

SMOKE TREE COMMONS

2465 E Palm Canyon Dr | Palm Springs, CA 92264

OFFICE &
RETAIL
SPACE
FOR LEASE



| AVAILABLE SPACE 1,400 - 5,052 SF |

Curtis Barlow
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Rob Wenthold
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**COLDWELL
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OFFERING SUMMARY

Available SF:	1,400 - 5,052 SF
Lease Rate:	\$2.25 - \$3.50 PSF/month (NNN)
Lot Size:	17.48 Acres
Year Built:	2008
Building Size:	6,026 & 5,052 SF
Renovated:	2012
Zoning:	CSC
Market:	Inland Empire
Submarket:	Coachella Valley

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PROPERTY OVERVIEW

Constructed in 2008, Smoke Tree Commons is a neighborhood shopping anchored by Jensen's Gourmet Grocery, Michaels, Cost Plus World Market, TJ Maxx, Petco, Big 5 Sporting Goods, and Walgreens. Other tenants include McDonald's, Wells Fargo Bank, Chipotle, and Chase Bank. Desert Modern architecture. Also includes two fully built out office spaces with covered outdoor seating between them.

PROPERTY HIGHLIGHTS

- Suite 505 contains 1,400 SF of vanilla shell space. Includes an open space with a restroom.
- Suite 605, located adjacent to Jensen's, contains ±3,022 SF of fully built out office space. Features a conference room, thirteen private offices, reception desk, break room, two restrooms, and admin office space. LEASE PENDING!
- Pad 9, Located in front of Big 5 sporting goods, contains 5,052 SF of space. It does not have a drive-thru lane.



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 505	1,400 SF	NNN	\$2.25 SF/month	Suite 505 contains 1,400 SF of vanilla shell space. It is all open space with a restroom
Suite 605	3,022 SF	NNN	LEASE PENDING!	Located adjacent to Jensen's, contains 3,022 s.f. of fully built out office space. It features a conference room, thirteen private offices, a reception desk, a breakroom, two restrooms, and admin office space.
Pad 9	5,052 SF	NNN	\$2.50 SF/month	Located in front of Big 5 sporting goods, contains 5,052 SF of space. It does not have a drive-thru lane.

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Pad 9



Suite 605 (3,022 sq. ft.)



Suite 605 (3,022 sq. ft.)



Suite 505 (1,400 sq. ft.)

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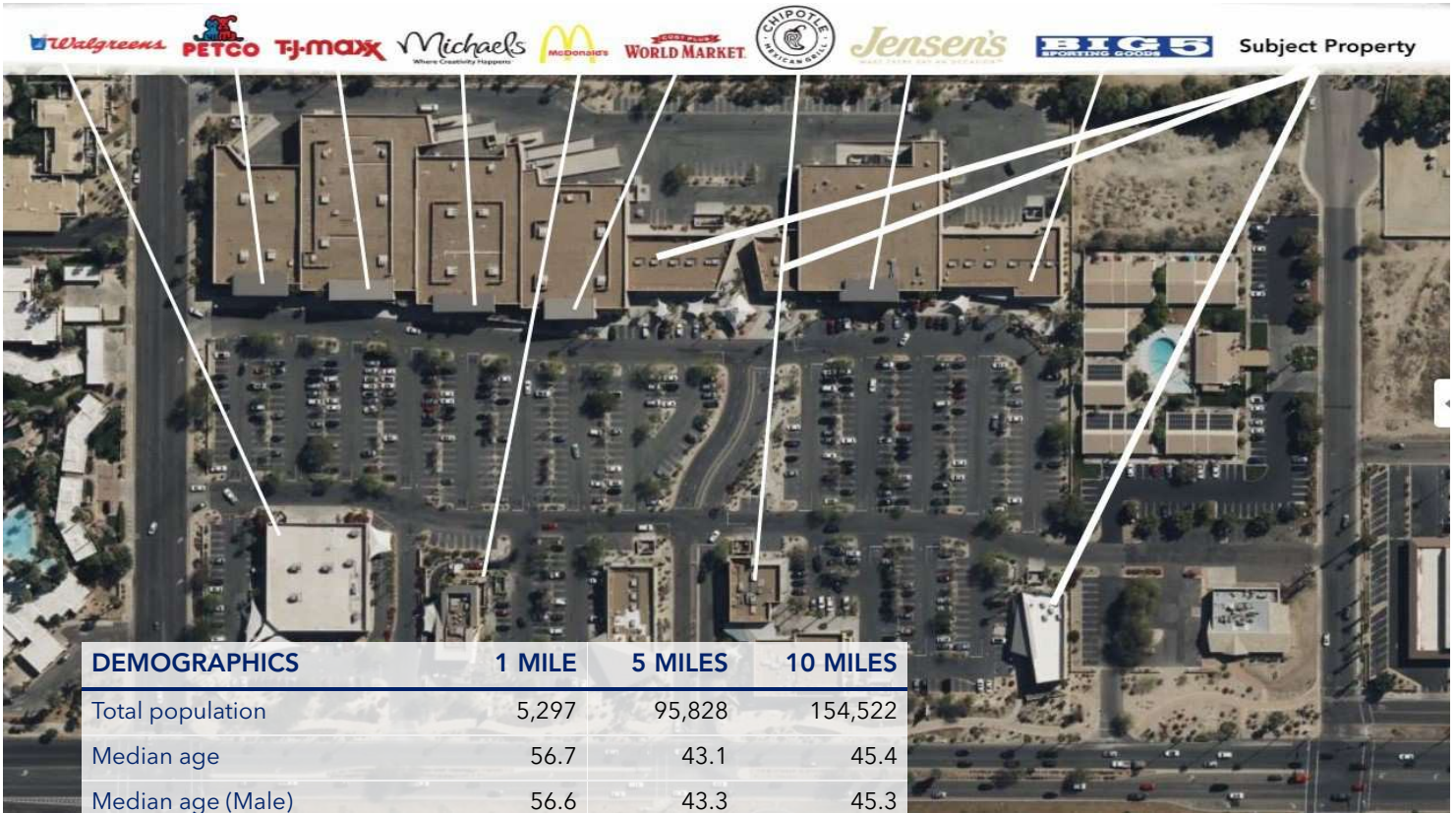
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	5,297	95,828	154,522
Median age	56.7	43.1	45.4
Median age (Male)	56.6	43.3	45.3
Median age (Female)	56.4	43.1	45.5
Total households	2,979	41,181	67,145
Total persons per HH	1.8	2.3	2.3
Average HH income	\$72,130	\$64,008	\$74,958
Average house value	\$375,972	\$353,641	\$435,286

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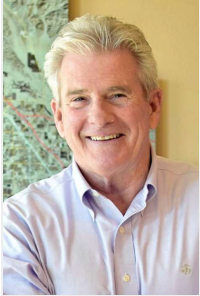
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Executive Vice President

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