

FOR LEASE

312 N Palm Canyon Dr
Palm Springs, CA 92262



LEASING BROCHURE
PALM SPRINGS, CA

SMOKETREE
INVESTMENTS

ADVISORY TEAM

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SUMMARY

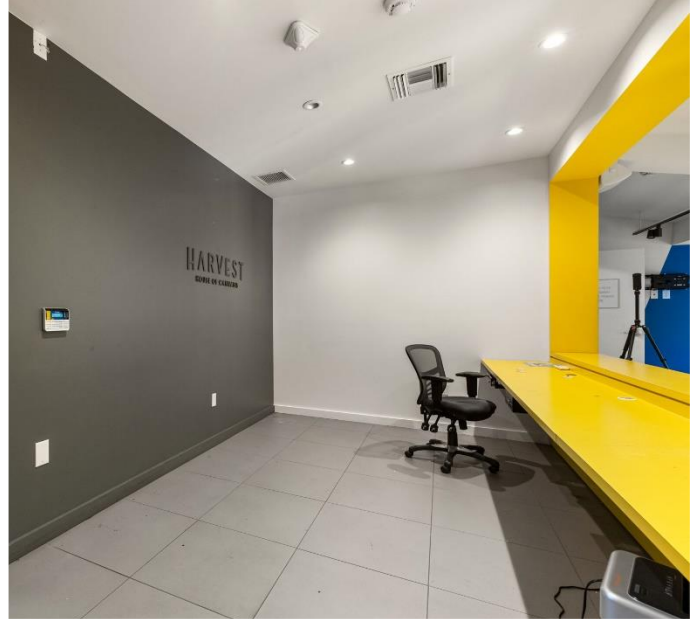
Address	312 N Palm Canyon Dr
Location	Upstairs
Suite Size	1,984 SF
Building Parking	Street + 21 Spaces in Rear
Use	Retail / Office / Medical / Other
Lease Type	Triple Net (NNN)
Base Rent	\$2.00/SF (\$3,968) NNN
NNNs	\$0.75/SF (\$1,488)



BENEFITS

- Desirable Location at the Center of Downtown Palm Springs
 - Located on N Palm Canyon, Between Amado & Alejo
- Suite is Designed as Upscale, Modern Office/Retail Space
 - Direct Access to Palm Canyon and Parking Lot
 - Zoned as Central Business District Zone
 - Palm Springs Municipal Code
- Building Signage Rights on Palm Canyon
- Ample Parking in Front and Rear of Building
- 2 Private Restrooms and Dedicated AC Unit







Located in the Premier Shopping District in the Valley



Palm Canyon Street Parking with Extra Parking in Rear



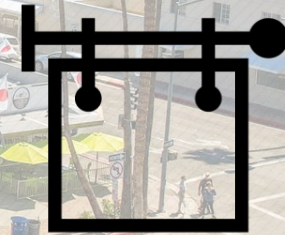
Centered in Heart of Commercial Corridor of Palm Springs



Open Floor Plan and Two Private Restrooms in Suite



Major Developments Under Construction on Palm Canyon



Street Frontage on Palm Canyon with Signage Rights

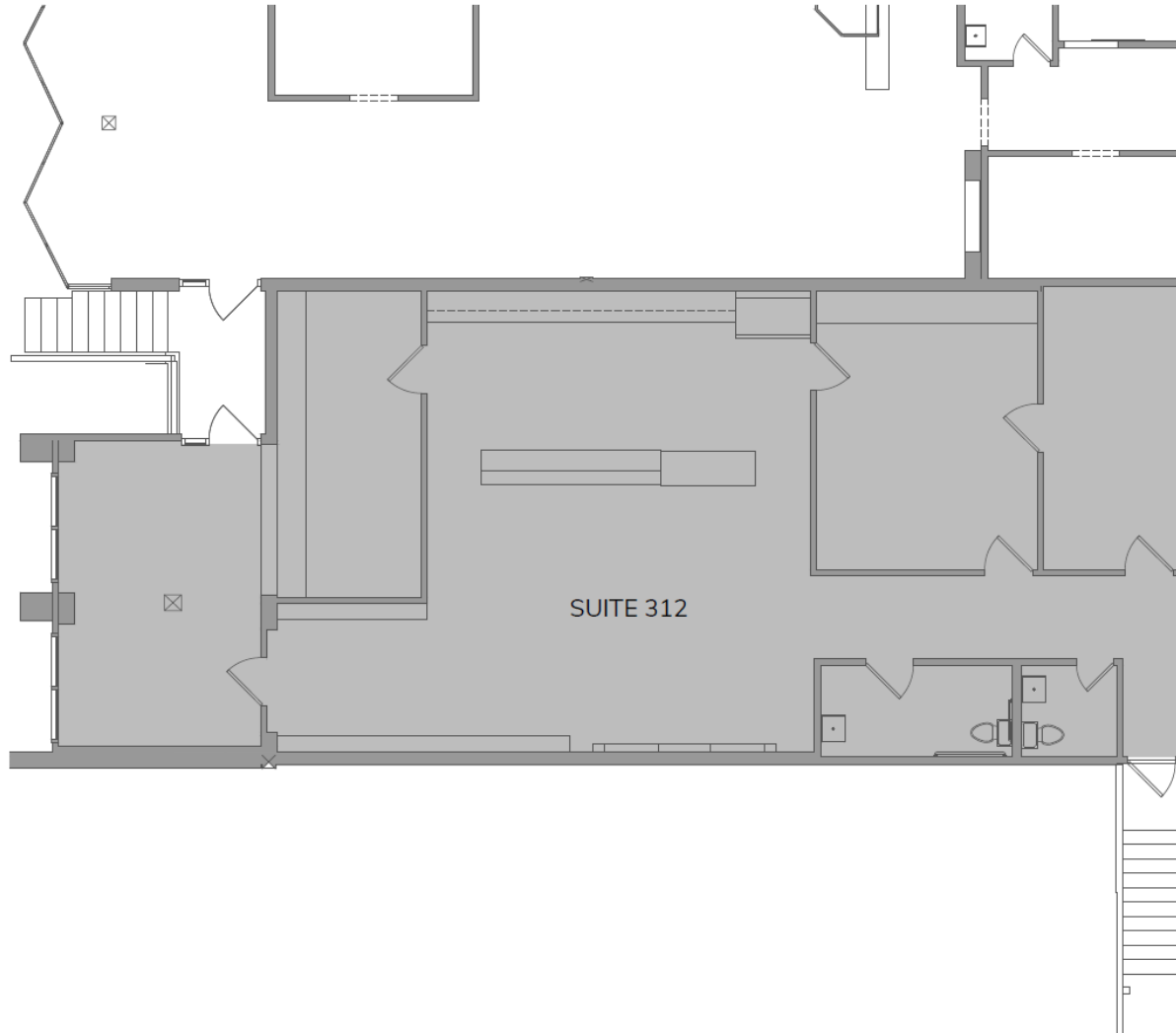
PROPERTY HIGHLIGHTS

Palm Springs is a city located in the eastern part of the Coachella Valley in Riverside County, California.

Situated just 100 miles east of Los Angeles, the city is served by regional traffic corridors, such as Interstate 10 and Highways 111 and 74, and is easily accessible to all points within the Coachella Valley by local traffic corridors, such as Vista Chino and Ramon Rd.

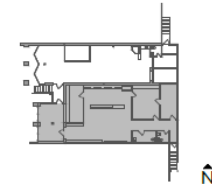
The Coachella Valley population is growing at a faster rate than California and the nation. According to estimates by the Coachella Valley Association of Governments (CVAG) and the Southern California Association of Governments (SCAG), the population of the Coachella Valley will double to nearly 1,000,000 permanent residents by 2035.

EXISTING FLOOR PLAN



Suite Calculation

Floor: 2
Suite: 312
Name:
RSF: 1,984
Occ. Area: 1,924
Calc ID: 2.01



Suite: 312
Occupant Area: 1,924
Rentable Area: 1,984



LOCATION MAP



REGIONAL MAP





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