



**COLDWELL  
BANKER  
COMMERCIAL**

LYLE & ASSOCIATES, LP

**FOR LEASE**

CBCWORLDWIDE.COM

## 830 NORTH PALM CANYON DRIVE

Palm Springs, CA 92262

### AVAILABLE SPACE

4,334 SF

### LEASE RATE

\$3.00 SF/month (NNN)



### OFFICE

Rob Wenthold  
760 641 7602  
rwenthold@dc.rr.com  
CaIDRE #01153834

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**COLDWELL BANKER COMMERCIAL**  
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78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211  
760.772.6400



LEASE

## 830 NORTH PALM CANYON DRIVE

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### OFFERING SUMMARY

Available SF: 4,334 SF

Lease Rate: \$3.00 SF/month (NNN)

Lot Size: 0.35 Acres

Building Size: 7,330 SF

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### PROPERTY OVERVIEW

830 N. Palm Canyon Drive .... One of the BEST addresses currently available For Lease in the trendy and highly desirable Uptown Design District! This modern-style, meticulously maintained Building provides unobstructed frontage and unparalleled visibility in one of the highest auto and foot-traffic areas of Palm Springs. Mountain views, On-Street Front Parking and abundant Private Rear Parking all add to the Property's "classic charm" and endless list of accolades.

Surrounded by numerous Resorts/Boutique Hotels, countless "chic" Restaurants, multiple noteworthy Retailers and many elite neighborhoods, this A+ location provides a unique opportunity for any Venue seeking an address in the "HEART" of the Uptown Design District!

Located on the East side of N. Palm Canyon Drive, between the intersections of E. Tamarisk Road and E. El Alameda.



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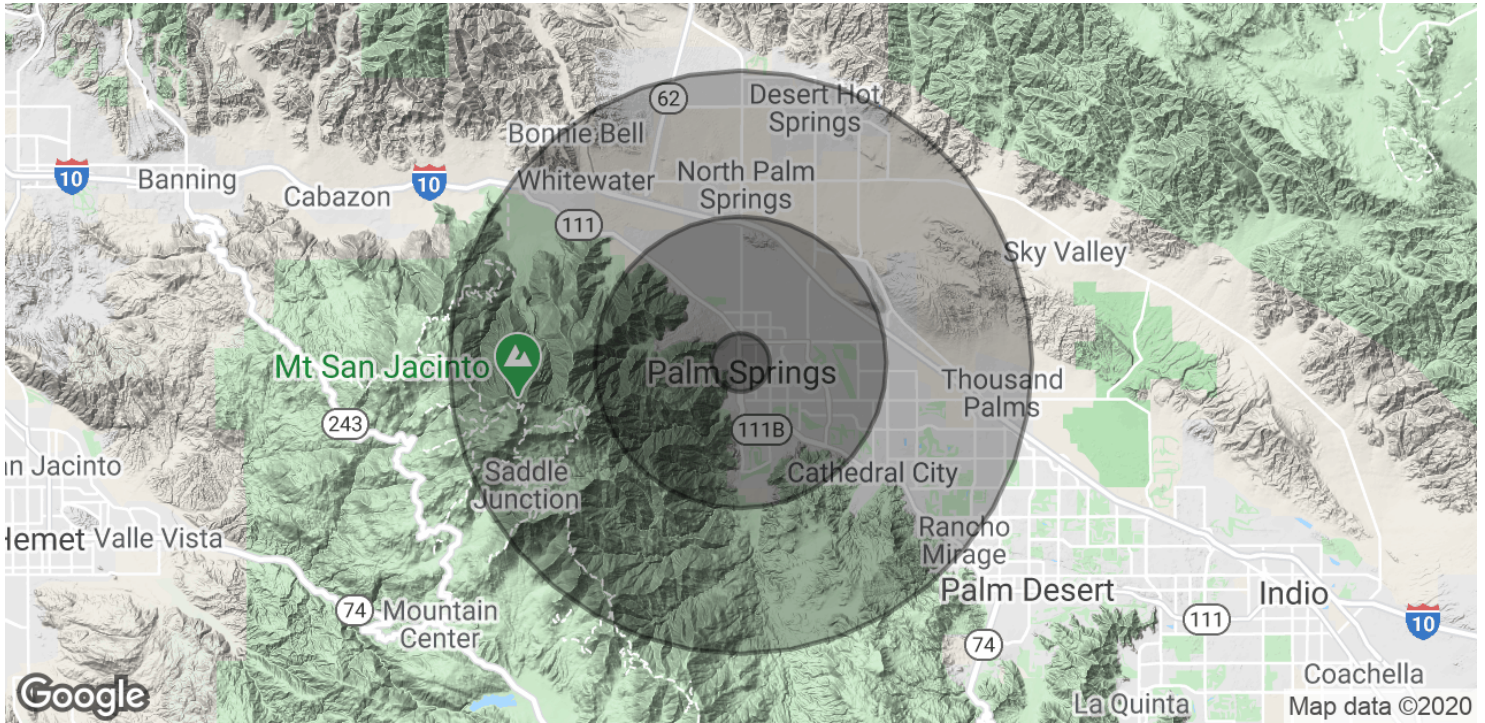




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,739	59,295	163,796
Average age	48.5	47.4	42.1
Average age (Male)	49.3	47.6	41.9
Average age (Female)	47.8	47.3	42.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,595	28,487	68,271
# of persons per HH	1.8	2.1	2.4
Average HH income	\$58,066	\$66,407	\$67,671
Average house value	\$539,210	\$369,476	\$393,737

\* Demographic data derived from 2010 US Census

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