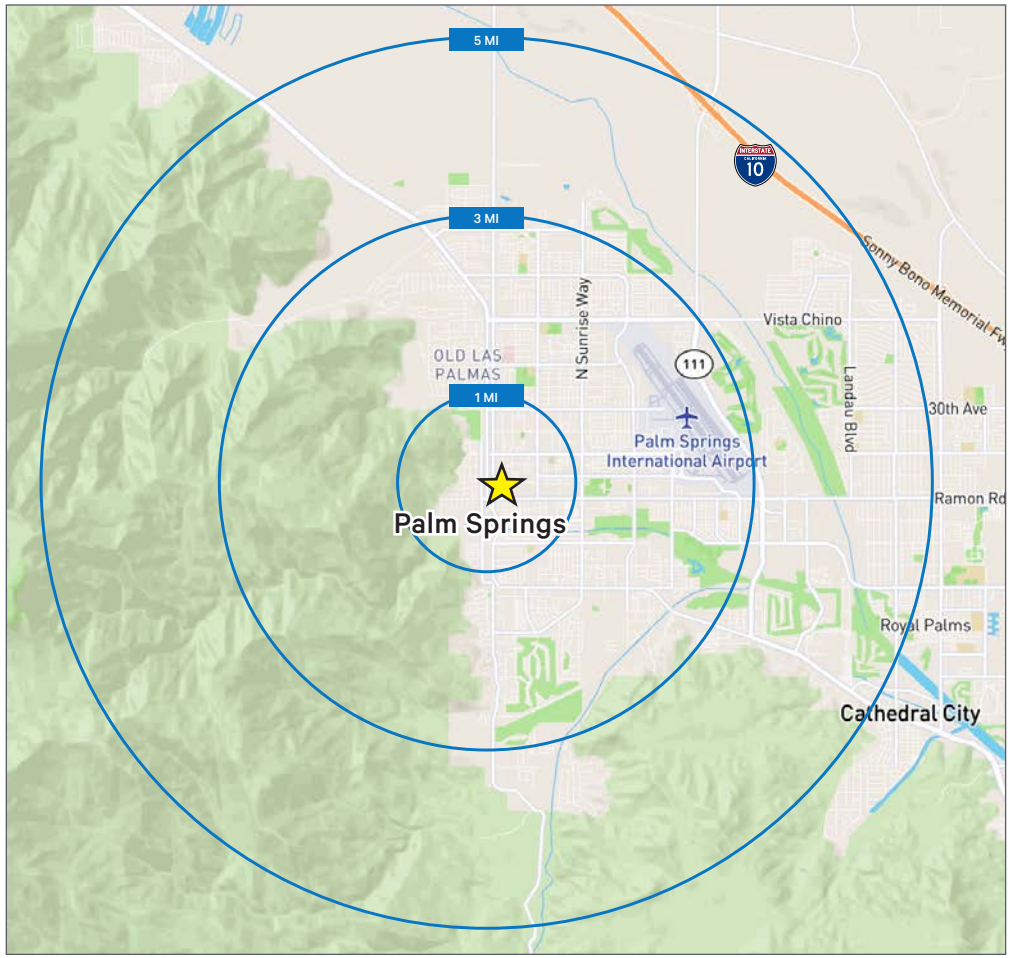
# SITE PLAN


S. INDIAN CANYON DRIVE
S. PALM CANYON DRIVE
SITE
3,151 SF
SITE
24,405 SF
GROCERY OUTLET
bargain market
Taqueria Tlaquepaque
PNC BANK

# RETAILER MAP

# DEMOGRAPHICS

| Radius | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population | 6,124 | 41,882 | 80,661 |
| Daytime Population | 5,273 | 39,405 | 75,271 |
| Households | 2,808 | 20,898 | 75,271 |
| Average Household Income | $122,152 | $109,914 | $105,271 |
| Median Age | 55.9 | 56.9 | 47.8 |




Palm Springs has long been a premier destination for those seeking a blend of desert tranquility, outdoor recreation, and cosmopolitan amenities. The area's natural hot springs have drawn visitors for centuries, and today the city is renowned for its plethora of stylish hotels, resorts, and spas. But the appeal of Palm Springs extends far beyond its pampering creature comforts.

With an extensive network of recreational facilities, including over 100 championship golf courses and 600 tennis courts, cater to sports enthusiasts. In fact, Palm Springs has become a hub for major professional golf and tennis events, regularly hosting PGA tournaments, pro-am competitions, and WTA tour stops that attract thousands of spectators each year.

The city's vibrant core along Palm Canyon Drive is a magnet for shoppers, this bustling district brims with vintage boutiques, interior design showrooms, and an eclectic array of restaurants. Palm Springs has emerged as a premire destination for Indian casinos, with several large-scale resort casinos, including the Agua Caliente Spa Resort Casino in downtown Palm Springs, the Casino Morongo in Cabazon, the Fantasy Springs Casino Hotel in Indio, and the Agua Caliente Hotel in Rancho Mirage.

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