

LEASE

TRULY A "ONE OF A KIND" OPPORTUNITY IN CENTRAL PALM SPRINGS!

4765 Ramon Road Palm Springs, CA 92264



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

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PROPERTY DESCRIPTION

4765 E. RAMON ROAD Fantastic opportunity available in one of the MOST sought after areas (M-1 Zone) of Palm Springs! Strategically located in the "Center" of the City, across from the Palm Springs International Airport, with easy access to the 10 Freeway and all other areas of the Coachella Valley! Located on E. Ramon Road, just west of the intersection of Gene Autry Trail (the highest traffic volume corner in Palm Springs), the Building provides unparalleled visibility with maximum exposure and ample off-street private parking. In addition to its many other accolades, the Building has been recently upgraded, including newer roofing, exterior paint, HVAC repairs, parking lot repairs, etc.

PROPERTY HIGHLIGHTS

- Fantastic opportunity available in one of the MOST sought after areas (M-1 Zone) of Palm Springs!
- Strategically located in the "Center" of the City!
- Unparalleled visibility/exposure just west of the intersection of Gene Autry Trail (the highest traffic volume corner in Palm Springs)!

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (NNN)
Number of Units:	1
Available SF:	10,300 SF
Lot Size:	22,651 Acres
Building Size:	10,300 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,778	31,666	47,716
Total Population	4,824	74,118	105,630
Average HH Income	\$87,619	\$95,727	\$101,506

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