

LEASE

605 EAST SUNNY DUNES ROAD

605 East Sunny Dunes Road Palm Springs, CA 92264



Rob Wenthold
760 641 7602
CalDRE #01153834



**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
LP

LEASE

NEW CONSTRUCTION SOUTH OF DOWNTOWN PALM SPRINGS!

605 East Sunny Dunes Road Palm Springs, CA 92264



PROPERTY HIGHLIGHTS

- An extremely unique opportunity to pre-lease Suites in a very desirable, emerging and eclectic area of Palm Springs!
- Located just a few minutes South of Downtown Palm Springs!
- Considered to be one of the most advantageous zoning areas of Palm Springs!
- A design by architects Corsini Stark joins a block containing buildings by architects John Porter Clark, Howard Lapham, Donald Wexler and Albert Frey!

OFFERING SUMMARY

Lease Rate:	\$3.00 - 3.50 SF/month
Available SF:	856 - 1,813 SF
Building Size:	4,866 SF
Type:	Retail
Zoning:	CM Commercial Manufacturing
APN:	508-163-004

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PROPERTY DESCRIPTION

605 E. SUNNY DUNES ROAD An extremely unique opportunity to pre-lease Suites in a new upscale Building to be developed in a very desirable, emerging, eclectic area of Palm Springs! The expansive modernist design stresses flexibility of planning and interspace relationships so that Tenant Improvements can be achieved efficiently within a sparkling building of exquisite design. Located just a few minutes South of Downtown Palm Springs, E. Sunny Dunes Road is poised for significant valuation increase; strategic-minded tenants will lock in their places quickly. Already considered one of the most advantageous zoning areas of Palm Springs, it is known for its diverse businesses, including One Eleven Vintage Cars, Pilates Palm Springs Studio, Sunny Dunes Antique Mall, Builders Supply, Tool Shed Lounge, Q Trading, Townie Bagels, SWAG Furniture, Blackburn's Art Studio and many more. Adjacent to the upscale historic Warm Sands neighborhood, and close by two new luxury neighborhoods, Elan and Cody Place, the sector is affluent and rising further. A cohesive grouping of modernist buildings on this block by famed architects will make it a destination for clients, discerning customers, architecture and design enthusiasts and style-seekers.

Located on the South side of E. Sunny Dunes Road, between the intersections of S. Palm Canyon Drive and S. Calle Palo Fiero.

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SITE CONTEXT: MODERNISM on E SUNNY DUNES RD

"So many of these buildings should be designated as a district. This cluster was the hub of the building trade in the 1940s to 1970s. They contained the architects, landscape architects, contractors, stonemasons, etc."

DONALD WEXLER (1979)

B 650 E Sunny Dunes



HOWARD LAPHAM (date unknown)

A 600 – 616 E Sunny Dunes

International Style, later with opaque colored spandrel panels. (Historic photo inset: offices of architects Hugh Kaptur & Larry Lapham)

ALBERT FREY & JOHN PORTER CLARK (1947)

E 693 E Sunny Dunes

The celebrated first modernist architect in the city, Frey helped establish Palm Springs as a progressive desert mecca for innovative modernism in the 1950s-70s.



HOWARD LAPHAM (1950)

D 577 E Sunny Dunes

Office of architect Richard Harrison. Restored 2021 by architect James Cioffi. (Adjacent to 605)



HOWARD LAPHAM (date unknown)

C 401 – 407 Industrial Place

Lapham's office was on the right side of the building. Architect Hugh Kaptur's first office was on the left.



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LEASE INFORMATION

Lease Type:	NNN \$0.50 PSF/MO	Lease Term:	Negotiable
Total Space:	856 - 1,813 SF	Lease Rate:	\$3.00 - \$3.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
100	Available	1,090 SF	NNN \$0.50 PSF/MO	\$3.50 SF/month
101	Available	856 SF	NNN \$0.50 PSF/MO	\$3.50 SF/month
200	Available	1,813 SF	NNN \$0.50 PSF/MO	\$3.00 SF/month

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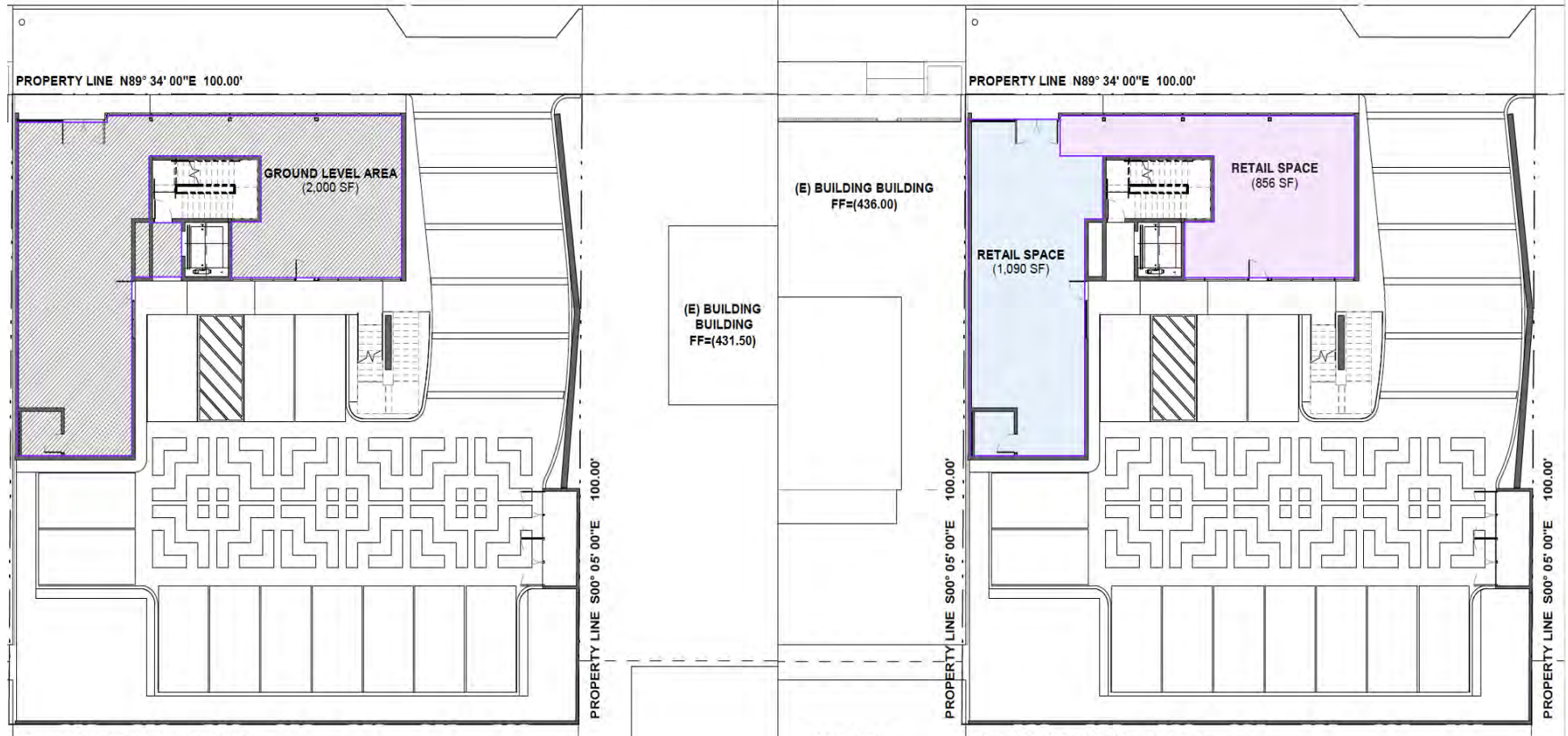


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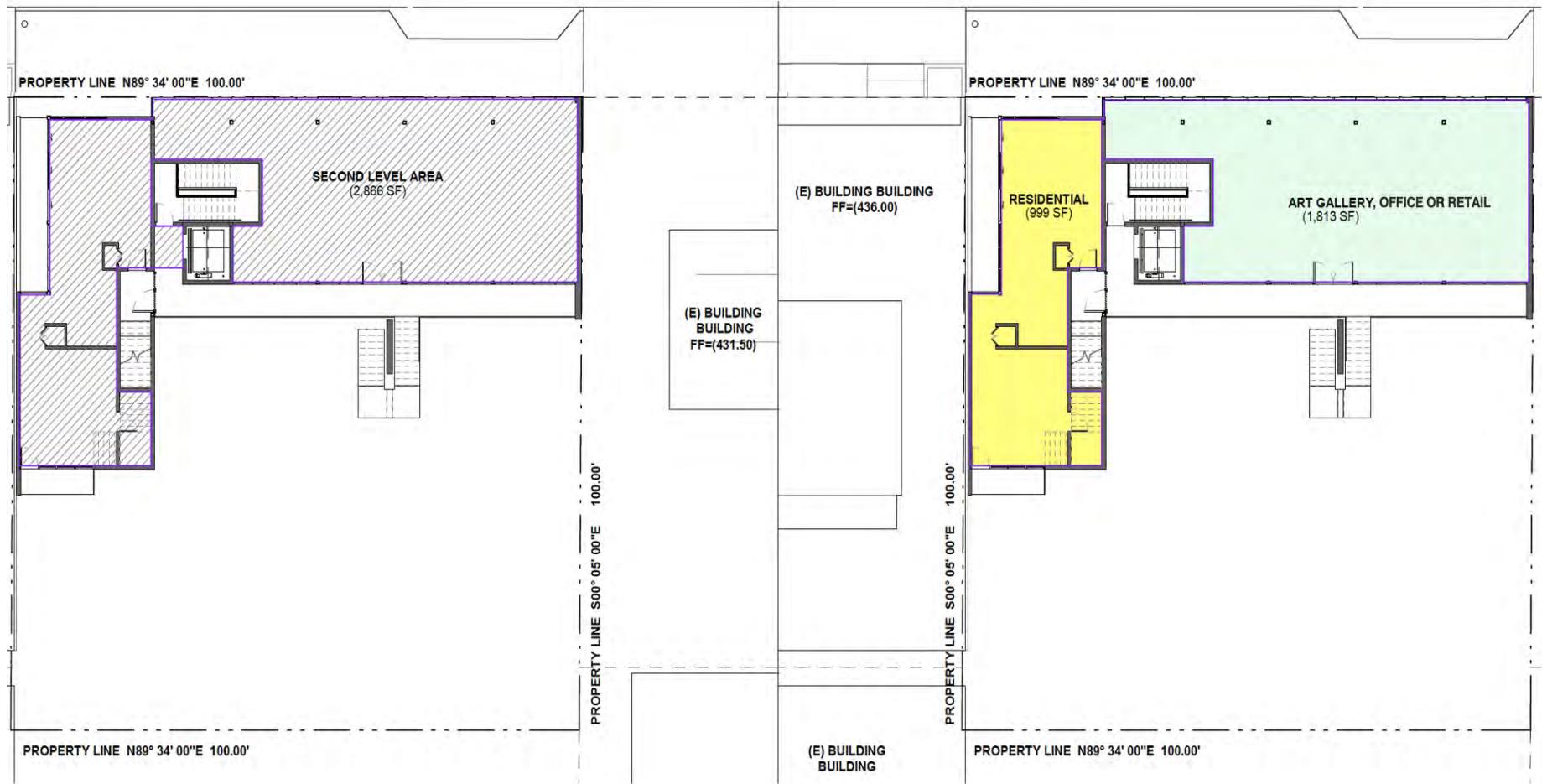


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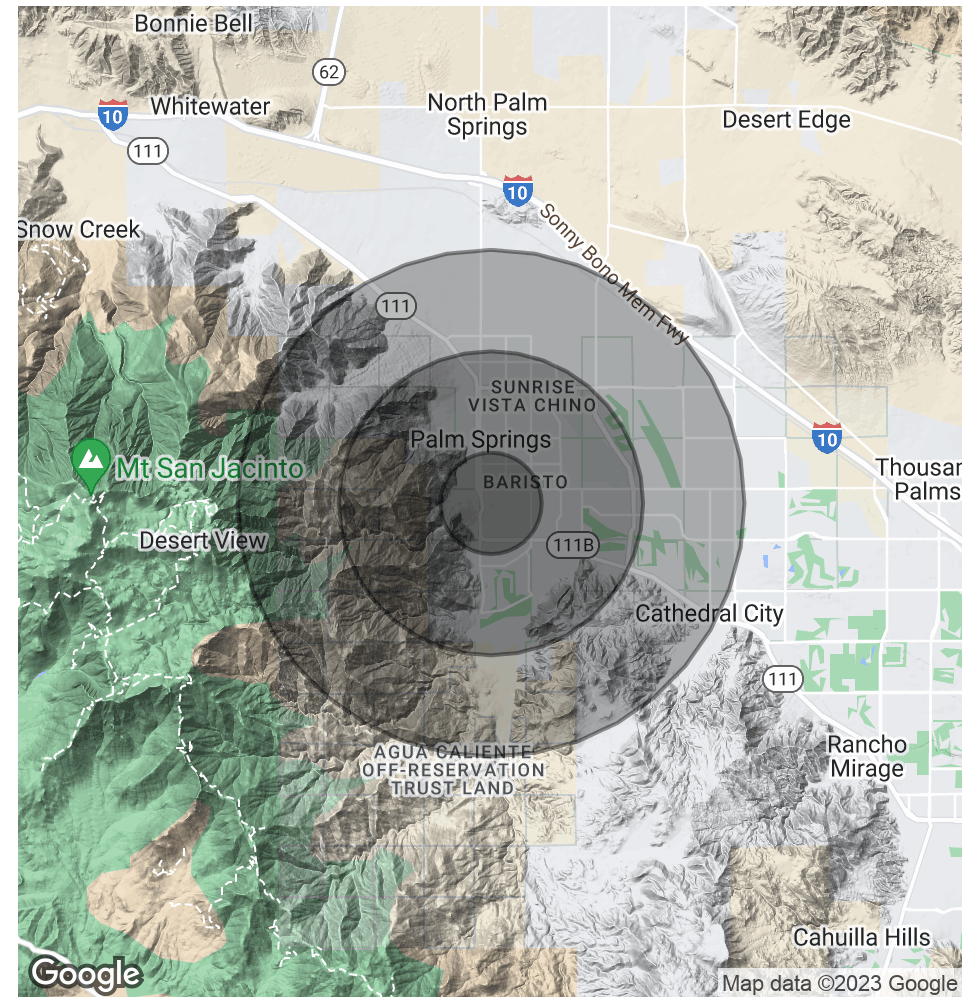
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,262	34,271	86,367
Average Age	53.4	54.9	47.7
Average Age (Male)	54	55	48.4
Average Age (Female)	53.1	55.2	46.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,798	27,224	52,886
# of Persons per HH	1.2	1.3	1.6
Average HH Income	\$57,697	\$64,489	\$60,819
Average House Value	\$403,172	\$491,284	\$400,629

* Demographic data derived from 2020 ACS - US Census



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