

INN AT PALM SPRINGS

Palm Springs Gateway Boutique Hotel

22 Keys | Type 70 Liquor License | Rare Basement Amenity Space

2525 N Palm Canyon Drive | Palm Springs, California



Asking Price: \$5,750,000

Recent Appraisal: \$6,050,000 (Dec 2025)

Price Below Recent Third-Party Appraisal

Operating Boutique Hotel | Bank-Financeable Asset

Keys: 22

Basement: ±1,500 SF

Ownership: Fee Simple



INVESTMENT SUMMARY

The Inn at Palm Springs is a gated 22-key boutique hotel located at the gateway to Palm Springs' Uptown Design District. The property features operational infrastructure, a rare Type 70 liquor license, and approximately 1,500 square feet of basement amenity space providing multiple repositioning opportunities for boutique hospitality operators or lifestyle investors.

With strong visibility along North Palm Canyon Drive and proximity to major tourism drivers including the Palm Springs Aerial Tramway and Joshua Tree National Park, the property presents a unique opportunity to acquire an operating hospitality asset in one of Southern California's most resilient boutique lodging markets.



PROPERTY HIGHLIGHTS

- Type 70 full liquor license
 - Approximately 1,500 SF basement amenity space
 - Fee simple land ownership
 - Gated boutique property layout
 - Renovated guest rooms and operational infrastructure
 - 22 on-site parking spaces
 - Prominent corner location at North Palm Canyon & Racquet Club
-

VALUE ADD OPPORTUNITIES

New ownership may explore several repositioning strategies including:

- Boutique lifestyle or design focused hospitality concept
 - Wellness retreat or experiential hospitality programming
 - Speakeasy, wine cellar, or lounge activation in basement space
 - Enhanced beverage programming utilizing the Type 70 license
 - ADR optimization and branding reposition
-

PALM SPRINGS MARKET DRIVERS

Palm Springs continues to attract strong year-round tourism driven by:

- Coachella & Stagecoach festivals
 - Modernism Week
 - Palm Springs Aerial Tramway
 - Joshua Tree National Park tourism
 - Mid-century modern architecture tourism
-

CONTACT

Ownership welcomes discussions with qualified buyers able to demonstrate financial capability and a clear path to closing.

Sam McDermott – Co-Owner:

Call or Text: 760-671-0071

One of the two property owners is a licensed real estate broker in California and a licensed agent in Texas.