

# 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



**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
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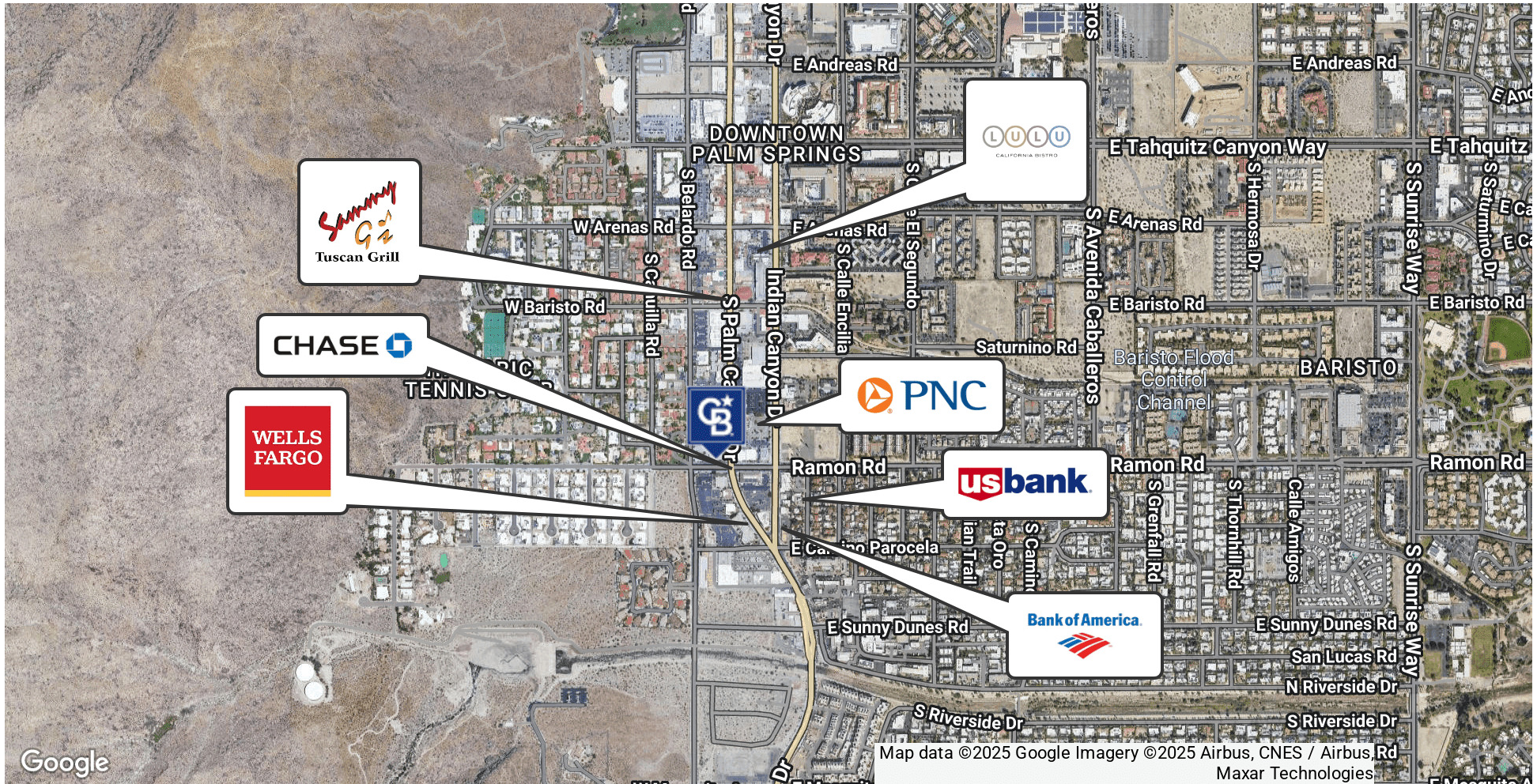
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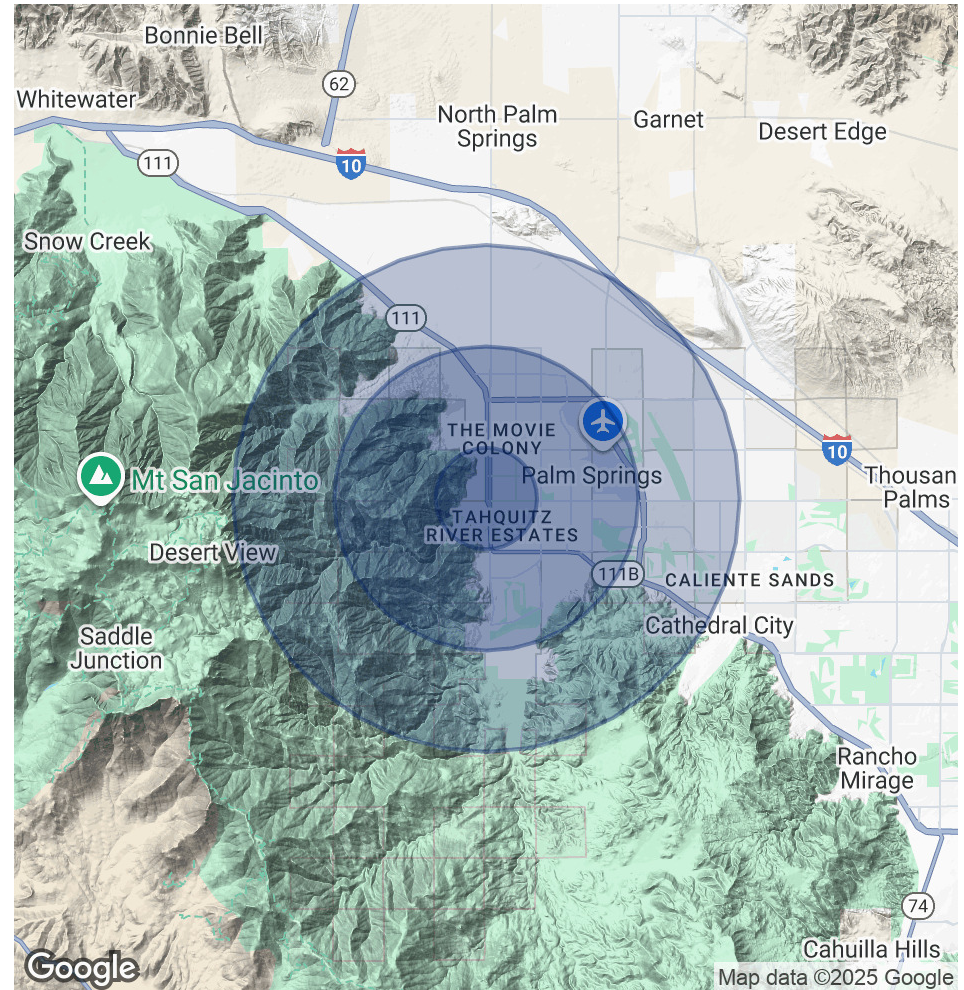
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,131  | 34,649  | 82,292  |
| Average Age          | 54     | 55      | 48      |
| Average Age (Male)   | 55     | 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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