

LEASE

MARLIN PLAZA

1133 North Palm Canyon Drive Palm Springs, CA 92262



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Steve Lyle

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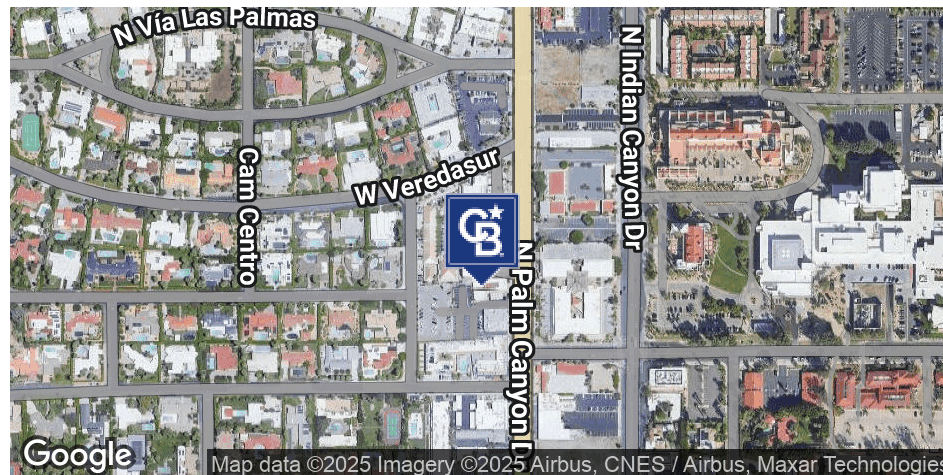
LYLE & ASSOCIATES,
LP

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PROPERTY HIGHLIGHTS

- Two unit medical/professional building across from Desert Regional Medical Center.
- Large monument signage facing busy Palm Canyon Drive.
- Beautiful modern architecture with attractive landscaping.
- The two individual spaces can be combined to a single larger space.

OFFERING SUMMARY

Lease Rate:	\$2.45 PSF/MO/NNN
Available For Lease:	1,170 - 4,840 SF
Lot Size:	15,562 SF
Building Size:	4,840 SF

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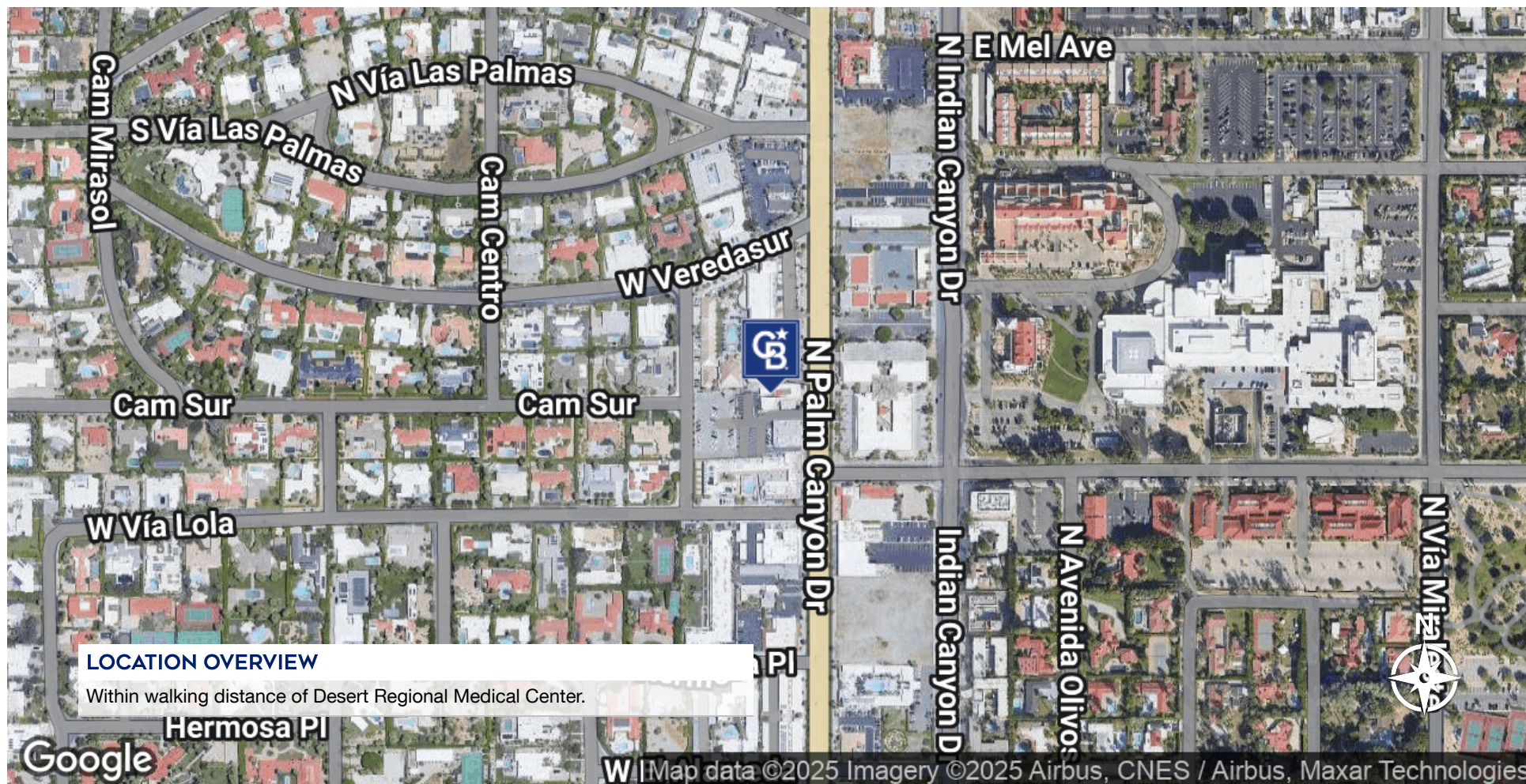


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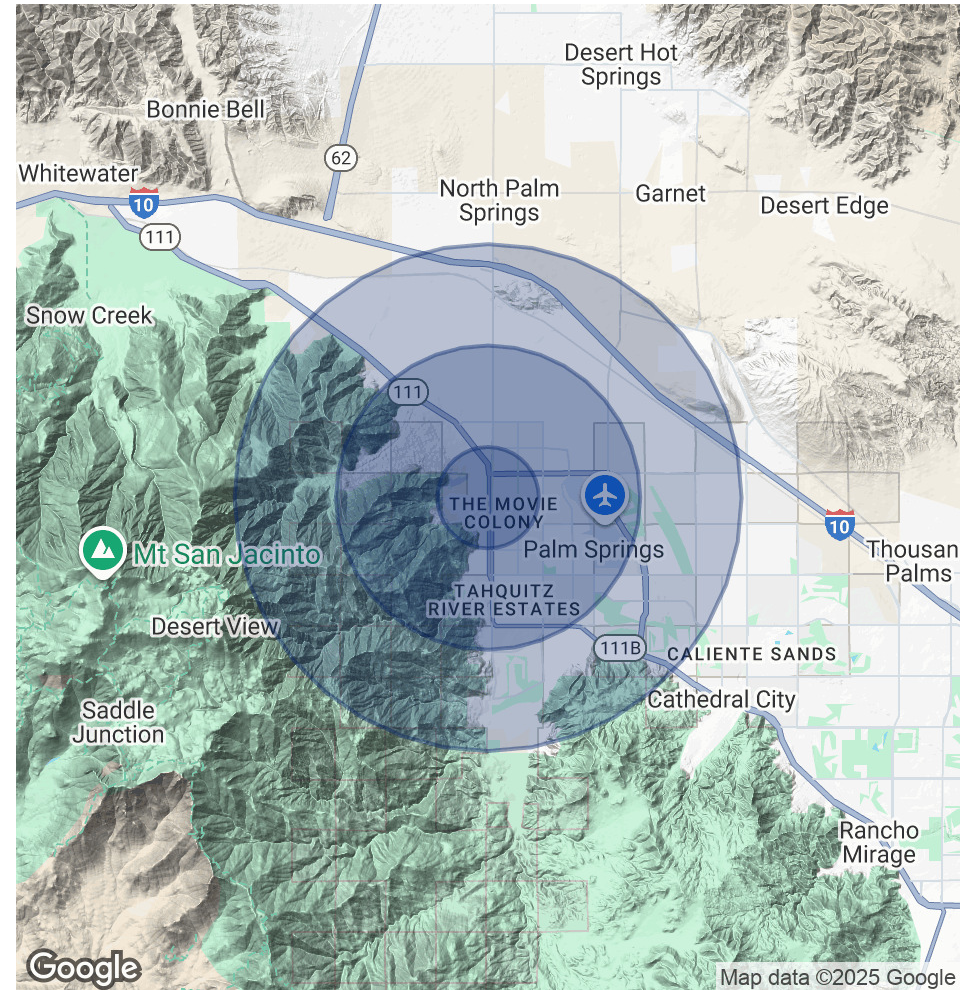
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,326	34,760	74,558
Average Age	56	53	49
Average Age (Male)	57	53	49
Average Age (Female)	55	52	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,139	18,635	34,253
# of Persons per HH	1.7	1.9	2.2
Average HH Income	\$133,831	\$107,752	\$105,390
Average House Value	\$1,116,544	\$827,771	\$710,990

Demographics data derived from AlphaMap



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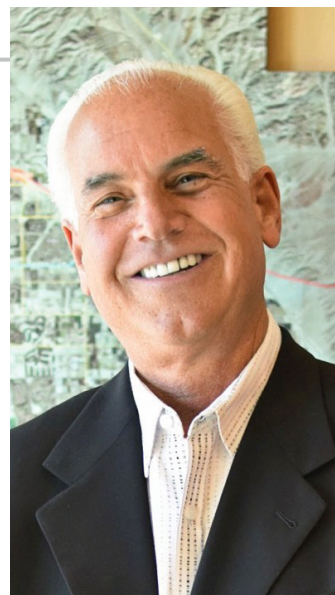


ROB WENTHOLD

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