

8,032 SF MULTI-TENANT COMMERCIAL BUILDING SOUTH PALM CANYON, PALM SPRINGS



1000 S PALM CANYON DRIVE, PALM SPRINGS, CA

FEATURES

- Architecturally interesting leased multi-tenant commercial building in the heart of Palm Springs
- Excellent visibility on one of Palm Springs' main roadways
- Located at a signalized intersection
- Less than a mile to Downtown Palm Springs
- The City of Palm Springs attracts over 14 million visitors annually with its bustling retail and dining selection, year-round sunshine, and unbeatable mountain views
- Less than three miles to Palm Springs International Airport

PRICE: \$1,975,000 (\$246/SF)



VICINITY MAP



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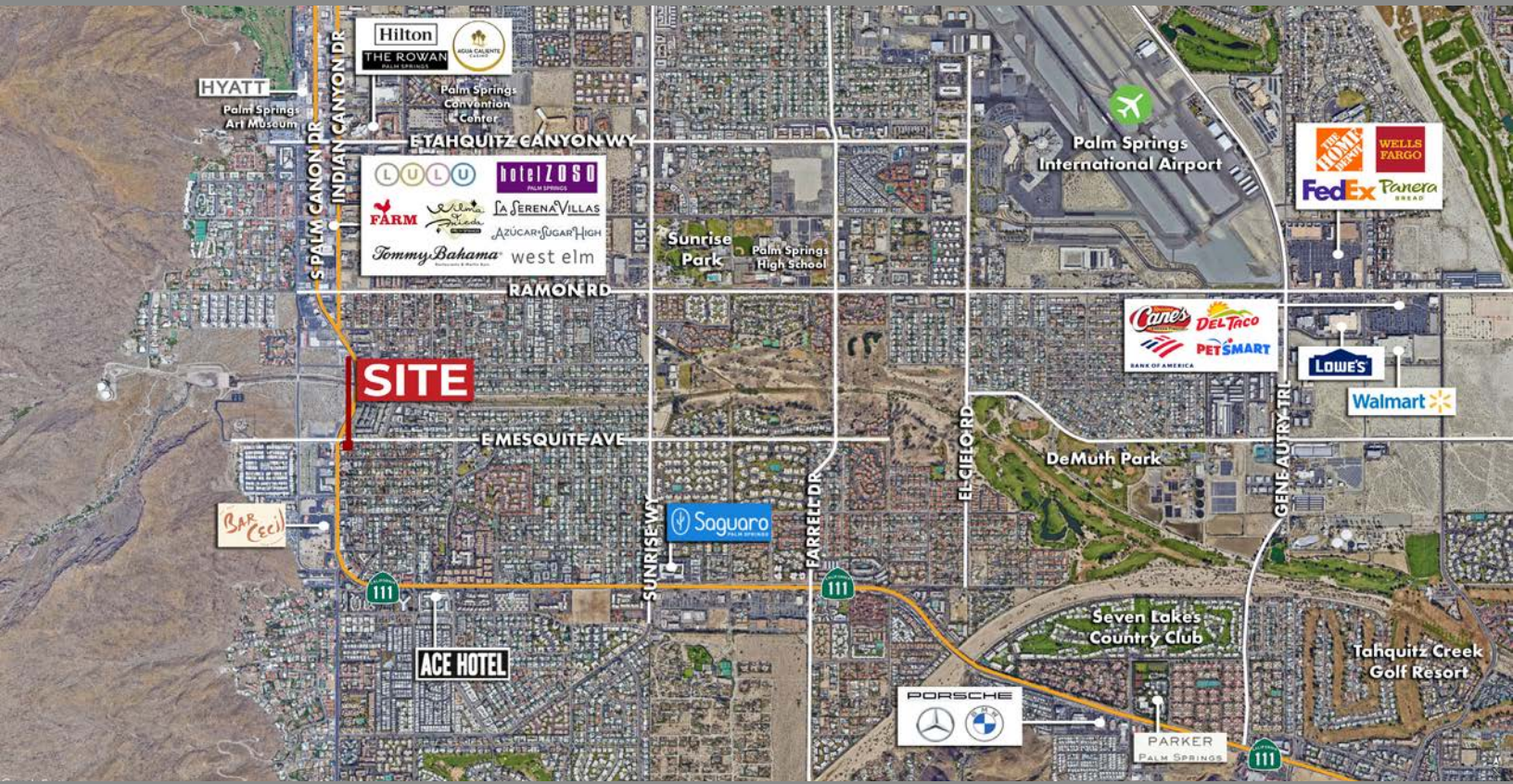


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AERIAL & SITE AMENITIES

1000 S PALM CANYON DR, PALM SPRINGS



SITE AMENITIES

- **Location:** Property is located at 1000 South Palm Canyon Drive, Palm Springs, CA
- **Zoning:** C-1 (Retail Business) / Resort Combining Zone
- **General Plan:** Tourist Resort Commercial
- **APN:** 508-291-034
- **Parcel Size:** 27,007 SF (.62 AC)
- **Building Size:** 8,032 SF
- **Stories:** Two
- **Year Built:** 1978
- **Tenancy:** Multi
- **Building Height:** 24 ft.
- **Parking:** 32 spaces
- **Walk Score:** Very Walkable (70)

TRAFFIC COUNTS

S Palm Canyon / Palo Verde Ave N	22,220
S Palm Canyon / Indian Canyon N	27,573
S Palm Canyon / Avenida Palmera N	15,092

DEMOGRAPHICS (2024 EST.)

	1 Mile	3 Miles	5 Miles
2024 Population	10,696	44,654	104,588
2024 Total Households	6,323	25,182	48,755
Avg. HH Income	\$95,415	\$105,026	\$94,503

760.360.8200 | DesertPacificProperties.com | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

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RENT ROLL & FINANCIALS

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RENT ROLL

Suite	SF	Monthly Rent	Rent/SF	Annual Rent	Lease Start	Lease End	Increases	Options to Extend
101	758	\$1,050	\$1.385	\$12,600	7/1/21	6/30/27	-	-
102/103	1,332	\$1,600	\$1.201	\$19,200	12/1/21	11/30/24	-	-
104	949	\$1,275	\$1.343	\$15,300	1/1/24	12/31/26	\$25 per month increase each year	3 year option
105	748	\$900	\$1.203	\$10,800	2/1/23	1/31/25	Increased to \$950 if option is exercised	2 year option
201	662	\$850	\$1.284	\$10,200	5/1/18	4/30/25	-	-
202	1,105	\$1,625	\$1.471	\$19,500	4/1/1990	MTM	-	-
203/205*	1,778	\$2,000	\$1.125	\$24,000	2/15/24	2/28/29	\$25 per month increase each year	-
204	700	\$1,000	\$1.428	\$12,000	10/1/12	9/30/25	-	-
TOTAL	8,032	\$10,300		\$123,600				

*Tenant is willing to vacate at Close of Escrow at Buyer's request

INCOME (ACTUAL)

Purchase Price	\$1,975,000
Annual Income (Current)	\$123,600
Annual Expenses	\$67,814
Net Income	\$55,786
Cap Rate	2.82%

EXPENSES

Description	Annually
Maintenance & Utilities	\$15,600
Reserves	\$18,000
Insurance	\$4,800
Repairs	\$4,500
Property Taxes	\$24,914
TOTAL	\$67,814

INCOME (PROFORMA)

January 2025		December 2025	
Annual Income (Jan 2025)	\$125,100	Annual Income (Dec 2025)	\$136,800
Cap Rate (Jan 2025)	2.90%	Cap Rate (Dec 2025)	3.49%

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PROPERTY PHOTOS

1000 S PALM CANYON DR, PALM SPRINGS



SUITE 204



SUITE 202



SUITE 104



SUITE 202



SUITE 203/205



SUITE 201

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