



FOR SALE | Free Standing Retail Building

Confidential Offering Memorandum

2739 N. Palm Canyon Dr., Palm Springs, CA 92262

Colliers Retail Services - Greater Los Angeles | Colliers Retail Services Group - San Francisco

Gabe Kadosh
Vice President
CA Re Lic. #01486779
+1 213 861 3386
gabe.kadosh@colliers.com

Peter Mikacich
Senior Vice President
CA Re Lic. #01133104
+1 415 288 7815
peter.mikacich@colliers.com

Shaun Bloomquist
Vice President
CA Re Lic. #01501651
+1 415 288 7867
shaun.bloomquist@colliers.com

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Confidentiality Agreement

Colliers International Greater Los Angeles, Inc., a Delaware Corporation, (COLLIERS) has been retained by 4Bros Palm Springs LP on an exclusive basis to act as agent with respect to the potential sale of approximately 4,526 square feet of land plus the improvements totaling approximately 1,722 SF of commercial storefront, located in the County of Riverside, California at 2739 N. Palm Canyon Drive in the city of Palm Springs, CA 92262 and as described herein with all improvements now or hereafter made on or to the real property (collectively, the "Property"). Owner has directed that all inquiries and communication with respect to the contemplated sale of the Property be directed to COLLIERS.

COLLIERS has available for review certain information concerning the Property which may include brochures, operating statements, financial information and other materials (collectively, Informational Materials). COLLIERS will not make such Informational Material available to a potential Purchaser until the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. COLLIERS is prepared to provide the Informational Material for the reader of this Offering Memorandum, or Registered Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Owner or COLLIERS shall continue to be the property of the Owner and COLLIERS. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without COLLIERS' and Owner's written consent and must be returned to COLLIERS or Owner immediately upon COLLIERS' request or when the Registered Potential Purchaser declines to make an offer for the Property or terminates any discussion or negotiations with respect to the Property. Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction involving the Property with any person other than the Registered Potential Purchaser, unless COLLIERS and Owner have approved, in writing, such disclosure provided, however, that the Informational Material may be disclosed to the Registered Potential Purchaser's partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser's judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser.

The Registered Potential Purchaser hereby indemnifies and saves harmless COLLIERS and the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered potential Purchaser. Registered Potential Purchaser will be responsible for any and all commissions, fees and other compensation to be paid to the Registered Potential Purchaser's Broker.

One
Plant

Executive Overview



Executive Summary

Colliers, as exclusive advisor to the Seller, is pleased to present the exceptional value-add opportunity to acquire the fee-simple interest in the Property known as 2739 N. Palm Canyon Drive in the city of Palm Springs, California. This Property will be delivered vacant. The Property is part of a 5 Property Portfolio and can be acquired separately or as part of the Portfolio.

Palm Springs - The Resort Paradise to the Stars

The 1,722 SF Property resides on approximately 0.10 AC along N Palm Canyon Drive, which is a prominent and bustling street that runs through the heart of downtown Palm Springs. The main thoroughfare is known for its lively atmosphere, lined with boutiques, restaurants and entertainment options. This location is situated just over three (3) miles to the Interstate 10 and five (5) miles to CA State Route 62, close to many racquet clubs and residential estate communities, including the new development "ICON". The Property consists of 46' of frontage, providing the opportunity to an accessible range of potential retail tenants in the prime Coachella Valley submarket.

2739 N. Palm Canyon Drive's strategic positioning offers the following advantages:

- Located in the rapidly gentrifying and centrally located community of Palm Springs - California's "Desert Oasis" well-known for its rich history

Property Overview

Property Address:

2739 N. Palm Canyon Dr., Palm Springs, CA 92262

PROPERTY

Asking Price:

\$1,250,000

APN(s):

504-060-010

504-060-011

Land Size:

± 4,526 SF

Zoning:

C1

Building Size (SF):

± 1,722 SF

Previous Tenant Use:

Retail Dispensary





Market Overview

Palm Springs is one of nine (9) cities situated in Colorado Desert's Coachella Valley District, approximately 7 miles northwest of Cathedral City, CA. This area is well-renowned for its mid-century modern architecture which flourished in the 1940s to 1960s, art galleries, and upscale resorts surrounded by the San Jacinto Mountains and Joshua Tree National Park. This area has seen increased interest from investors, developers, and new residents due to its desirable climate and natural beauty. The Uptown Design District, located along North Palm Canyon Drive, has been a significant area that has endured recent gentrification. The resort options in Palm Springs offer visitors a chance to gratify in relaxation, recreation, and a luxurious experience amid the city's unique desert environment.

In the early 20th century, Palm Springs started to acquire popularity boosting tourism as a winter resort destination with the arrival of the Southern Pacific Railroad in 1905. Many hotels and resorts were built during this time to accommodate the influx of visitors. Beginning in the 1930s, Palm Springs became a sanctuary for Hollywood celebrities from the bustling entertainment industry. Celebrities such as Elvis Presley, Frank Sinatra, Bob Hope, and Marilyn Monroe were known to frequent the city. The Rat Pack, led by Frank Sinatra, played a meaningful role in popularizing Palm Springs as a glamorous and exclusive destination. The city is also known for its numerous art galleries and events including Modernism Week that celebrate mid-century modern design, outdoor activities, and the vibrant downtown scene.



Major Roads

Interstate 10 - 3.3 miles

CA State Route 62 - 5.0 miles



Airport

Palm Springs International Airport - 4.3 miles

Bermuda Dunes Airport- 18.0 miles



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Gabe Kadosh

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Peter Mikacich

+1 415 288 7815
peter.mikacich@colliers.com

Shaun Bloomquist

+1 415 288 7867
shaun.bloomquist@colliers.com

Colliers

865 S Figueroa St, 35th Floor
Los Angeles, CA 90017
+1 213 627 1214

Colliers

101 Second St, 11th Floor
San Francisco, CA 94105
+1 415 788 3100

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