

# SALE \$5,750,000 (\$330 PSF)

HIGHLY DESIRABLE MID-CENTURY MODERN OFFICE COMPLEX

1701-1733 North Palm Canyon Drive, Palm Springs, CA 92262



**Rob Wenthold**  
(760) 641-7602  
rwenthold@dc.rr.com  
CalDRE #01153834

**Steve Lyle**  
(760) 578-9927  
stevelyle@cbclyle.net  
CalDRE #00762911



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

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

# SALE

## HIGHLY DESIRABLE MID-CENTURY MODERN OFFICE COMPLEX

1701 - 1733 North Palm Canyon Drive Palm Springs, CA 92262



### PROPERTY DESCRIPTION

Highly Desirable Mid-Century Modern Multi Tenant Office Complex located at the major intersection of North Palm Canyon Drive & Vista Chino.

### PROPERTY HIGHLIGHTS

- Strategically located on the North End of the highly desirable Uptown Design District!
- Incredible visibility on an extremely busy corner (15,200 +/- cars pers day) with ample private parking!
- Truly a "winner" for a Buyer seeking a meticulously maintained Property!
- Beautifully upgraded suites with desirable tenant mix
- 100% occupied

### LOCATION DESCRIPTION

Located on the Northwest corner of N. Palm Canyon Drive and W. Vista Chino.

### OFFERING SUMMARY

Sale Price:	\$5,750,000
Building Size:	17,440 SF
Price/SF:	\$330 PSF
Lot Size:	0.47 Acres

#### Rob Wenthold

(760) 641-7602

[rwenthold@dc.rr.com](mailto:rwenthold@dc.rr.com)

CalDRE #01153834

#### Steve Lyle

(760) 578-9927

[stevelyle@cbclyle.net](mailto:stevelyle@cbclyle.net)

CalDRE #00762911



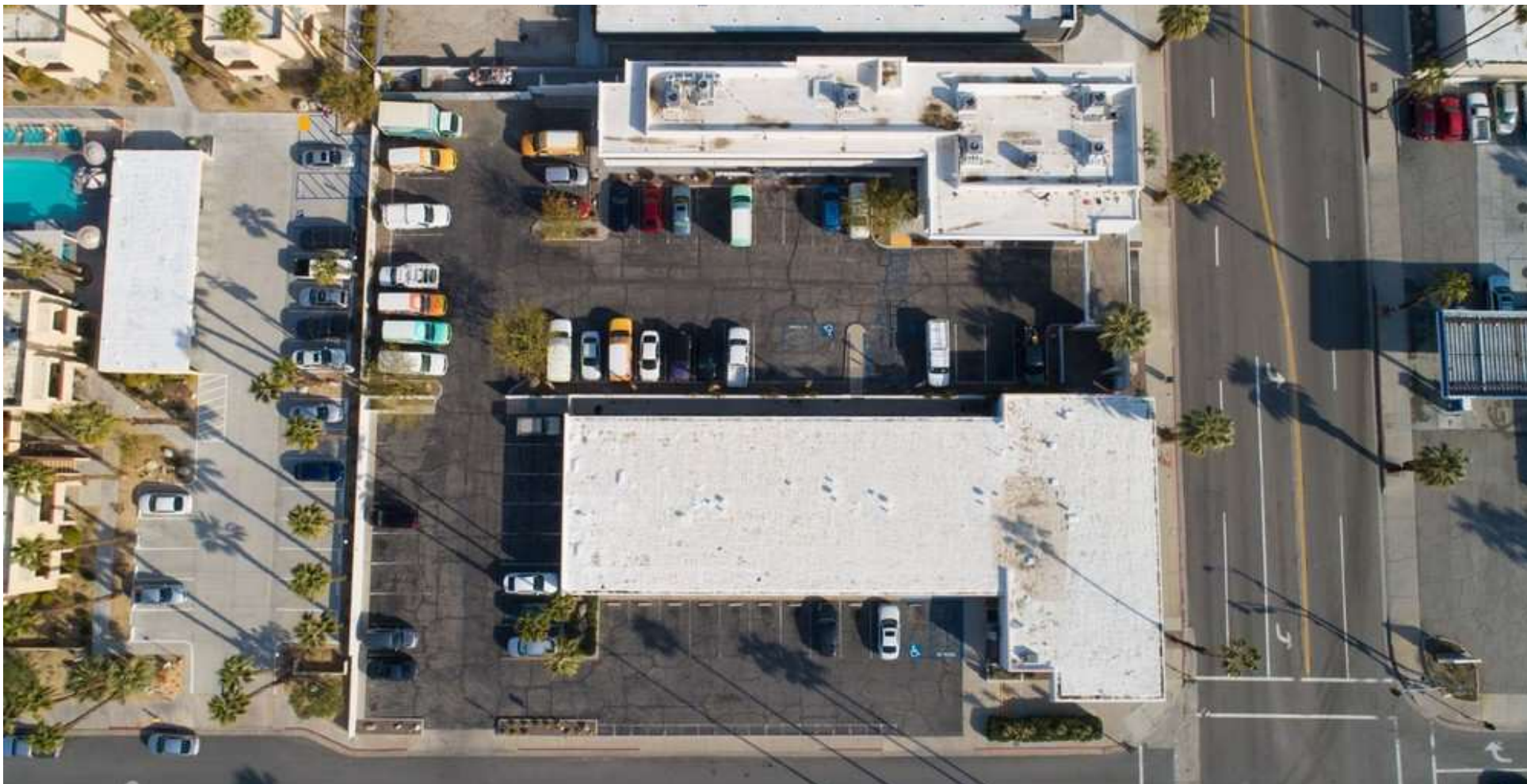
**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP



# SALE

## HIGHLY DESIRABLE MID-CENTURY MODERN OFFICE COMPLEX

1701 - 1733 North Palm Canyon Drive Palm Springs, CA 92262



**Rob Wenthold**

(760) 641-7602

[rwenthold@dc.rr.com](mailto:rwenthold@dc.rr.com)

CalDRE #01153834

**Steve Lyle**

(760) 578-9927

[stevelyle@cbclyle.net](mailto:stevelyle@cbclyle.net)

CalDRE #00762911



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

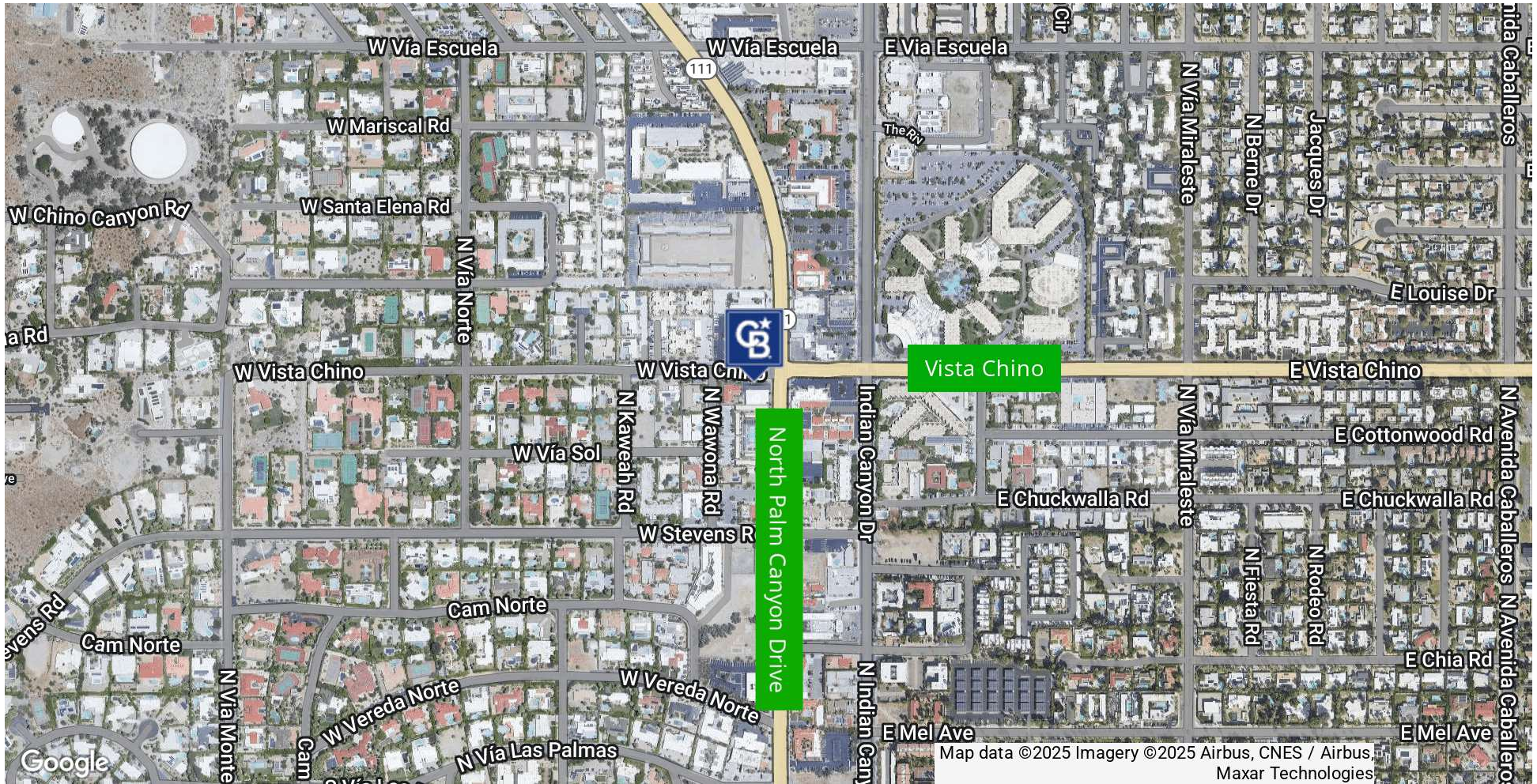
©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



# SALE

## HIGHLY DESIRABLE MID-CENTURY MODERN OFFICE COMPLEX

1701 - 1733 North Palm Canyon Drive Palm Springs, CA 92262



**Rob Wenthold**

(760) 641-7602

[rwenthold@dc.rr.com](mailto:rwenthold@dc.rr.com)

CalDRE #01153834

**Steve Lyle**

(760) 578-9927

[stevelyle@cbclyle.net](mailto:stevelyle@cbclyle.net)

CalDRE #00762911



**COLDWELL BANKER  
COMMERCIAL**

LYLE & ASSOCIATES,  
LP



# SALE

## HIGHLY DESIRABLE MID-CENTURY MODERN OFFICE COMPLEX

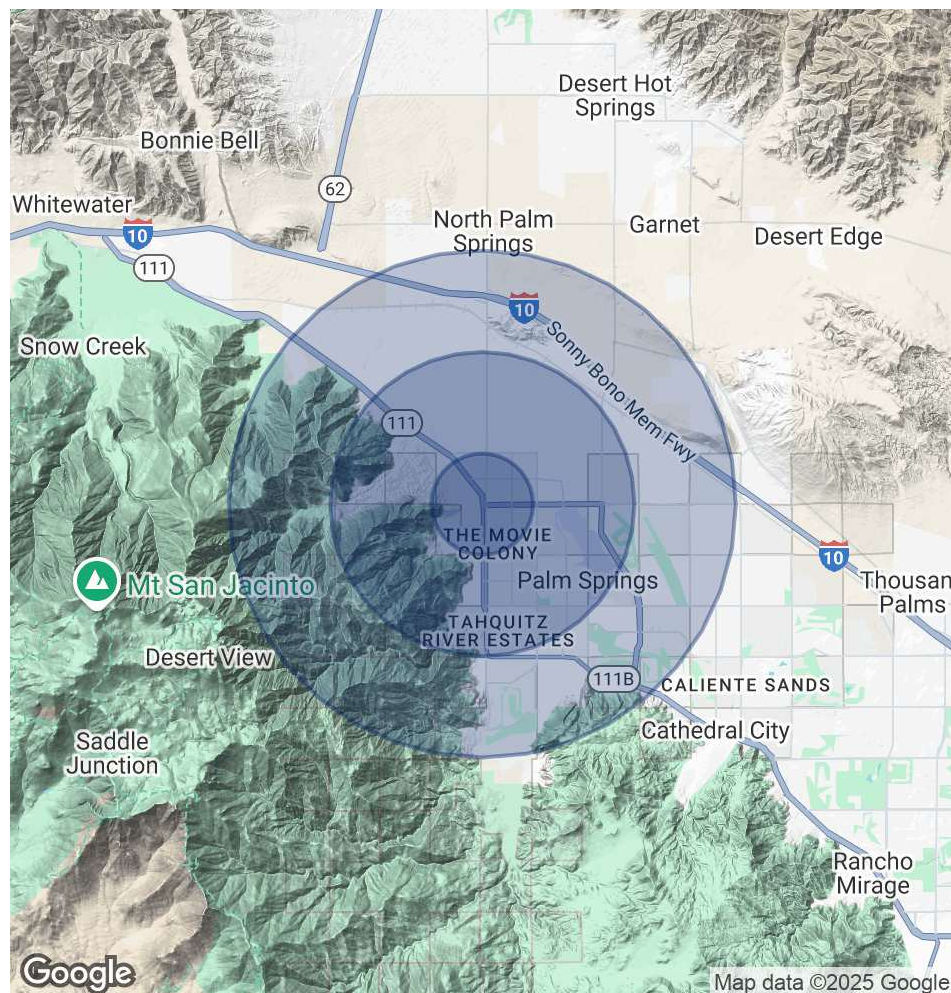
1701 - 1733 North Palm Canyon Drive Palm Springs, CA 92262

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,942	32,947	69,231
Average Age	56.4	52.4	49.4
Average Age (Male)	59	53.3	50.3
Average Age (Female)	52.9	50.2	47.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,585	24,259	44,796
# of Persons per HH	1.2	1.4	1.5
Average HH Income	\$62,234	\$61,300	\$63,726
Average House Value	\$605,026	\$467,548	\$427,894

2020 American Community Survey (ACS)



**Rob Wenthold**  
(760) 641-7602  
rwenthold@dc.rr.com  
CalDRE #01153834

**Steve Lyle**  
(760) 578-9927  
stevelyle@cbclyle.net  
CalDRE #00762911



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