

LEASE

PROMINENT, FREE-STANDING BUILDING

441 S Palm Canyon Dr Palm Springs, CA 92262



PROPERTY DESCRIPTION

441 S. PALM CANYON DRIVE A rare opportunity to lease a prominent, free-standing Building with unobstructed visibility on S. Palm Canyon Drive in Downtown Palm Springs! Originally constructed as a Department Store, converted to a Bank and most recently used as a Home Furnishings Store, this Building has endless possibilities Retail, Entertainment, Restaurant, Office or ? Adjacent to countless Retail Stores, Banks and upscale Offices, and within a very short walk to numerous Boutique Resorts, trendy Restaurants and elite Neighborhoods. Flexible Lease Terms Available for Immediate Occupancy!

LOCATION DESCRIPTION

Located on the West side of S. Palm Canyon Drive, between the major intersections of W. Baristo Road and W. Ramon Road in Downtown Palm Springs.

OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
Available SF:	6,480 SF

Rob Wenthold

(760) 641-7602

CalDRE #01153834



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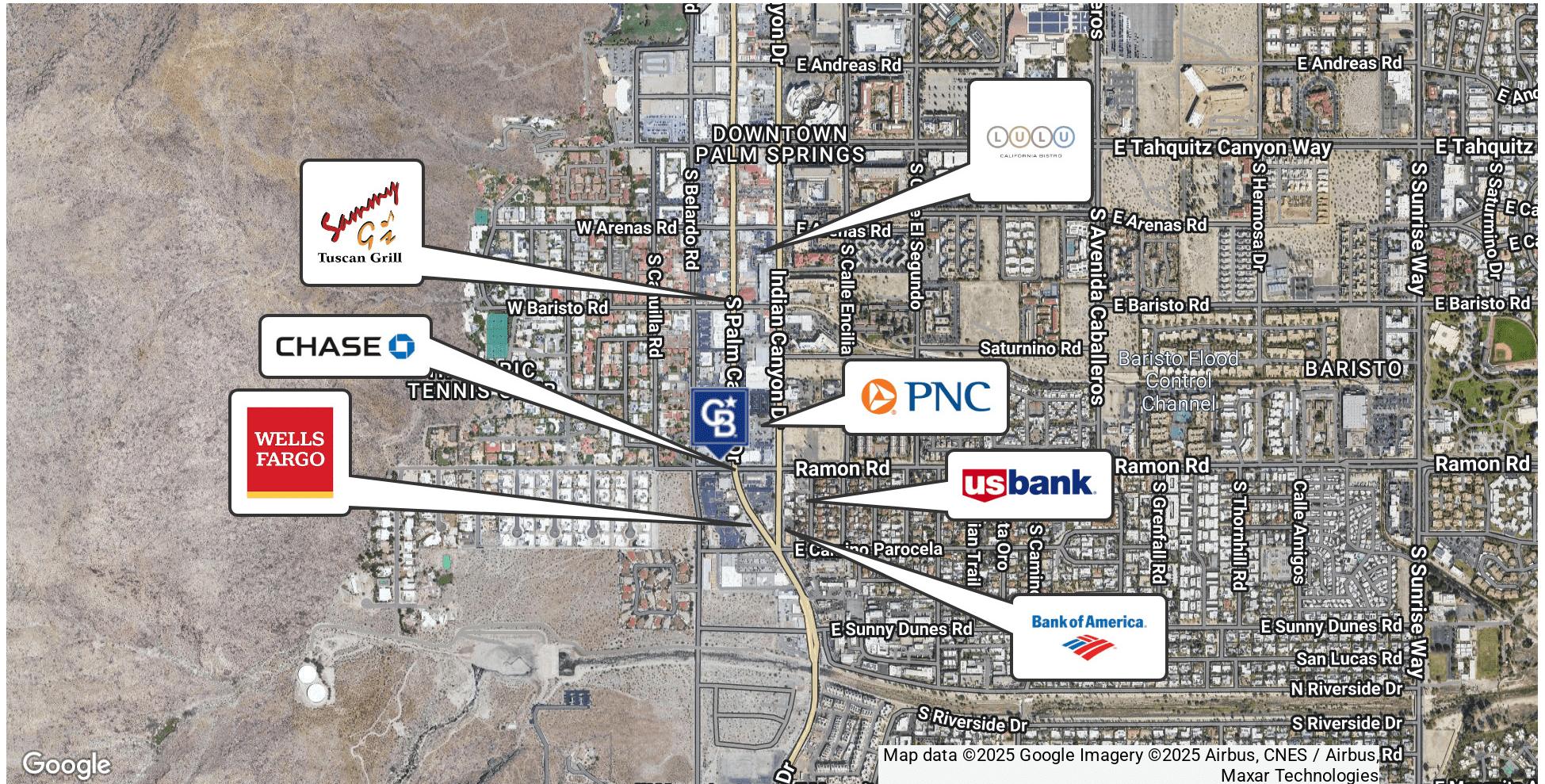
**COLDWELL BANKER
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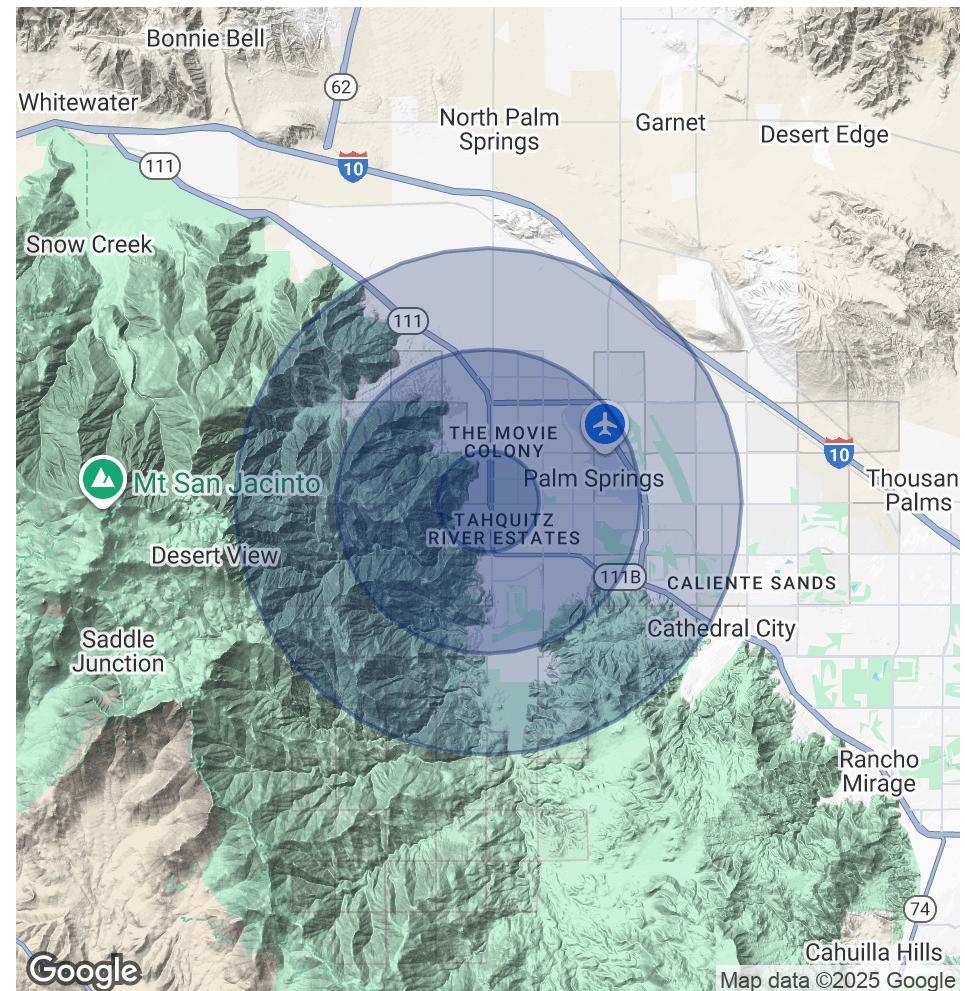
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,131	34,649	82,292
Average Age	54	55	48
Average Age (Male)	55	56	48
Average Age (Female)	53	55	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,628	19,552	37,325
# of Persons per HH	1.7	1.8	2.2
Average HH Income	\$99,794	\$111,639	\$97,613
Average House Value	\$857,962	\$875,440	\$691,434

Demographics data derived from AlphaMap



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