

# HEAVIEST FOOT TRAFFIC INTERSECTION

*In the Heart of Downtown Palm Springs*



*Trophy Location • In-Place Income • Future Upside*

**\$15.5M Offering** | **6.3% Cap Rate**

Exclusively Listed By | Steve Lyle | Rob Wenthold

# COVERED LAND PLAY!

6.3% Cap Rate | \$15.5M

## THE LIEBLING BUILDING | NEC NORTH PALM CANYON DRIVE & TAHQUITZ CANYON WAY DOWNTOWN PALM SPRINGS, CA

Building Size:	±24,014
Land Size:	±51,400 SF
Asking Price:	\$15,500,000
Price/SF (Bldg)	\$645
Price/SF (Land)	\$302
NOI:	\$977,001.24
Cap Rate:	6.3%
Occupancy:	88%
Service Type:	NNN
APN:	513-092-004
Year Built:	1957
Zoning:	CBD - Central Business District Zone
Market:	Inland Empire
Sub-Market:	Coachella Valley



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**STEVE LYLE**

CEO-BROKER / CalDRE #00762911  
(760)578-9927 / SteveLyle@cbclyle.net

**ROB WENTHOLD**

SENIOR VICE PRESIDENT / CalDRE #01153834  
(760)641-7602 / RWenthold@dc.rr.com



CalDRE #01462012

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Currently Single Story Retail w/Demo Clauses  
Heaviest Foot Traffic Intersection!  
Possible 7-Story Hotel/Condo above Retail/Restaurant



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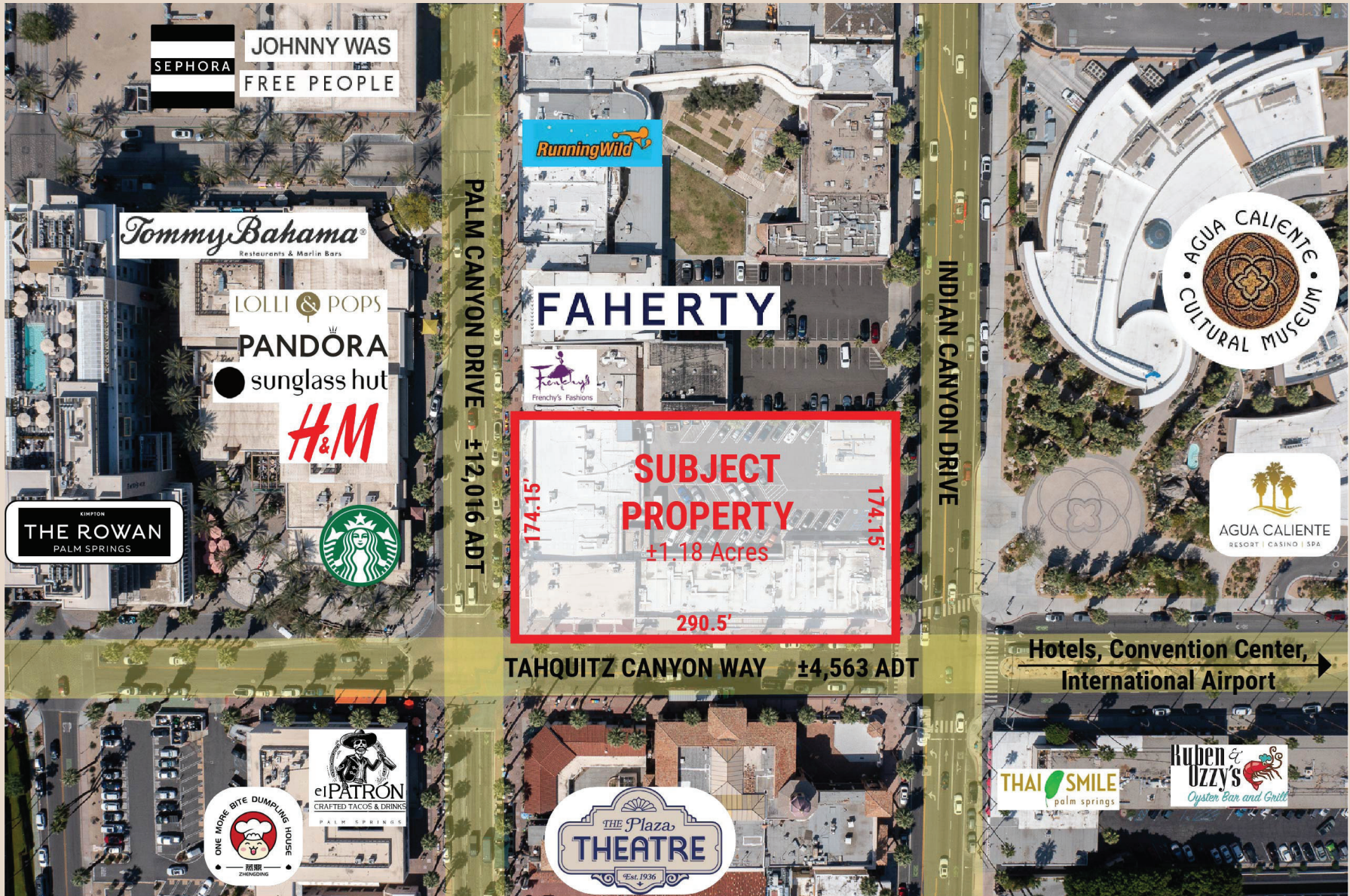


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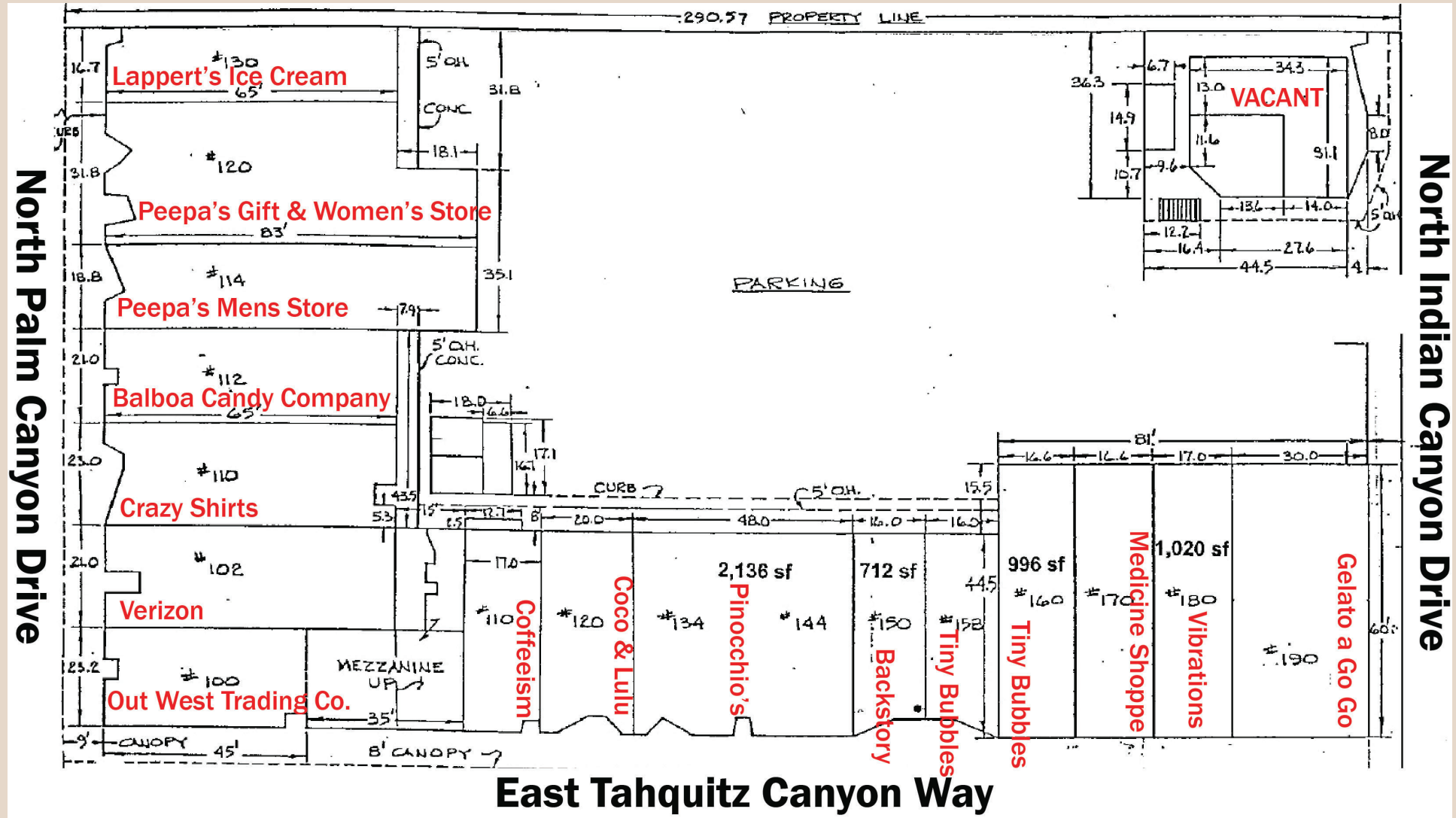


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## INVESTMENT HIGHLIGHTS:

- Currently Single Story Retail with Substantial Annual Income
- Prime Palm Canyon Location with Exceptional Visibility
- Incredible Development Upside for Hotel/Condo Above Retail/Restaurant
- Trophy Hard Corner at Two of the Most Active Intersections
- Immediate Proximity to Entertainment, Hospitality, Retail, Dining, Casino, and Barhopping
- All Leases Have 7-month Landlord Termination/Redevelopment Clauses

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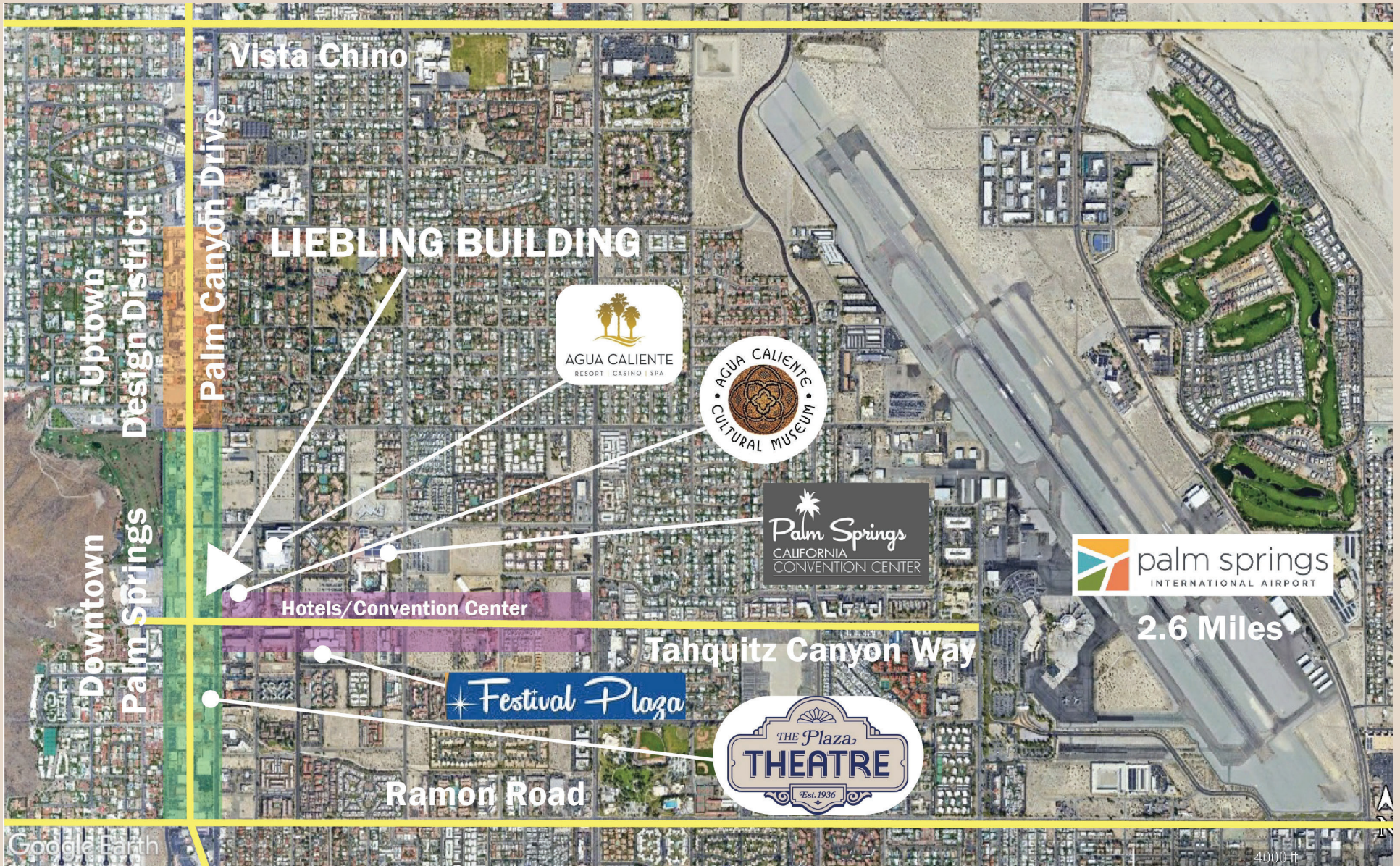


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