

801 E. TAHQUITZ CANYON WAY  
PALM SPRINGS, CA 92262

**WILSON MEADE**  
COMMERCIAL REAL ESTATE



SUBLEASE FOR ±5,700-12,000 SF | OFFICE SPACE

**MATTHEW RIFKIN**  
Partner  
DRE# 02044140  
mrifkin@wilson-meade.com  
760-832-4547

**HEATH WILSON**  
Vice President  
DRE# 02080658  
hwilson@wilson-meade.com  
760-668-3397

72100 MAGNESIA FALLS DRIVE, SUITE 2 | RANCHO MIRAGE, CA 92270  
WILSON-MEADE.COM

DRE# 02051182

# PROPERTY OVERVIEW

Wilson Meade Commercial Real Estate is pleased to present a Sublease for Office Suites located on the second floor in the heart of Palm Springs.

The building is located on E. Tahquitz Canyon Way, one of the traveling arteries of Palm Springs with over 14,000 cars daily.

We have spaces available from  $\pm 5,700$  SF up to  $\pm 12,000$  SF with recent renovations in many of the units. The property is in the C1AA Zoning District allowing many business use types.

Reach out today for an exclusive showing.



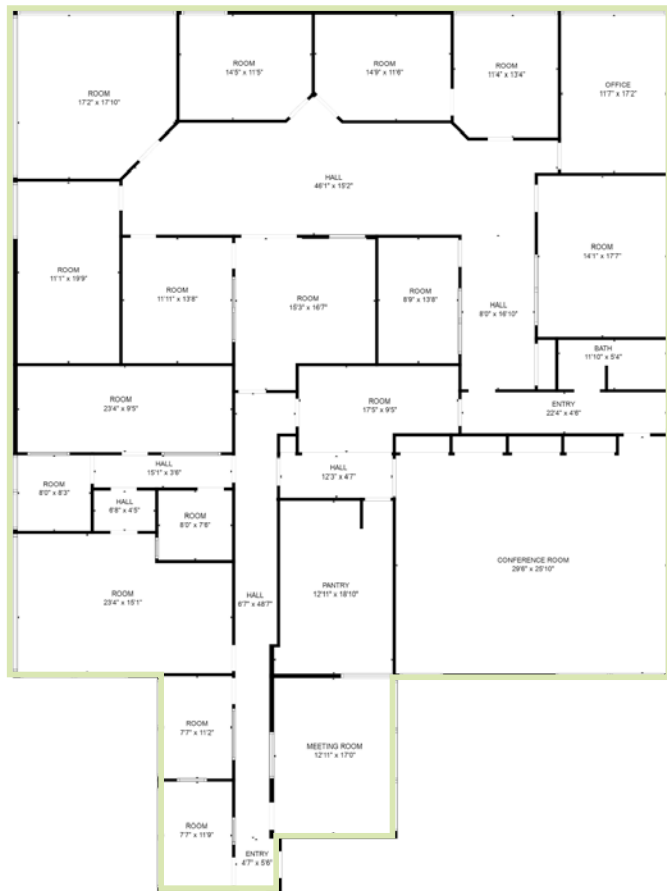
## PROPERTY HIGHLIGHTS

Total SF:	$\pm 5,700-12,000$ SF
Floor:	Second
Vacant:	$\pm 5,700$ SF
Lease Rate:	\$1.15-\$1.45/SF
Type:	Modified Gross (MG)
Zoning:	C1AA

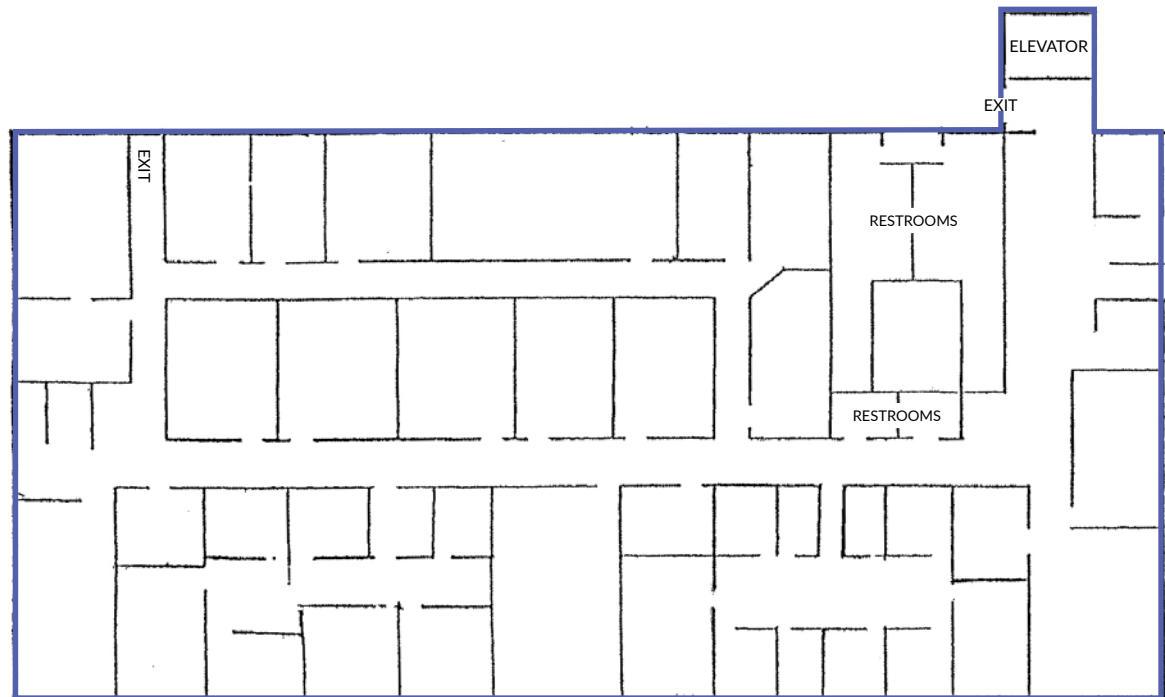
# AVAILABLE SUITES

SUITE	SIZE	RATE	TYPE
A	±5,700 SF	\$1.15/SF	MG
B	±6,300 SF	\$1.45/SF	MG

SUITE A



SUITE B



# PROPERTY PHOTOS



**Matt Rifkin**  
mrifkin@wilson-meade.com  
760-832-4547

**Heath Wilson**  
hwilson@wilson-meade.com  
760-668-7523

\*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

# PROPERTY PHOTOS



**Matt Rifkin**  
 mrfikn@wilson-meade.com  
 760-832-4547

**Heath Wilson**  
 hwilson@wilson-meade.com  
 760-668-7523

WILSON MEADE COMMERCIAL REAL ESTATE | 2024

\*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

# AREA OVERVIEW

**Palm Springs** has transformed from a desert oasis to a thriving commercial hub, attracting investors and businesses alike. Its unique blend of mid-century modern architecture, world-class golf courses, and vibrant cultural scene has fueled a steady influx of visitors and residents.

## KEY COMMERCIAL REAL ESTATE SECTORS

**Hospitality:** As a premier leisure destination, Palm Springs has a robust hospitality sector. Hotels, resorts, and vacation rentals are in high demand due to the city's year-round appeal.

**Retail:** The area's upscale demographic and increasing tourism have created a thriving retail market. High-end boutiques, fashion outlets, and specialty stores are prevalent.

**Office Space:** While traditionally focused on tourism and hospitality, Palm Springs is experiencing growth in the office sector. Tech startups, remote workers, and corporate relocations are driving demand for modern office spaces.

**Industrial:** Palm Springs benefits from its strategic location as a distribution hub for the region. Industrial properties, including warehouses and distribution centers, are essential to the local economy.

## MARKET TRENDS AND CHALLENGES

**Rising Property Values:** The increasing popularity of Palm Springs has led to significant property value appreciation, impacting both commercial and residential real estate.

**Seasonal Fluctuations:** Tourism-driven businesses experience seasonal fluctuations, requiring careful financial planning and operational adjustments.

**Water Resources:** As a desert city, water availability is a critical concern for commercial property owners and developers.

## OVERALL OUTLOOK

Palm Springs' commercial real estate market remains optimistic. The city's strong fundamentals, coupled with ongoing investments in infrastructure and amenities, are expected to drive continued growth.



# AERIAL MAP | DEMOGRAPHICS



Palm Springs Art Museum

THE ROWAN  
PALM SPRINGS

hotel ZOSO  
PALM SPRINGS

THE SPA AT  
Sec-he

5000  
SUNSHINE  
SUNSHINE

AGUA CALIENTE  
CULTURAL MUSEUM

HYATT  
PALM  
SPRINGS

Hilton  
PALM SPRINGS

BANC OF CALIFORNIA

Odyssey Golf Club  
PALM SPRINGS

AGUA CALIENTE  
CASINOS

Revive  
WELLNESS CENTRE

REGAL



The Palm Springs  
DEARVILLE

RENAISSANCE  
PALM SPRINGS HOTEL

S Calle El Segundo

E Arenas Rd

E. Tahquitz Canyon Way

Matt Rifkin  
mrifkin@wilson-meade.com  
760-832-4547

Heath Wilson  
hwilson@wilson-meade.com  
760-668-7523

WILSON MEADE COMMERCIAL REAL ESTATE | 2024

\*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

## YOUR ADVISORS



### MATTHEW RIFKIN

Partner

DRE# 02044140

[mrifkin@wilson-meade.com](mailto:mrifkin@wilson-meade.com)

760-832-4547



### HEATH WILSON

Vice President

DRE# 02080658

[hwilson@wilson-meade.com](mailto:hwilson@wilson-meade.com)

760-668-3397



**WILSON MEADE**  
COMMERCIAL REAL ESTATE

## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

## COPYRIGHT NOTICE

© 2024 Wilson Meade Commercial, Inc. All Rights Reserved.  
Wilson Meade Commercial, INC. Broker Lic. 02051182  
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270  
Phone Number: 760.837.1880 | [wilson-meade.com](http://wilson-meade.com)