

RETAIL

FOR LEASE

THE OASIS BUILDING A MID-CENTURY MODERN GEM AT THE HEART OF DOWNTOWN PALM SPRINGS



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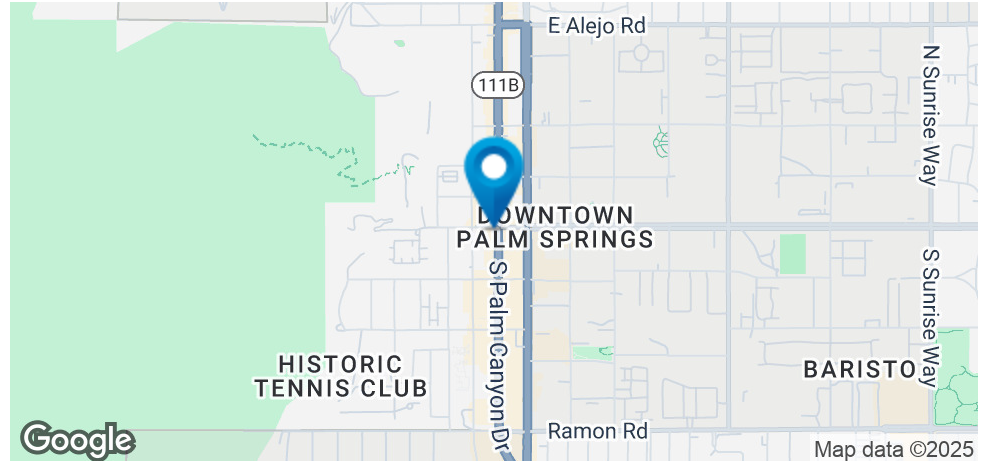
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100-139 SOUTH PALM CANYON DRIVE, PALM SPRINGS, CA 92262

THE OASIS BUILDING



OFFERING SUMMARY

AVAILABLE SF:	1,931 SF
LEASE RATE:	\$3.95 SF/month (NNN)
YEAR BUILT:	1952
BUILDING SIZE:	21,910
RENOVATED:	2025
MARKET:	Inland Empire
SUBMARKET:	Coachella Valley

PROPERTY OVERVIEW

Set at “Main & Main”—Palm Canyon Dr & Tahquitz Canyon Way—the iconic OASIS Building delivers an A++ location with unmatched pedestrian and vehicle visibility in the heart of downtown Palm Springs. The property fronts both Palm Canyon and Tahquitz at a signalized hard corner with dual street frontages (~168’ on S Palm Canyon; ~281’ on W Tahquitz Canyon Way), supported by on-site reserved parking and outstanding walkability (Walk Score 81 – Very Walkable). At 39,245 SF across two stories, originally built in 1923 and renovated in 1958, OASIS blends historic character with everyday convenience, placing retailers and guests steps from Palm Springs’ best dining, shopping, and cultural attractions.

Daily traffic reinforces the address: ~11,200 cars/day on S Palm Canyon at La Plaza and additional exposure on W Tahquitz Canyon Way—all at the city’s premier retail crossroads.

PROPERTY HIGHLIGHTS

- A++ “Main & Main” location: Palm Canyon Dr & Tahquitz Canyon Way; signalized intersection.
- Two-street frontage: ~168’ (S Palm Canyon) & ~281’ (W Tahquitz Canyon Way).
- On-site reserved parking: 63 spaces (1.61/1,000 SF).
- Walk Score 81 (Very Walkable); Transit Score 37.
- Historic pedigree: Built 1923; renovated 1958.

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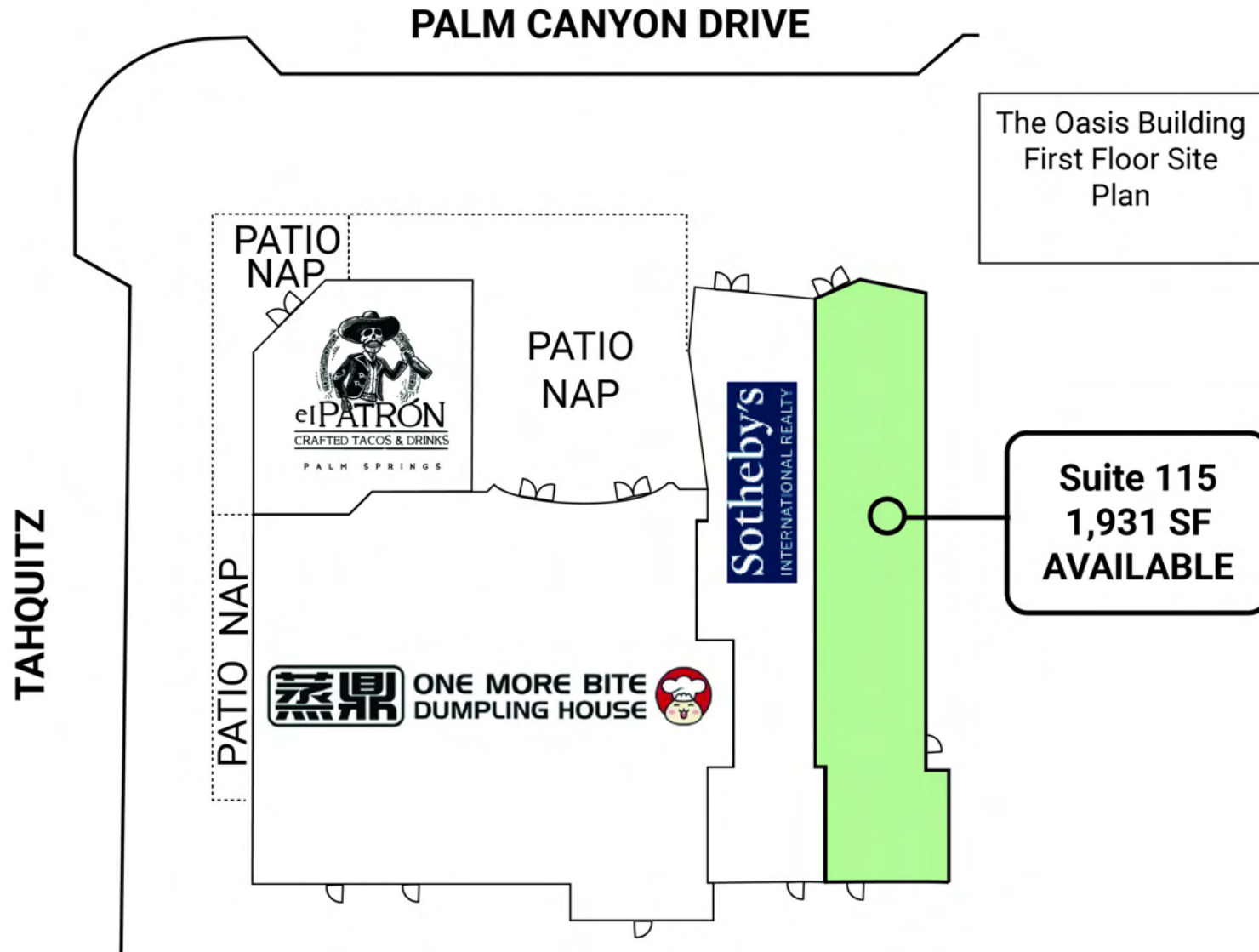
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SITE PLAN



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AVAILABLE SPACE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,931 SF	Lease Rate:	\$3.95 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
115 S. Palm Canyon Drive	1,931 SF	\$3.95 SF/month	Suite 115 is currently used for general retail with mostly an open floor plan. The space includes a back room and a private restroom. Located in the Iconic Oasis Building, it is filled with windows that provide abundant natural light and visibility from Palm Canyon Drive. The property and space feature distinctive mid-century modern architecture. Suite 115 sits on the south end-cap of the ground floor of the main building, directly across from the recently renovated Historic Plaza Theaters. It is suitable for various retail uses.

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LOCATION DESCRIPTION



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Welcome to the beating heart of Downtown Palm Springs, where the pulse of the city meets the intersection of style, culture, and excitement. This restaurant location is the epitome of prime real estate in this iconic desert oasis, situated at the coveted Southwest Corner (SWC) of Palm Canyon Drive & Tahquitz Canyon Drive.

50-Yard Line Positioning: Picture this – you're at the 50-yard line, right where the action is. This location takes center stage at the heaviest foot traffic intersection in Downtown Palm Springs. Your business will be front and center, capturing the attention of everyone passing by.

City's Beating Heart: Immerse yourself in the vibrant rhythm of Downtown Palm Springs. This is where the community gathers, events unfold, and the energy is infectious.

Visibility: Be seen and remembered. This prime location ensures your presence is impossible to ignore.

Foot Traffic Galore: Join the flow of people exploring the magic of Downtown Palm Springs. Your business will be part of their journey.

Event Hub: From festivals to local gatherings, your business will be at the epicenter of Palm Springs' cultural events.

It's More Than a Location; It's Your Stage: Claim your spot at the SWC of Palm Canyon Drive & Tahquitz Canyon Drive – where businesses thrive and dreams come to life. This is your invitation to be a part of the heartbeat of Downtown Palm Springs.

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SPACE PHOTOS



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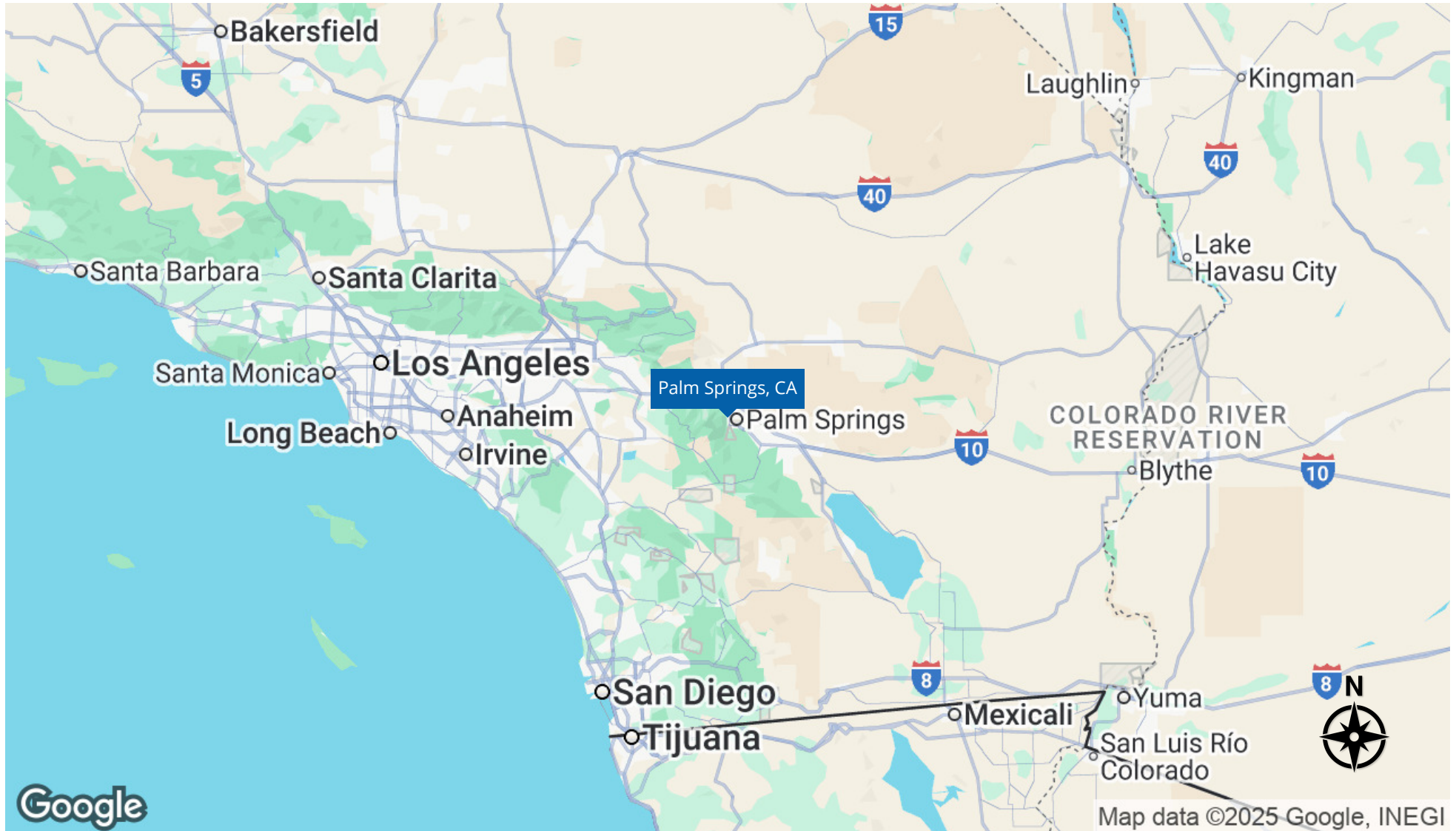
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REGIONAL MAP



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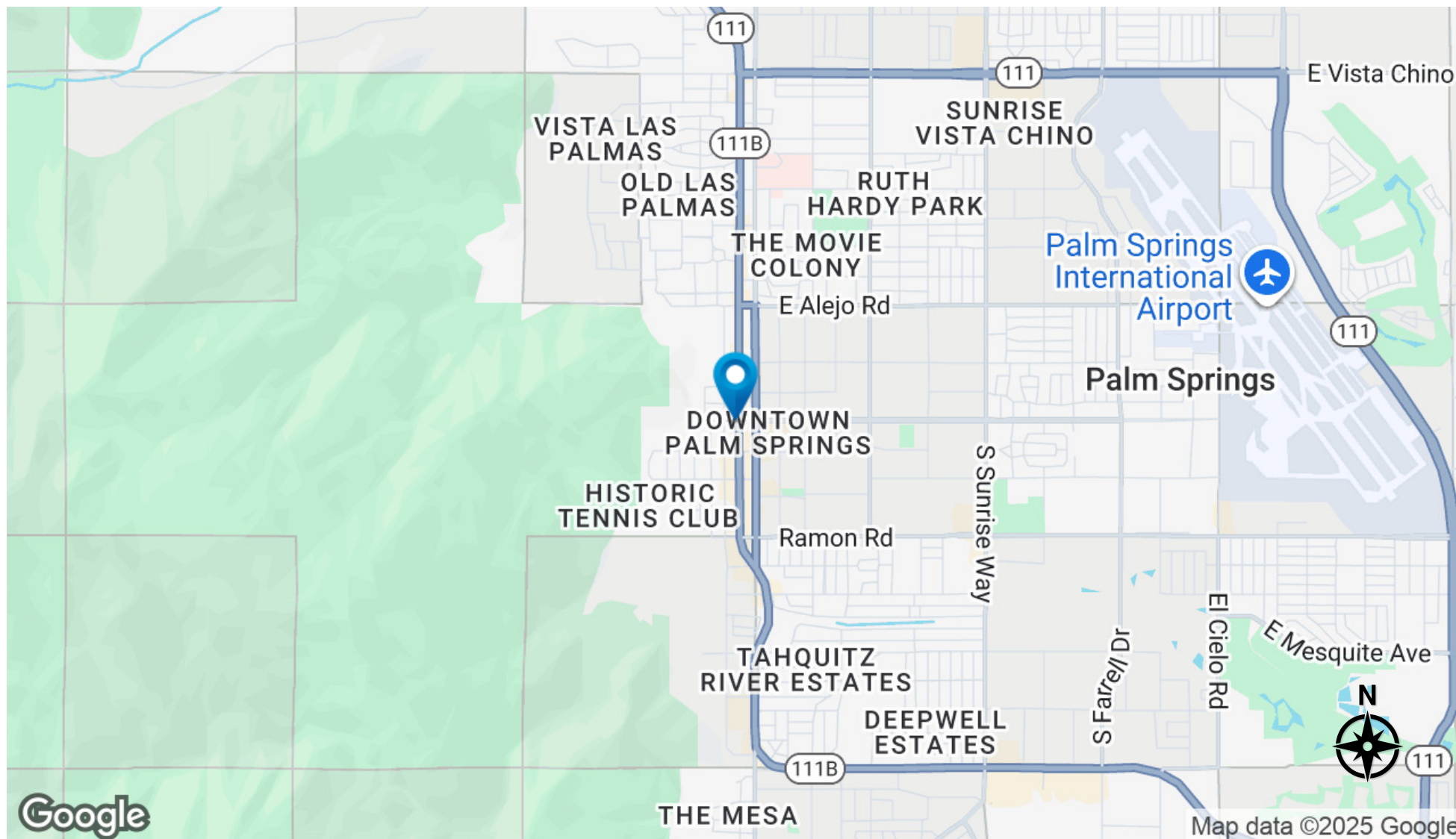
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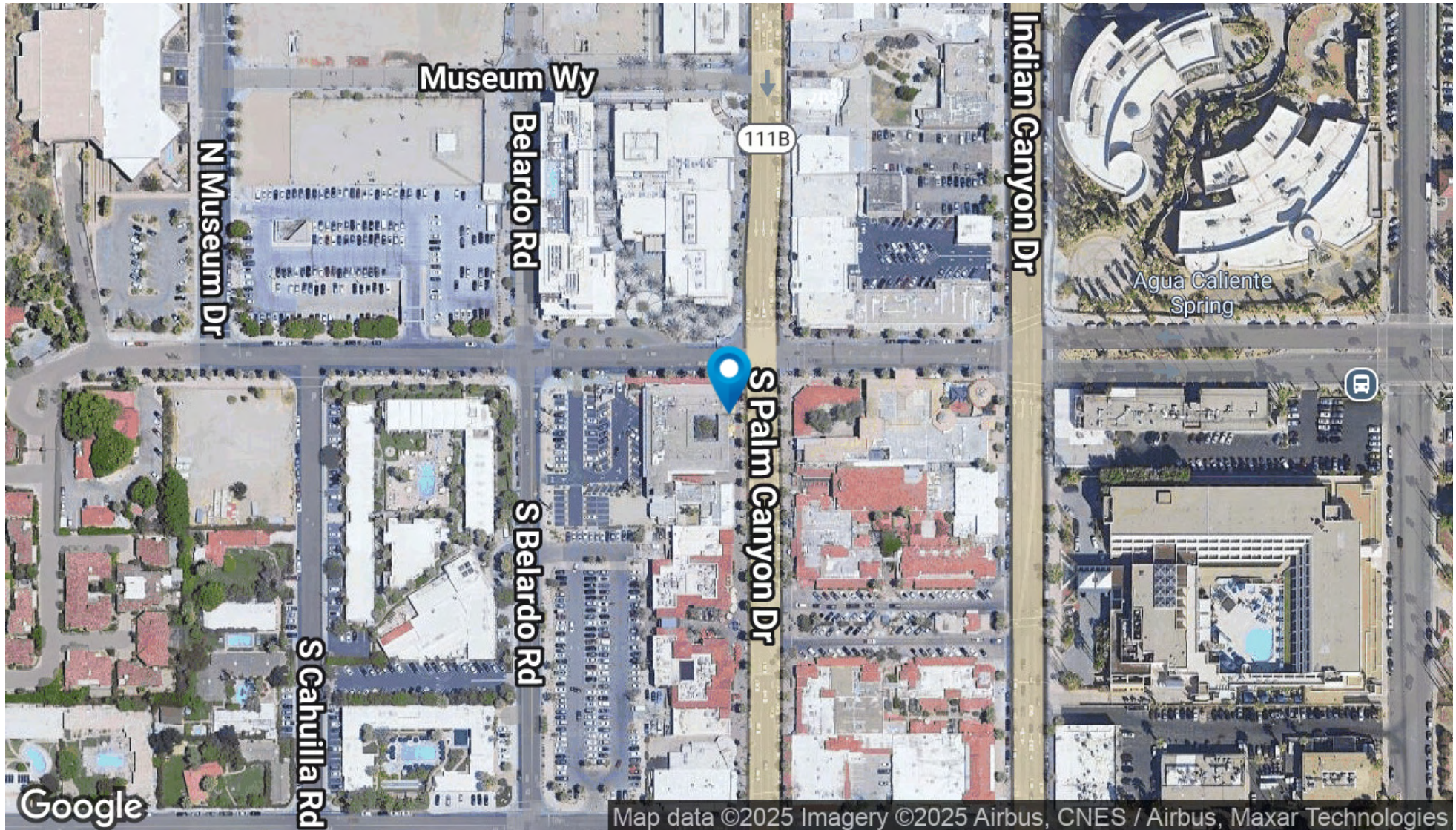
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AERIAL MAP



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RETAILER LOCATOR



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HOTEL LOCATOR



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RESTAURANT LOCATOR



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ENTERTAINMENT LOCATOR



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DEMAND GENERATORS

The following demand generators are located in the immediate proximity of **THE OASIS BUILDING in Palm Springs**:

The **“Heart of Palm Springs Hotels” (HOPS)** – are hotel properties close to downtown Palm Springs and Palm Springs International Airport. They offer more than 2,000 guest rooms close to **THE OASIS BUILDING in Palm Springs**:

Renaissance Hotel

410 rooms. It is the largest hotel in Palm Springs and is connected to the Palm Springs Convention Center.

Palm Mountain Resort

142 rooms located directly across the street.

Rowan Hotel by Kimpton

153 rooms located directly across the street. There is a signature pool and plentiful amenities in this top-performing hotel.

Thompson Hotel by Hyatt

168 rooms. After years under construction, the multi-use development, which recently opened in November 2024, includes Hyatt Corporation's upscale and sheik concept, The Thompson hotel, and several high-end retailers, hip bars, and lavish restaurants.

Other Notable Hotels in Close Proximity

Hotel Zoso (163 Rooms), Hilton (260 Rooms), Marquis Villas Resort (100 Rooms), Courtyard by Marriott (149 Rooms), Extended Stay America (104 Rooms), Hyatt (197 Rooms), Drift Hotel (84 Rooms) are all a short walk away from **THE OASIS BUILDING in Palm Springs**!

Events and Entertainment Bringing Foot Traffic – Downtown Palm Springs brings 12.8 million visitors a year. That number not only represents visitors coming for the day or a vacation but also represents many events surrounding Downtown:

Village Fest

Started when Sonny Bono was mayor in 1991, Village Fest occurs every Thursday when Palm Canyon Drive Downtown is shut down to vehicular traffic and up to 100 vendors offering an array of enticing goods, including art, food, entertainment, jewelry, flowers, and much more line the streets. Village Fest brings up to 100,000 people every Thursday night.

Modernism Week

Ten days in March, celebrate architecture and design in Palm Springs. 2026 attendance is estimated at 125,000 people.

Palm Springs International Film Festival

This annual event brings 135,000 visitors directly into downtown for two weeks.

Pride Weekend

This annual event brings 125,000 visitors directly into Downtown for one week.

Parades and Other Notable Events

Palm Springs is home to four parades a year: Veterans Day parade, Homecoming parade, Pride parade, and Christmas Lights parade. Palm Springs also benefits from Coachella Festival two weeks every year, Stage Coach one week every year, Splash House three weeks every year, BNP Paribas Open two weeks every year, Dinah Shore Weekend, American Express Golf Tournament four days every year, Motorcycle Weekend, White Party one week every year, Tour De Palm Springs one week every year, and Acrisure Arena a 12,000 seat stadium offering 100 events a year including over 50 concerts and 25 home games of AHL hockey team Coachella Valley Firebirds.

Palm Springs Convention Center

261,000 SF with 25 meeting rooms hosting approximately 50 annual conventions per year. Located three blocks away from **THE OASIS BUILDING in Palm Springs**.

Spa Resort Casino

30,000 SF Casino is located two blocks away from **THE OASIS BUILDING in Palm Springs**.

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PROPERTY PHOTOS



Aerial



Front of Building



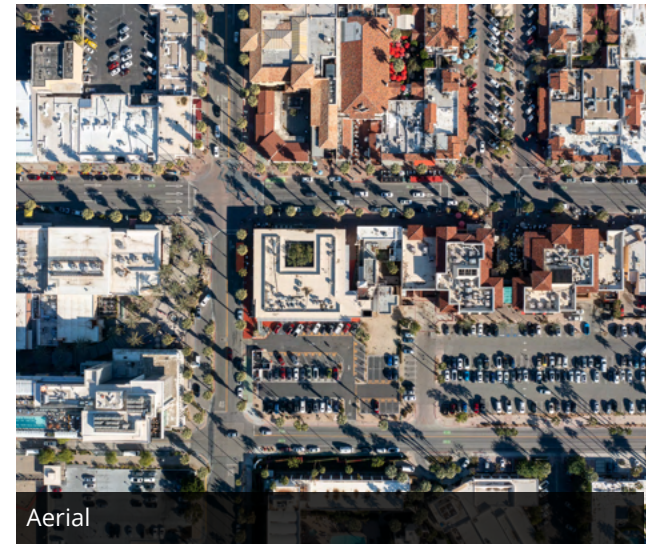
Front Corner Of Building



Aerial



Aerial



Aerial

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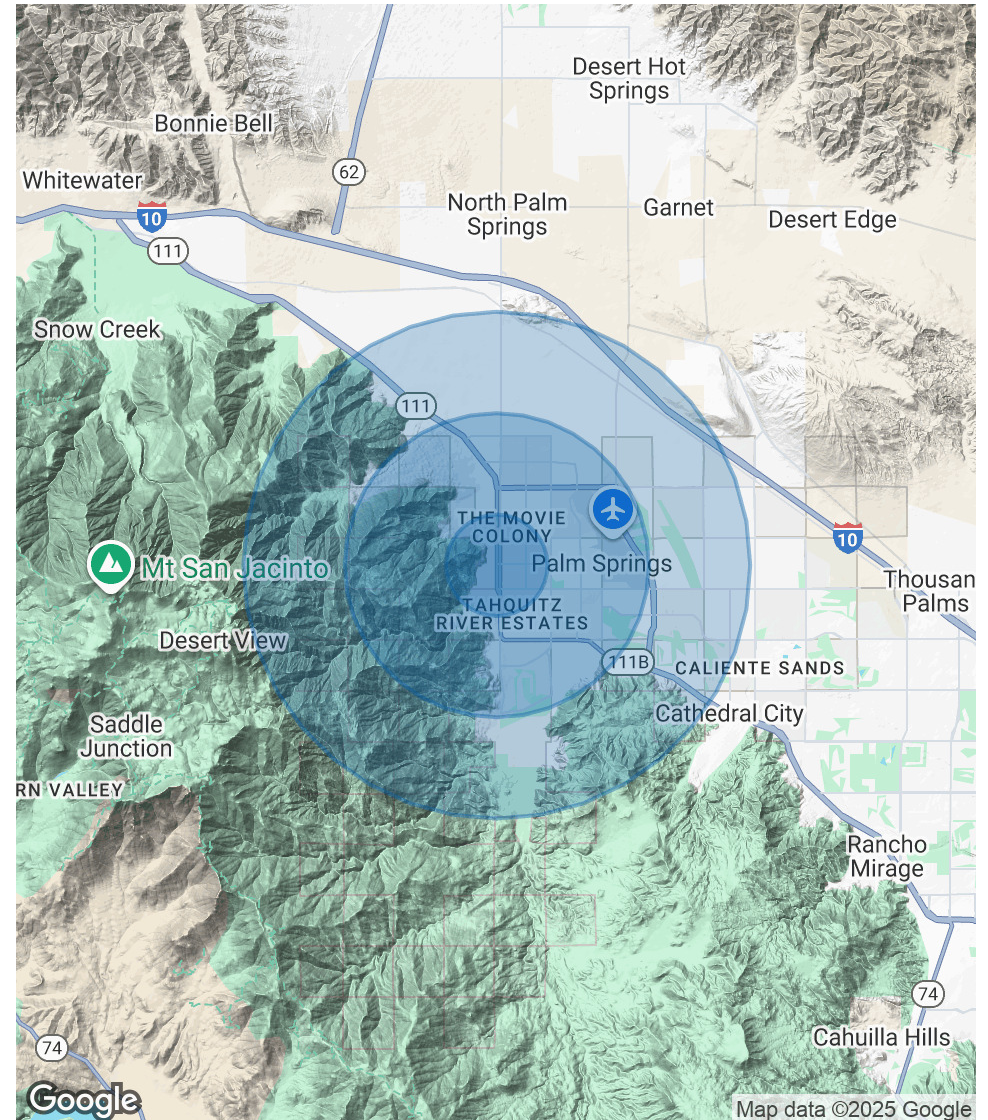
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,932	38,633	79,591
Average Age	50.6	53.8	48.0
Average Age (Male)	51.8	54.1	48.7
Average Age (Female)	49.8	53.1	46.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,083	29,564	49,378
# of Persons per HH	1.2	1.3	1.6
Average HH Income	\$60,989	\$62,240	\$61,866
Average House Value	\$493,575	\$477,270	\$411,397

2020 American Community Survey (ACS)



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