

RESTAURANT
FOR LEASE

FOR LEASE - RESTAURANT

\$3.50/SF/MO

Fully Built Out and Newly Improved



**COLDWELL
BANKER
COMMERCIAL**
LYLE & ASSOCIATES
CALDRE 01462012

Located On World
Famous South Palm
Canyon Drive In
Downtown Palm Springs



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COLDWELL BANKER COMMERCIAL LYLE & ASSOCIATES
78000 FRED WARING DR | SUITE 200
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760.772.6400

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OFFERING SUMMARY

SUITE	SPACE TYPE	SIZE (SF)	LEASE START	LEASE END	OPTIONS TO EXTEND	MONTHLY RENT	ANNUAL RENT	PRICE PER SF/MO	ESCALATION DATE	EXPENSES REIMBURSEMENTS
100	Restaurant/Bar	6,226 SF	TBD	TBD	TBD	\$21,791.00	\$261,492.00	\$3.50/SF	TBD	NNN

LEASE HIGHLIGHTS

Asking Price: \$3.50/SF
(\$21,731/MO)

Sale Type: All FF&E and Type 47 Liquor License Available Separately for \$599,000

Lease Type: NNN

Size (SF): 6,226 SF

City: Palm Springs



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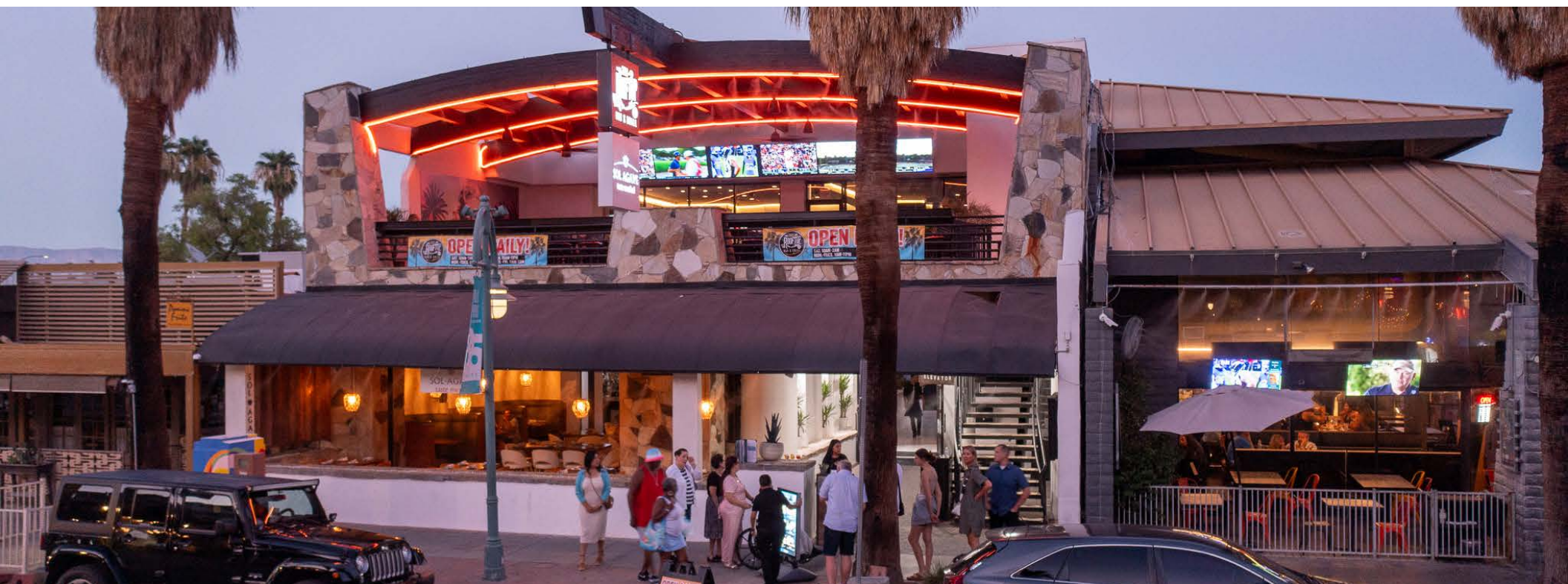
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HIGHLIGHTS

- All furnitures fixtures equipment and Type 47 full liquor license available separately for \$599,000.
- Mid-block signalized pedestrian only crosswalk connects the subject property to numerous bars/ restaurants across the street.
- Over \$50 million annually in F&B sales reported to the IRS in this block alone.
- Quality steel frame constructed building with outstanding signage.
- Highest foot traffic location in the entire Coachella Valley.
- Mid-block signalized pedestrian only crosswalk connects the subject property to numerous bars/restaurants across the street.



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RESTAURANT DEMAND GENERATORS

The following demand generators are located in the immediate proximity of **262 S. Palm Canyon Dr in Palm Springs**:

The **“Heart of Palm Springs Hotels” (HOPS)** – are hotel properties close to downtown Palm Springs and Palm Springs International Airport. They offer more than **2,000 guest rooms close to 262 S. PALM CANYON DR. in Palm Springs**:

Renaissance Hotel

410 rooms. It is the largest hotel in Palm Springs and is connected to the Palm Springs Convention Center.

Palm Mountain Resort

142 rooms.

Rowan Hotel by Kimpton

153 rooms. There is a signature pool and plentiful amenities in this top-performing hotel.

Spa Resort Hotel

The soon-to-be-built 350-room, 15-story five-star Spa Resort Hotel and Sec-Ha, a 40,000-square-foot spa that just opened.

Other Notable Hotels in Close Proximity

Hotel Zoso (163 Rooms), Hilton (260 Rooms), Marquis Villas Resort (100 Rooms), Courtyard by Marriott (149 Rooms), Extended Stay America (104 Rooms), Hyatt (197 Rooms), Drift Hotel (84 Rooms) are all a short walk away from **262 S. PALM CANYON DR. in Palm Springs!**

Events and Entertainment Bringing Foot Traffic – Downtown Palm Springs brings 12.8 million visitors a year. That number not only represents visitors coming for the day or a vacation but also represents many events surrounding Downtown:

Village Fest

Started when Sonny Bono was mayor in 1991, Village Fest occurs every Thursday when Palm Canyon Drive Downtown is shut down to vehicular traffic and up to 100 vendors offering an array of enticing goods, including art, food, entertainment, jewelry, flowers, and much more line the streets. Village Fest brings up to 100,000 people every Thursday night.

Modernism Week

Ten days in March, celebrate architecture and design in Palm Springs. 2023 attendance is estimated at 105,000 people. In addition, more than 15,000 participants attended the sale at the Convention Center.

Palm Springs International Film Festival

This annual event brings 135,000 visitors directly into downtown for two weeks.

Pride Weekend

This annual event brings 125,000 visitors directly into Downtown for one week.

Parades and Other Notable Events

Palm Springs is home to four parades a year: Veterans Day parade, Homecoming parade, Pride parade, and Christmas Lights parade. Palm Springs also benefits from Coachella Festival two weeks every year, Stage Coach one week every year, Splash House three weeks every year, BNP Paribas Open two weeks every year, Dinah Shore Weekend, American Express Golf Tournament four days every year, Motorcycle Weekend, White Party one week every year, Tour De Palm Springs one week every year, and Acrisure Arena a 12,000 seat stadium offering 100 events a year including over 50 concerts and 25 home games of AHL hockey team Coachella Valley Firebirds.

Palm Springs Convention Center

261,000 SF with 25 meeting rooms hosting approximately 50 annual conventions per year. Located three blocks away from **262 S. PALM CANYON DR. in Palm Springs.**

Spa Resort Casino

30,000 SF Casino is located two blocks away from **262 S. PALM CANYON DR. in Palm Springs.**

LOCATION MAP



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AERIAL MAP



west elm



SUBJECT PROPERTY
262 S. Palm Canyon Drive

Signalized crosswalk in Barhopping Zone leads to entrance of property



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ADDITIONAL PHOTOS

PATIO

BAR



BACK DINING ROOM

MAIN DINING ROOM



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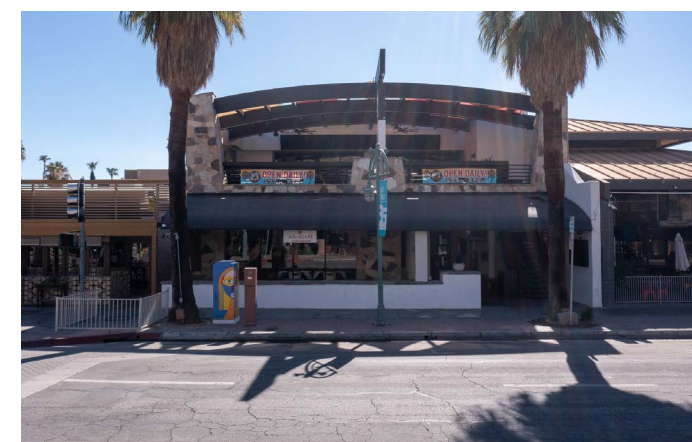
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ADDITIONAL PHOTOS

FRONT

BACK



AERIAL



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PARCEL MAP

42
FISHERMAN'S MARKET & GRILL
 "The Fresh Fish Joint"

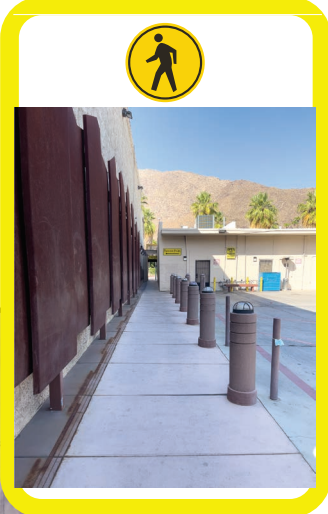
30
 Los Castaños
TERRAZA

44
PARKING GARAGE
 4 Stories
 129 Spaces

17
SUBJECT PROPERTY
 262 S. Palm Canyon Drive

16
VILLAGE PUB
 PALM SPRINGS RESTAURANT, BAR, NIGHTCLUB

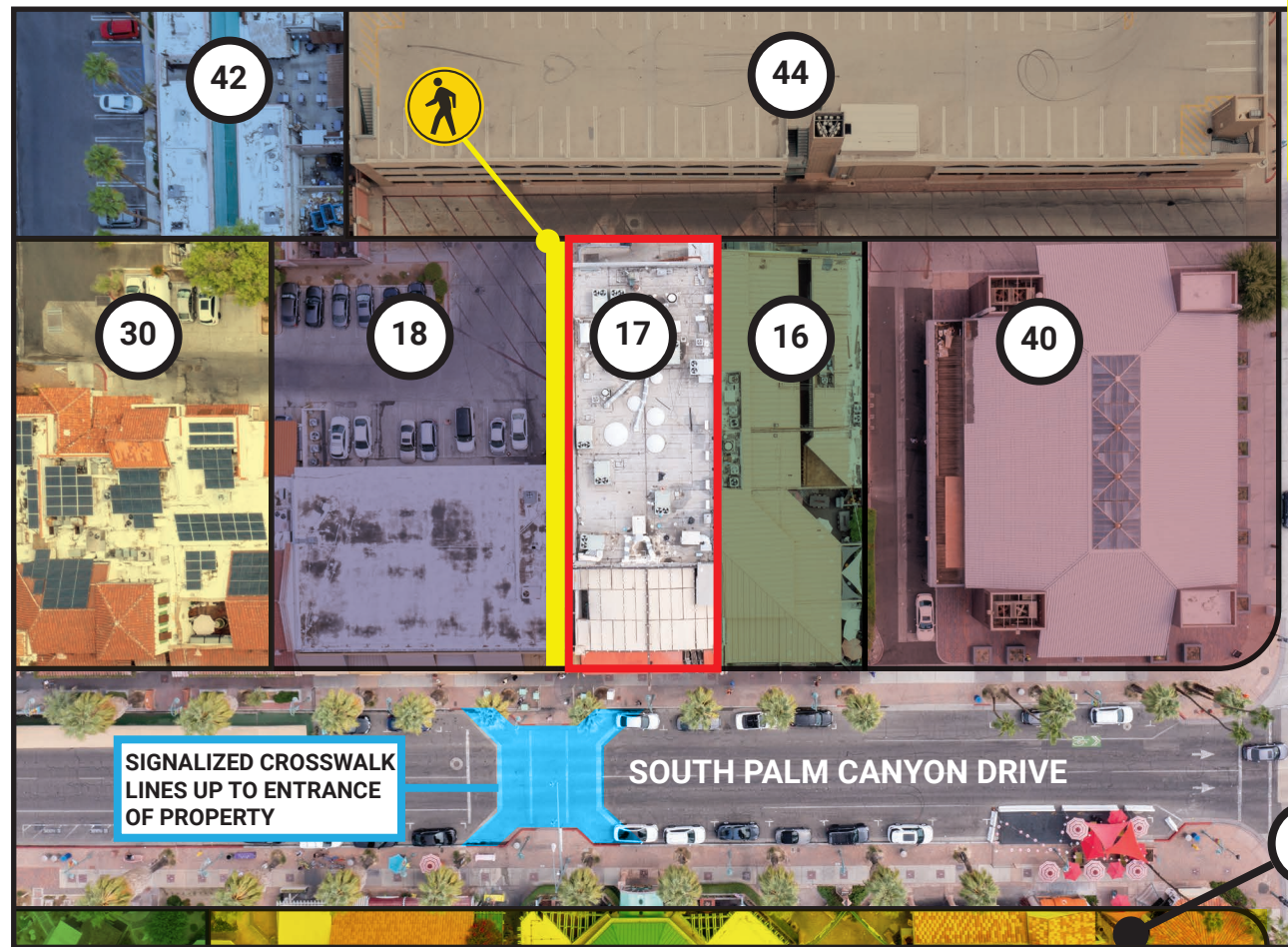
40
FOUR TWENTY BANK
 111 DISPENSER & LOUNGE 1111



18
Pomme Frite
 French & Belgian Cuisine

S

Thai House



34
Vineyard Shopping Center

Sammy's Tuscan Grill

LG's STEAKHOUSE
 "Locally Owned & Nationally Known"

FUZION FIVE
 HAIR & MAKEUP

VINEYARD FAMILY DENTISTRY
 SOUTH PALM CANYON DENTAL CENTER

ECORE FITNESS

PANACHE OPTICAL & GALLERY

Oh La La

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