

# LEASE

## MAJOR MOVE-IN INCENTIVES AVAILABLE FOR QUALIFIED TENANTS!

1701 - 1733 North Palm Canyon Drive Palm Springs, CA 92262



**Rob Wenthold**  
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CalDRE #01153834



**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

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### PROPERTY DESCRIPTION

1701-1733 N. PALM CANYON DRIVE .... Major Move-In Incentives Available for Qualified Tenants, including one (1) month FREE Base Rent for each Lease Year on Leases signed before 03/31/2026!

Strategically located on the North End of the highly desirable Uptown Design District, this modern-style, multi-use Property has undergone major renovations over the past few years and provides incredible visibility on an extremely busy corner (15,200 +/- cars pers day) with ample private parking and abundant mountain views from all angles. In addition to its many other accolades, the Property provides monitored CCTV for security, which allows the police to be called if there are trespassers during off hours.

Surrounded by numerous noteworthy Retailers, several Boutique Hotels/Resorts (i.e. Arrive and Riviera are just a few steps away), countless trendy Restaurants and many elite neighborhoods. This Property is truly a "winner" for any business seeking a convenient location in a meticulously maintained Property!

Negotiable Lease Terms .... Available for Immediate Occupancy!

### AVAILABLE SPACES

SUITE	AVAILABILITY	RATE
Suite 1701-7	830 SF	\$2.50/SF/MO
Suite 1733-C	830 SF	\$1.50/SF/MO
		<b>NNN = \$0.64 PSF/MO</b>

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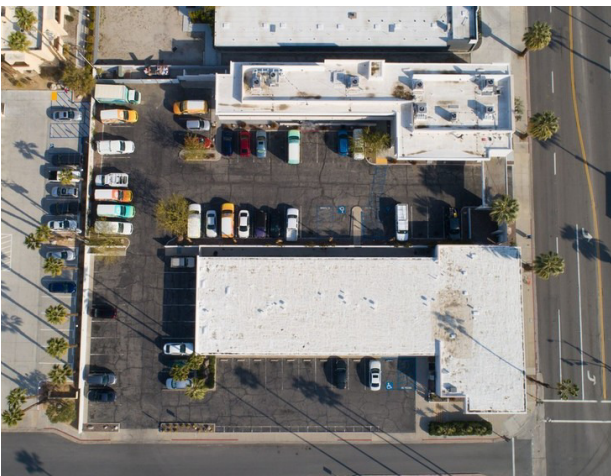
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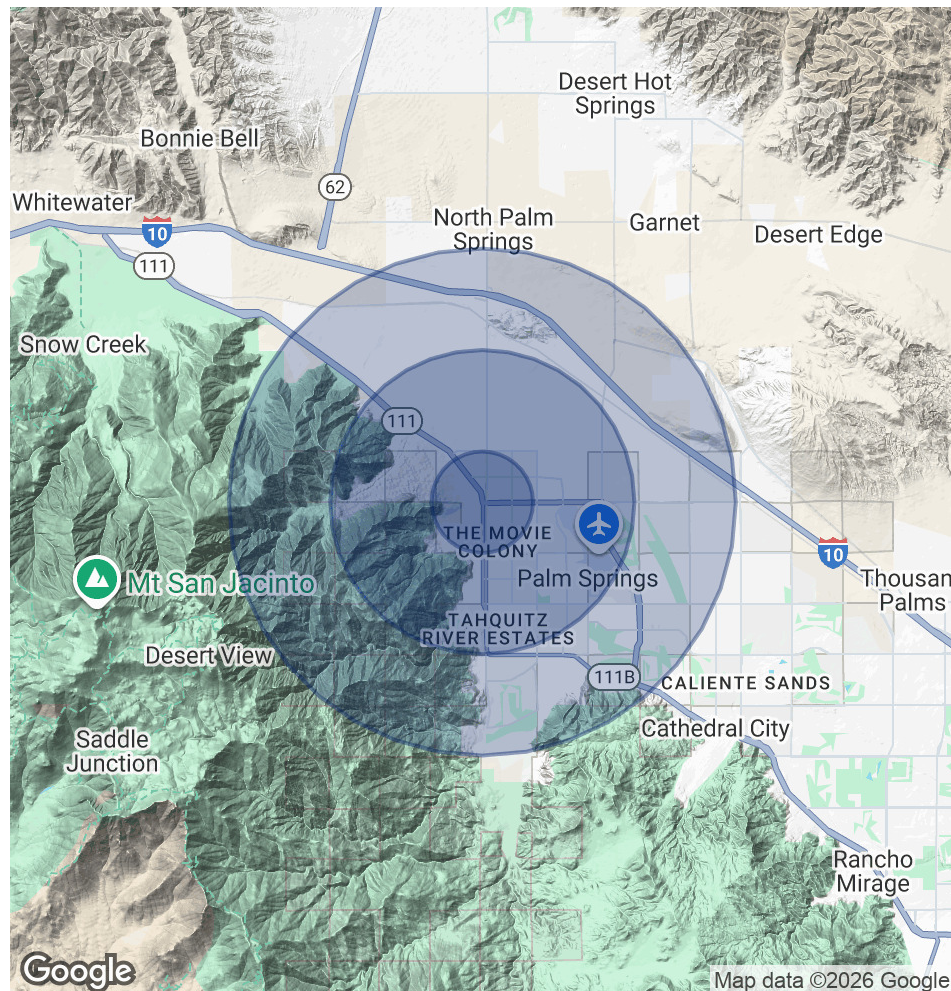
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,942	32,947	69,231
Average Age	56.4	52.4	49.4
Average Age (Male)	59	53.3	50.3
Average Age (Female)	52.9	50.2	47.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,585	24,259	44,796
# of Persons per HH	1.2	1.4	1.5
Average HH Income	\$62,234	\$61,300	\$63,726
Average House Value	\$605,026	\$467,548	\$427,894

2020 American Community Survey (ACS)



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