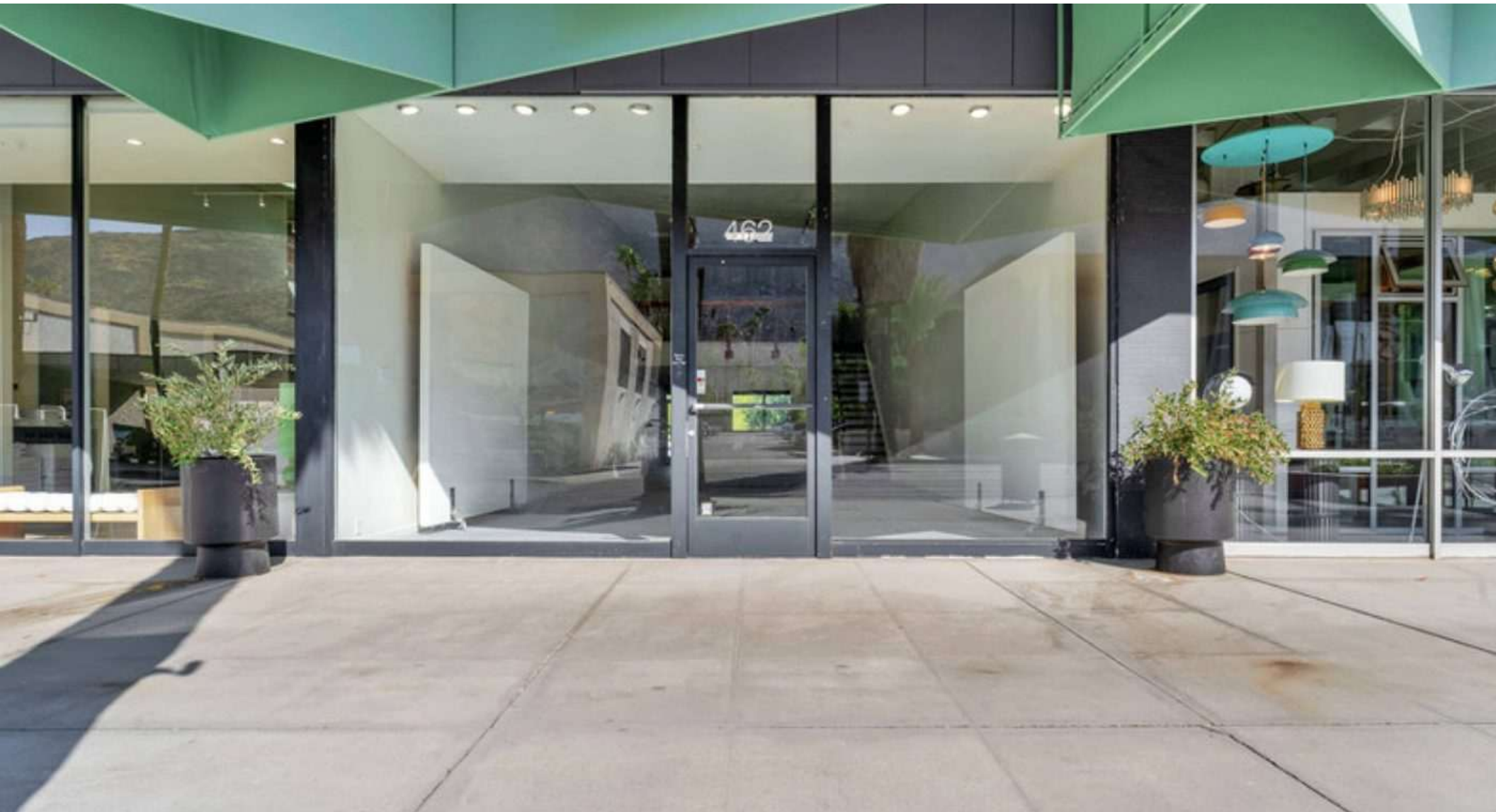


OFFERING MEMORANDUM — SHOPPING CENTER FOR LEASE



462 S PALM CANYON DR. PALM SPRINGS, CA 92262

Retail on Palm Canyon Dr | 1 space available | 1,800 sq. ft.





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162 PALM
CANYON
DRIVE PALM
SPRINGS



LISTED BY

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DRE#: 01882586

The background of the slide is a photograph of a modern building's entrance, featuring large glass windows and a teal-colored overhang. The entire image is covered with a semi-transparent teal overlay. The text 'THE PROPERTY' is centered in a white, serif font.

THE PROPERTY



EXECUTIVE SUMMARY

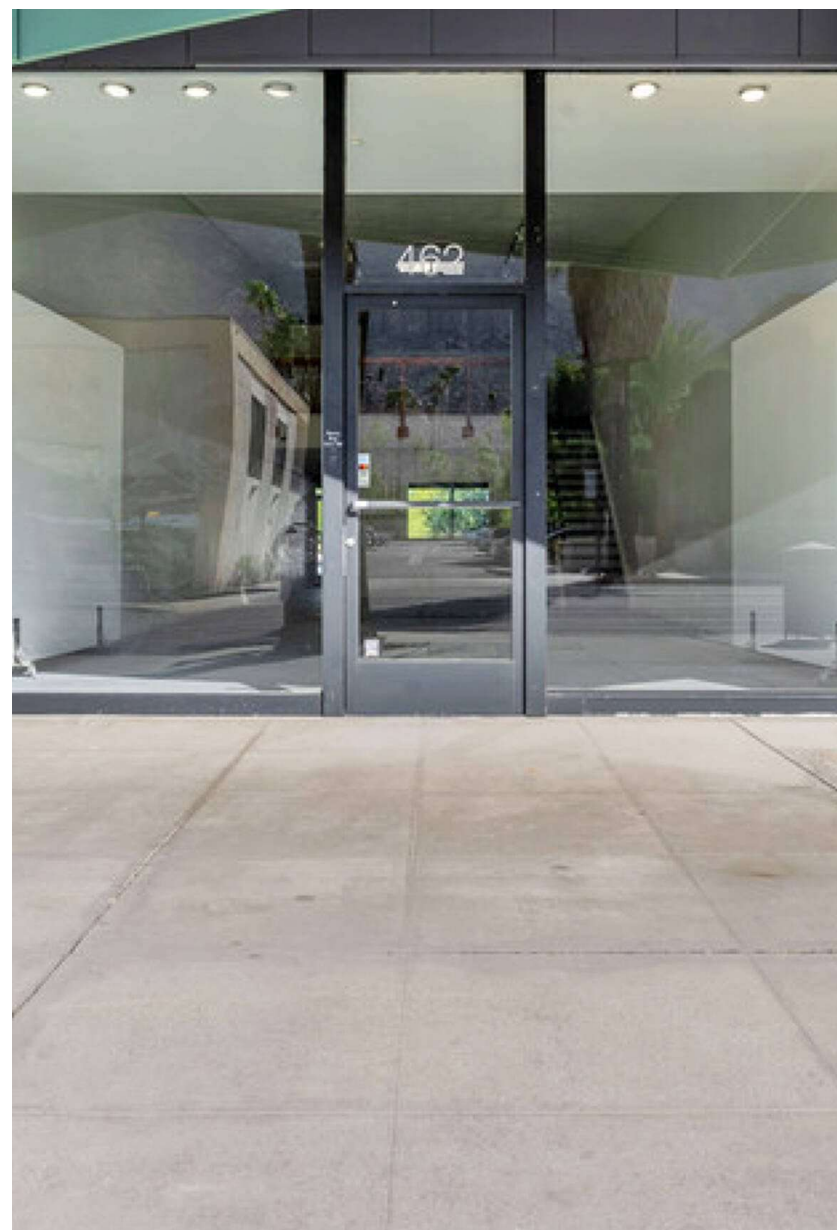
PRIME LOCATION on S Palm Canyon in Palm Springs. Large open retail or office space with mezzanine and inside restroom. Endless possibilities to make this space your next business in highly desirable and highly trafficked Palm Springs area. Well taken care of building with plenty of parking in rear as well as street parking in front. Space is available now to move in.

OFFERED AT:

\$6,300.00/MO | \$3.50 SF/MO

PROPERTY HIGHLIGHTS

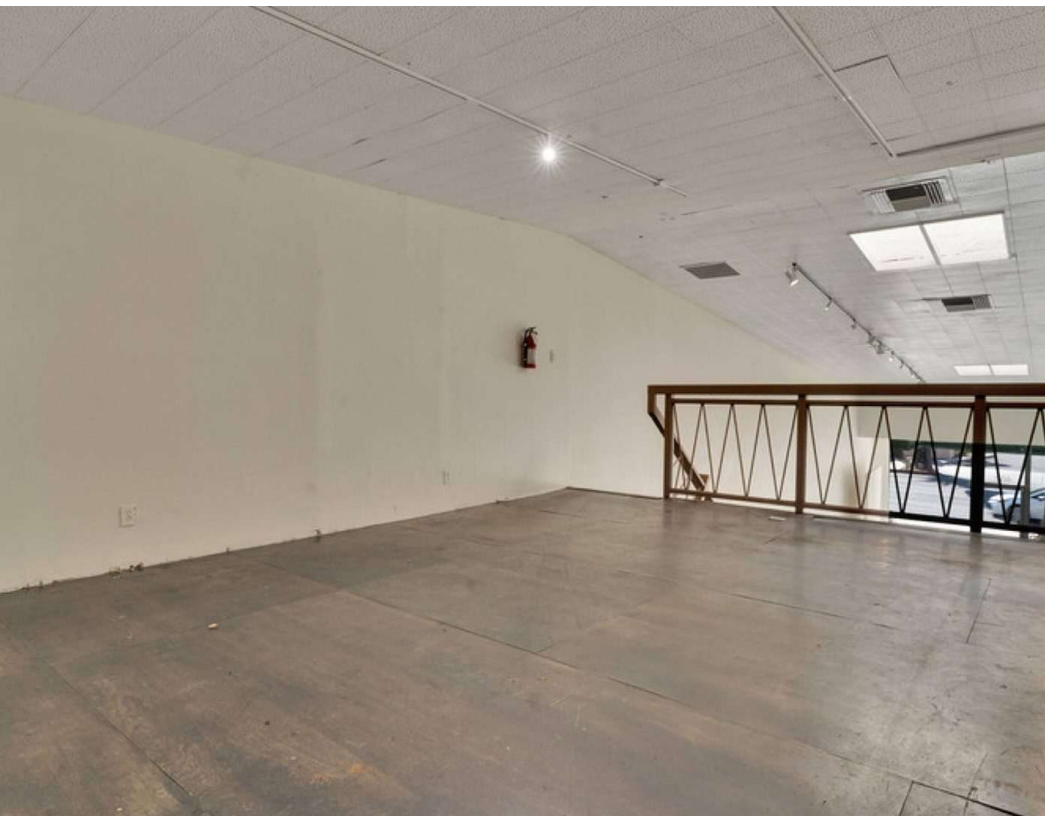
PROPERTY TYPE	RETAIL, OFFICE, SPECIAL PURPOSE
UNIT SF	1800
CLASS	C
YEAR BUILT	1960
BUILDINGS	1
STORIES	2
CEILING HEIGHT	17
ZONING	C1
LEASE TYPE	NNN

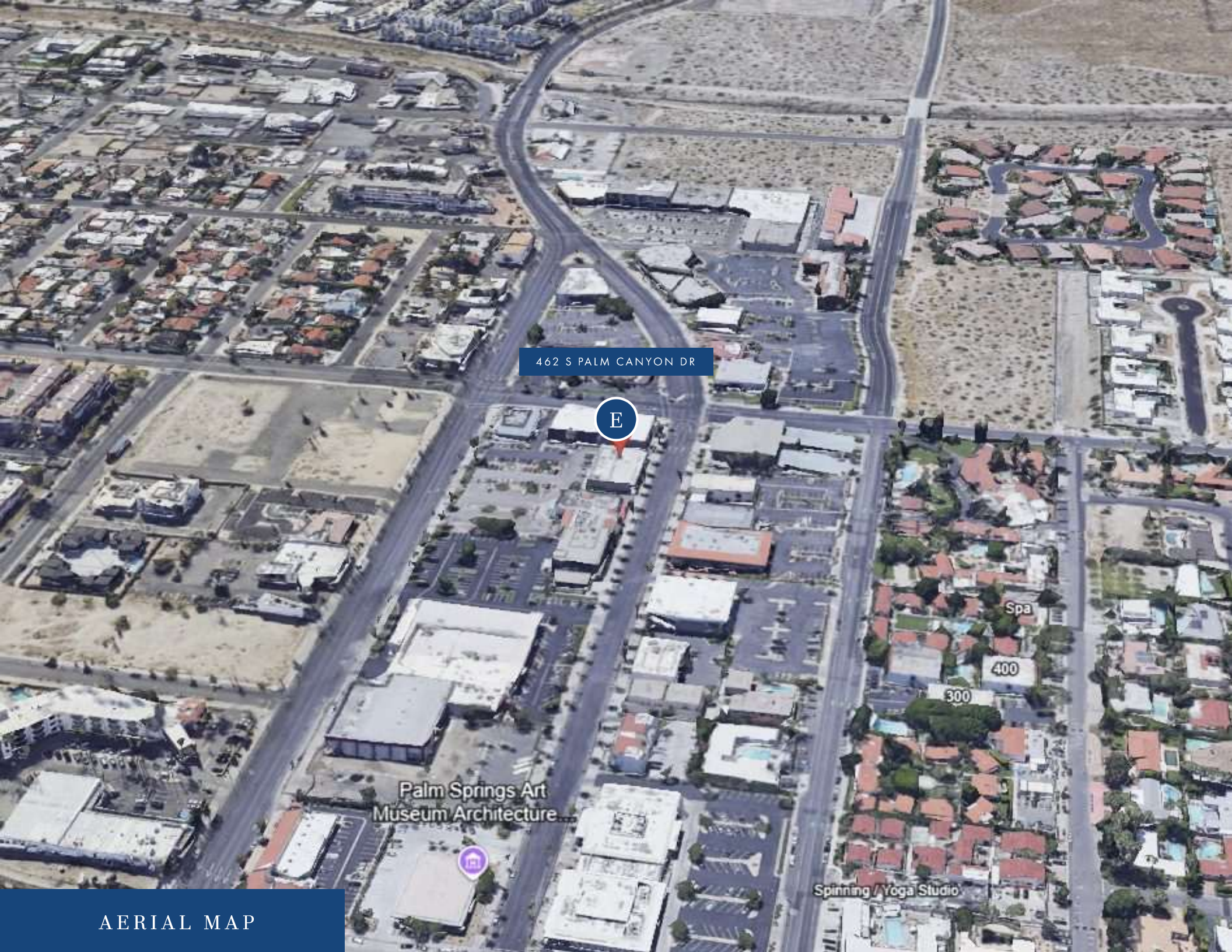


EXTERIOR PHOTOS



INTERIOR PHOTOS





462 S PALM CANYON DR

E

Palm Springs Art
Museum Architecture

Spa

300

400

Spinning / Yoga Studio

AERIAL MAP

RETAIL MAP

AVALON HOTEL & BUNGALOWS PALM

GROCERY OUTLET BARGAIN MARKET

TAQUERIA TLAQUEPAQUE

CHASE BANK

IHOP

U.S. BANK

GENTLEMENS BARBERSHOP

BANK OF AMERICA

WELLS FARGO



DEMOGRAPHICS

2-MILE RADIUS · 458-464 S PALM CANYON DR

POPULATION 2025

30,578

33,425 projected by 2030

▲ 1.9% annual growth

MEDIAN HOUSEHOLD INCOME

\$76,539

\$111,209 average

2,807 households earn \$200K+

MEDIAN AGE

60.3

43% hold a bachelor's degree or higher

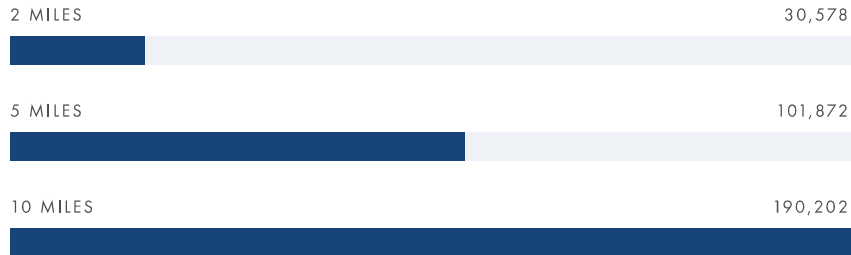
HOUSEHOLDS 2025

17,597

1.7 people per household

\$776,128 median home value

POPULATION BY RADIUS



Projected to reach 203,692 within 10 miles by 2030.

WHAT STANDS OUT

An older, highly educated core — median age 60.3 and 43% degree-holding within two miles.

Small, higher-income households sit closest to the property: 1.7 people per household, \$111,209 average income.

Roughly 16% of households within two miles earn \$200,000 or more.

DEMOGRAPHICS

TRADE AREA BY RADIUS

	2 MILES	5 MILES	10 MILES
Population, 2025	30,578	101,872	190,202
Population, 2030 projected	33,425	109,422	203,692
Annual growth, 2025–30	1.9%	1.5%	1.4%
Median age	60.3	52.6	52.2
Bachelor's degree or higher	43%	34%	31%
Households, 2025	17,597	47,305	84,116
Average household size	1.7	2.1	2.2
Average household income	\$111,209	\$106,011	\$104,185
Median household income	\$76,539	\$74,792	\$74,299
Households earning \$200K+	2,807	6,448	10,921
Median home value	\$776,128	\$673,275	\$611,622
Median year built, homes	1976	1982	1984
Consumer spending	\$545.9M	\$1.5B	\$2.7B
Hispanic origin	6,529	41,456	80,933



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