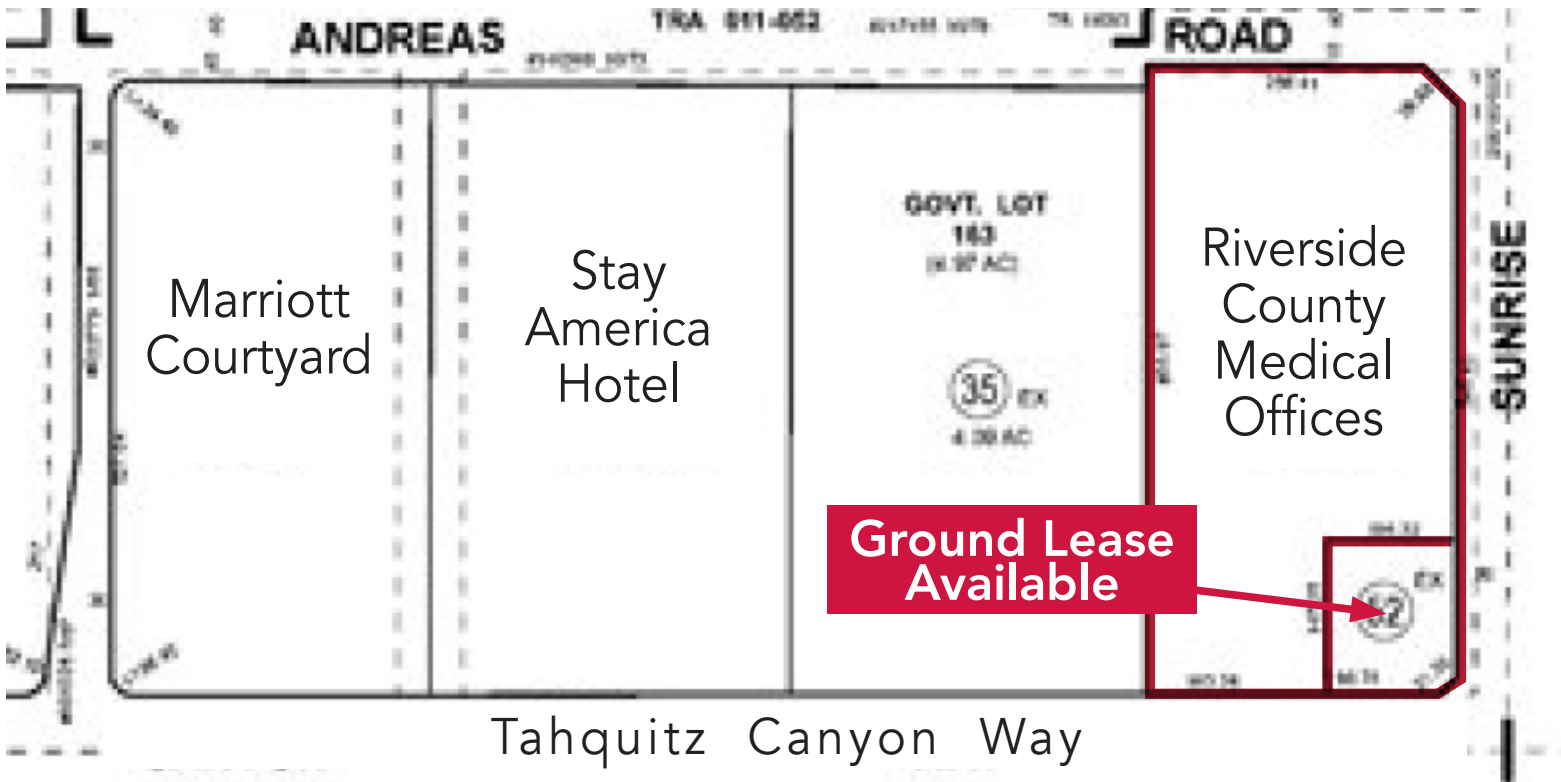


GROUND LEASE AVAILABLE

## PRIME CORNER PARCEL

NWC TAHQUITZ CANYON & SUNRISE WAY | PALM SPRINGS, CA



### FEATURES

- In the heart of Palm Springs business district
- 16,988 ± SF, lighted, corner parcel available
- Adjacent to 35,500 SF County Medical Building
- Strong demographics in under-served trade area
- Central business area serving full-time residents, snowbird's & tourists
- Easy access. Excellent visibility & signage



2025 DEMOGRAPHICS			
	1MI	3MI	5MI
POPULATION	12,863	54,668	110,504
# OF HOUSEHOLDS	7,269	29,430	50,704
AVERAGE HH INCOME	\$124,768	\$129,362	\$119,594

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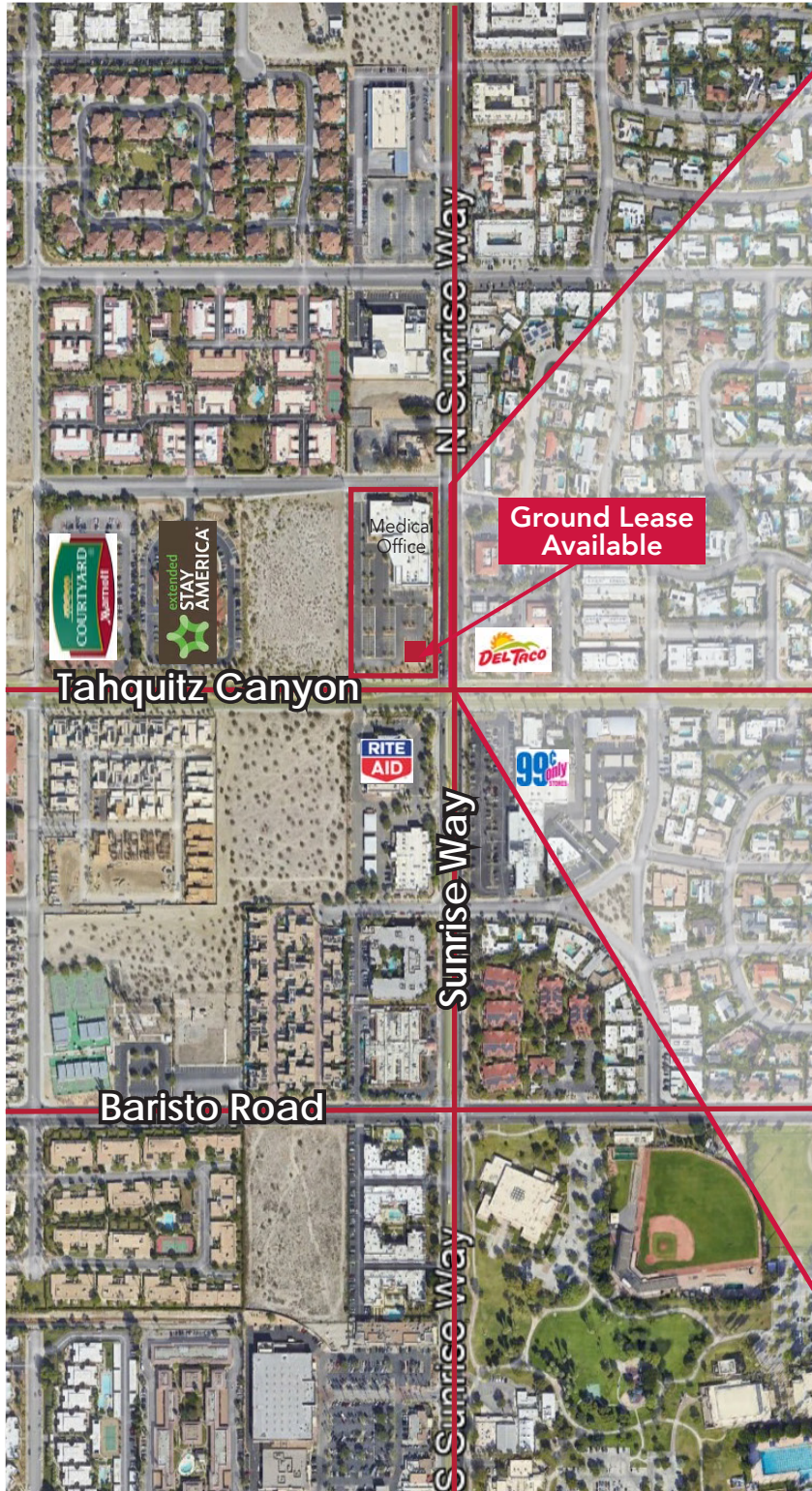


GROUND LEASE AVAILABLE

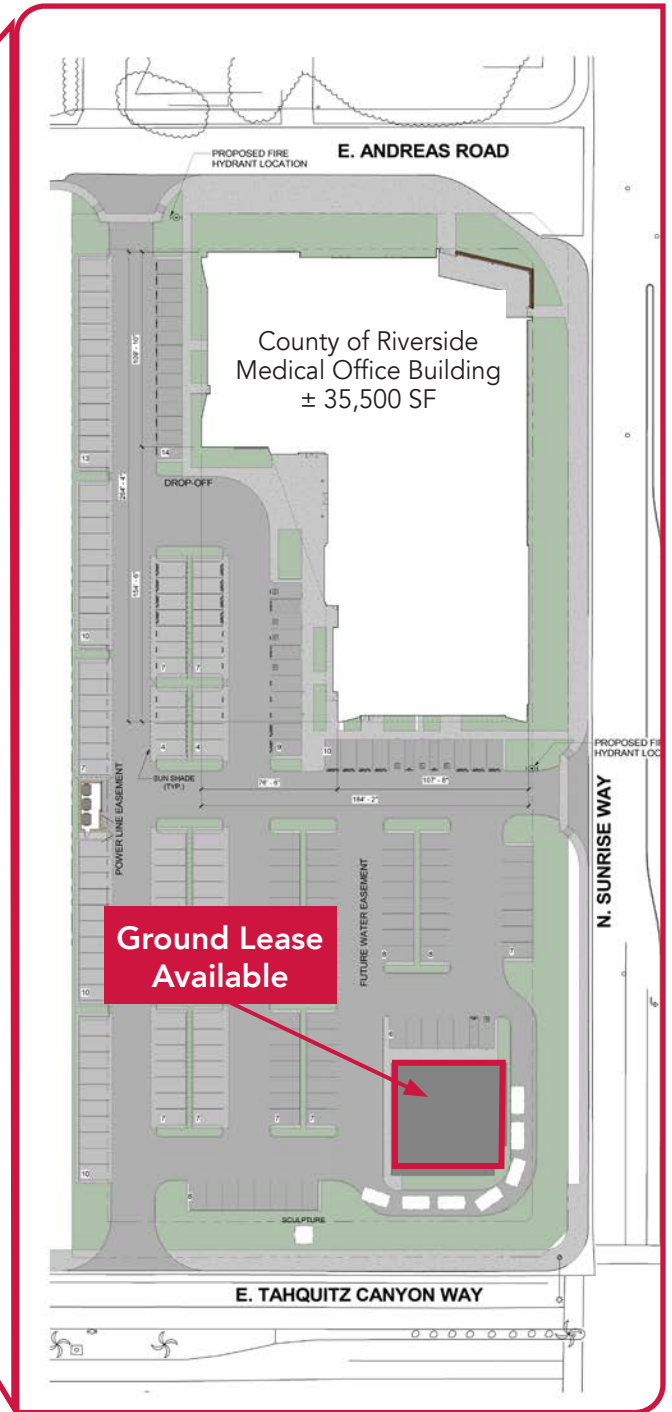
## PRIME CORNER PARCEL

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### AERIAL



### SITE PLAN



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