

LEASE

±2,570 - 10,388 SF RESTAURANT SPACE AVAILABLE

369 N Palm Canyon Dr Palm Springs, CA 92262



Kyle Buccino

(862) 345-4015

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CalDRE #02141355

Steve Lyle

(760) 578-9927

stevelyle@cbclyle.net

CalDRE #00762911



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COMMERCIAL**
LYLE & ASSOCIATES,
LP

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PROPERTY HIGHLIGHTS

- Central Air Conditioning
- Kitchen
- Private Restrooms
- High Ceilings
- Wheelchair Accessible
- 16 Private Parking Spaces

PROPERTY DESCRIPTION:

Coldwell Banker Commercial Lyle & Associates is pleased to present an exceptional leasing opportunity in the heart of downtown Palm Springs. This prime property, previously home to one of the city's most iconic restaurants, offers approximately 10,388 square feet of total leasable space, which can be leased individually or as a whole. The first-floor space encompasses an estimated 7,818 square feet, while the second floor offers an additional 2,570 square feet.

The first-floor space features a fully equipped kitchen, walk-in freezer and cooler, two luxurious restrooms, a spacious dining area, green room/private corridor, and a large outdoor patio with a standalone bar. The second-floor space includes a central bar area, front patio, two private restrooms, wash area, storage room, view deck, private stairway entrance, elevator access, and a dumbwaiter connecting to the first-floor kitchen.

This property was fully renovated in 2021, both inside and out, and remains in excellent condition. A minimum 5-year lease term is required, with renewal options available. Please note that a new business license, certificate of occupancy, and any additional City and County-required permits or inspections may be necessary to open. Grease Trap on site.

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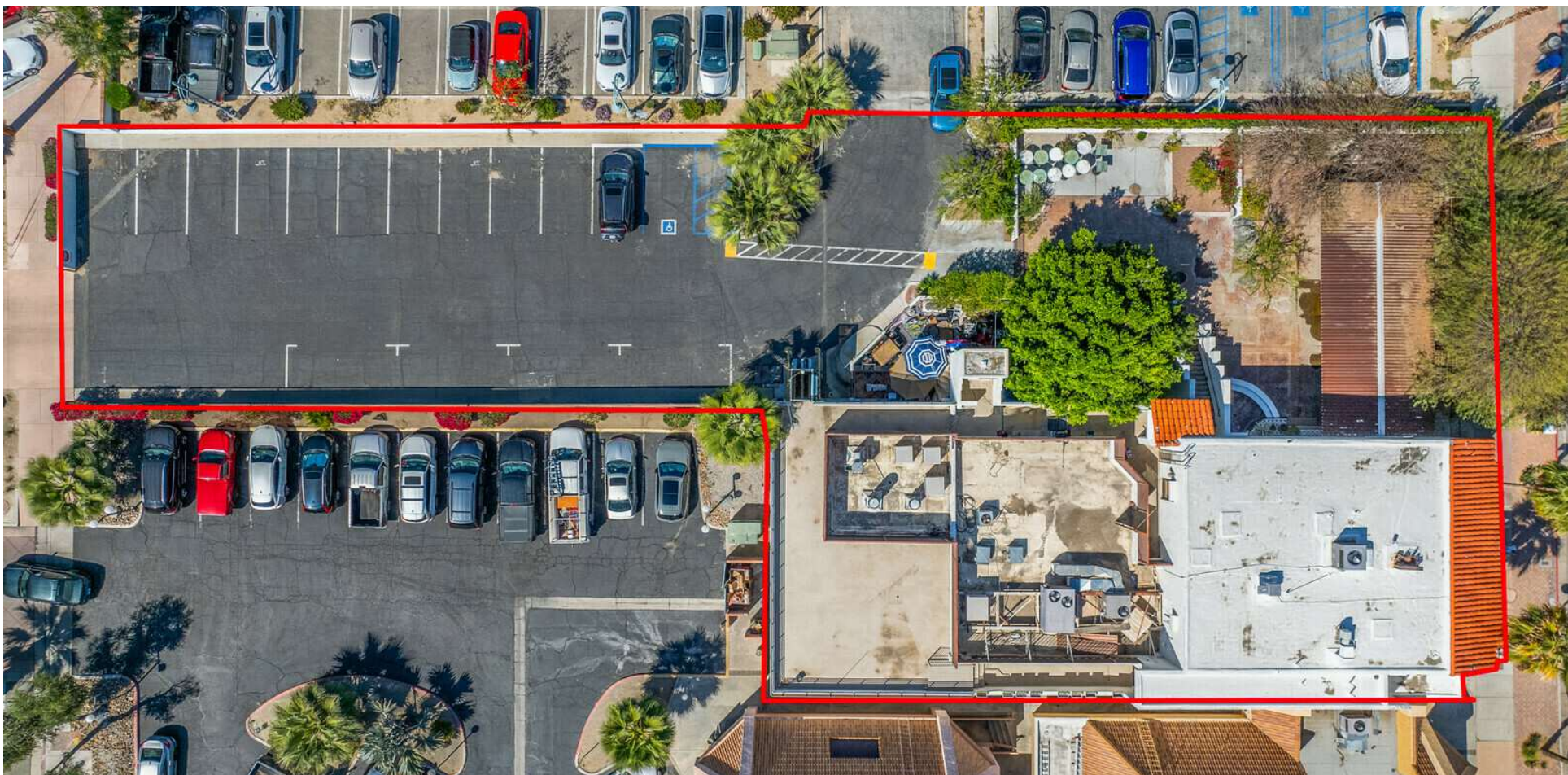


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LEASE INFORMATION

Lease Type:	NNN	Minimum Lease Term:	60 months
Total Space:	2,570 - 10,388 SF	Lease Rate:	\$21,500.00 per month (Entire Building)

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor	7,818 SF	NNN (Not included in Lease Rate)	\$17,500 per month	FIRST FLOOR OFFERING ±7,818 SF Includes Patio ±3,818 SF Lower Level including bathrooms, kitchen, electrical room, and "green" room ±4,000 SF Patio • Fully Equipped Kitchen • Walk-in Freezer and Cooler • Two Restrooms • Spacious Dining Area • Green Room/Private Corridor • Large Outdoor Patio with Standalone Bar
Second Floor	2,570 SF	NNN (Not included in Lease Rate)	\$5,500 per month	SECOND FLOOR OFFERING ±2,570 SF Includes Patio ±1,560 SF includes upstairs bar, bathrooms, kitchenette and DJ room ±230 SF upstairs balcony facing Palm Canyon ±780 SF Roof Deck • Central Bar Area • Front Patio • Two Private Restrooms • Wash Area • Storage Room • View Deck • Private Stairway Entrance • Elevator Access • Dumbwaiter
Entire Building	10,388 SF	NNN (Not included in Lease Rate)	\$21,500 per month	Entirety of the space can be leased by single tenant.

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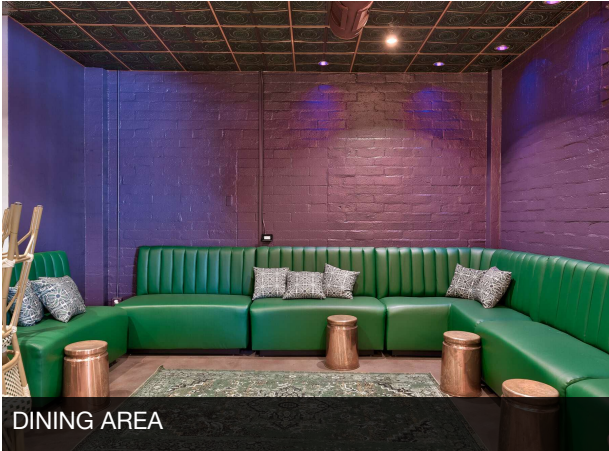


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FIRST FLOOR OFFERING | ±7,818 SF

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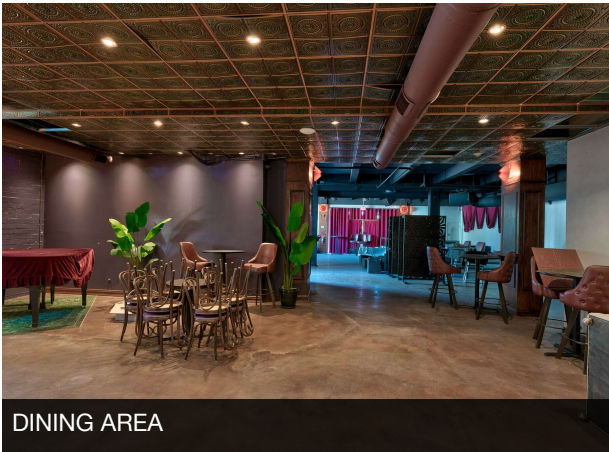
DINING AREA

FIRST FLOOR OFFERING

- Approximately 7,818 SF (Includes Patio)
- Fully Equipped Kitchen
- Walk-in Freezer and Cooler
- Two Restrooms
- Spacious Dining Area
- Green Room/Private Corridor
- Large Outdoor Patio with Standalone Bar



GREEN ROOM



DINING AREA



KITCHEN



PATIO AREA

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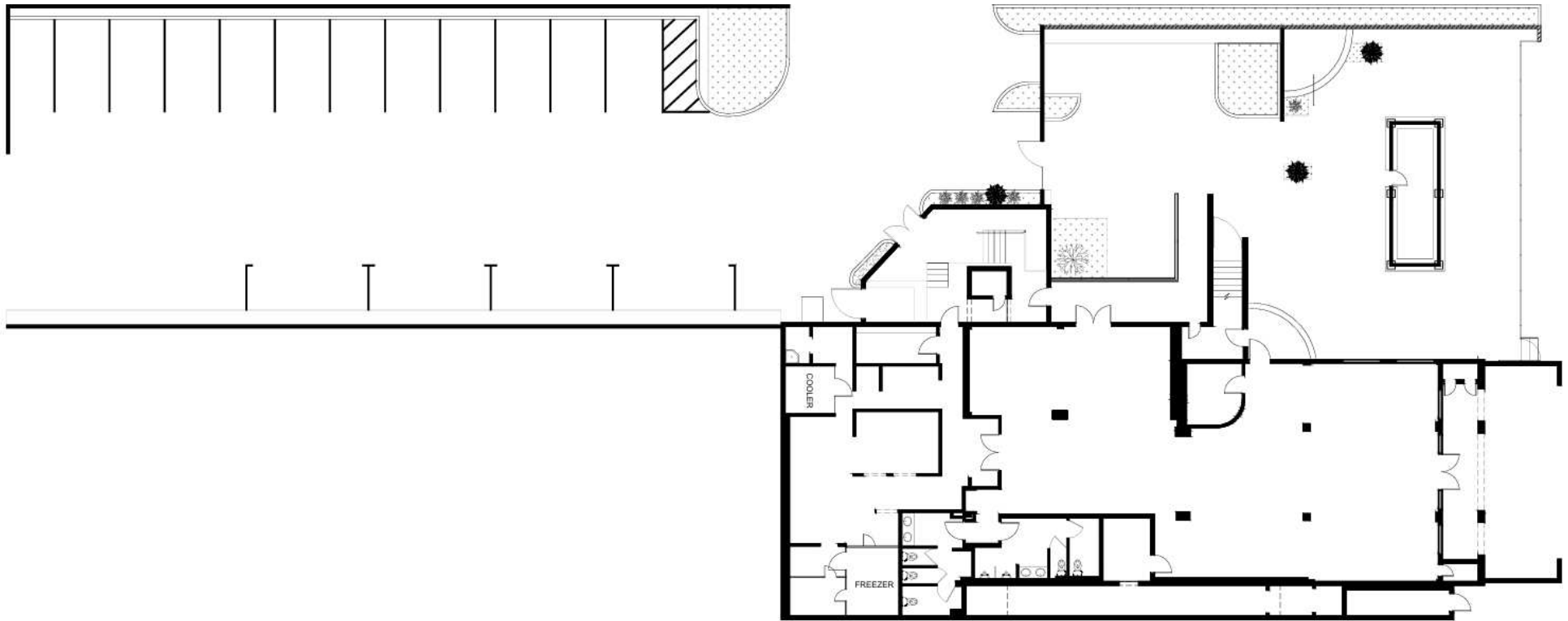


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FIRST FLOOR OFFERING | ±7,818 SF

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Site & First Floor Plan

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SECOND FLOOR OFFERING | ±2,570 SF

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BAR AREA

SECOND FLOOR OFFERING

- Approximately 2,570 SF (Includes Patio)
- Central Bar Area
- Front Patio
- Two Private Restrooms
- Wash Area
- Storage Room
- View Deck
- Private Stairway Entrance
- Elevator Access



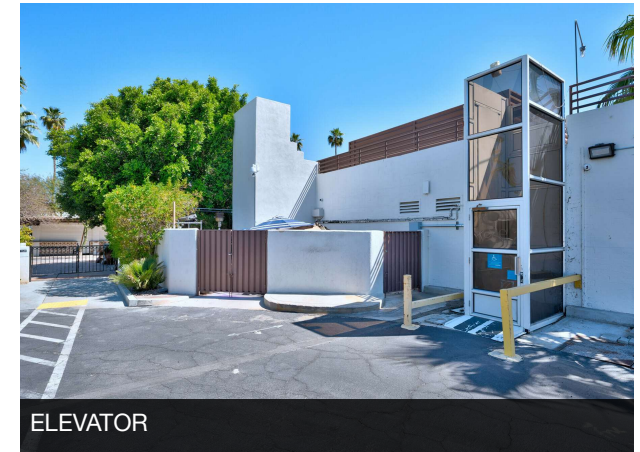
BAR AREA



VIEW DECK



PATIO



ELEVATOR

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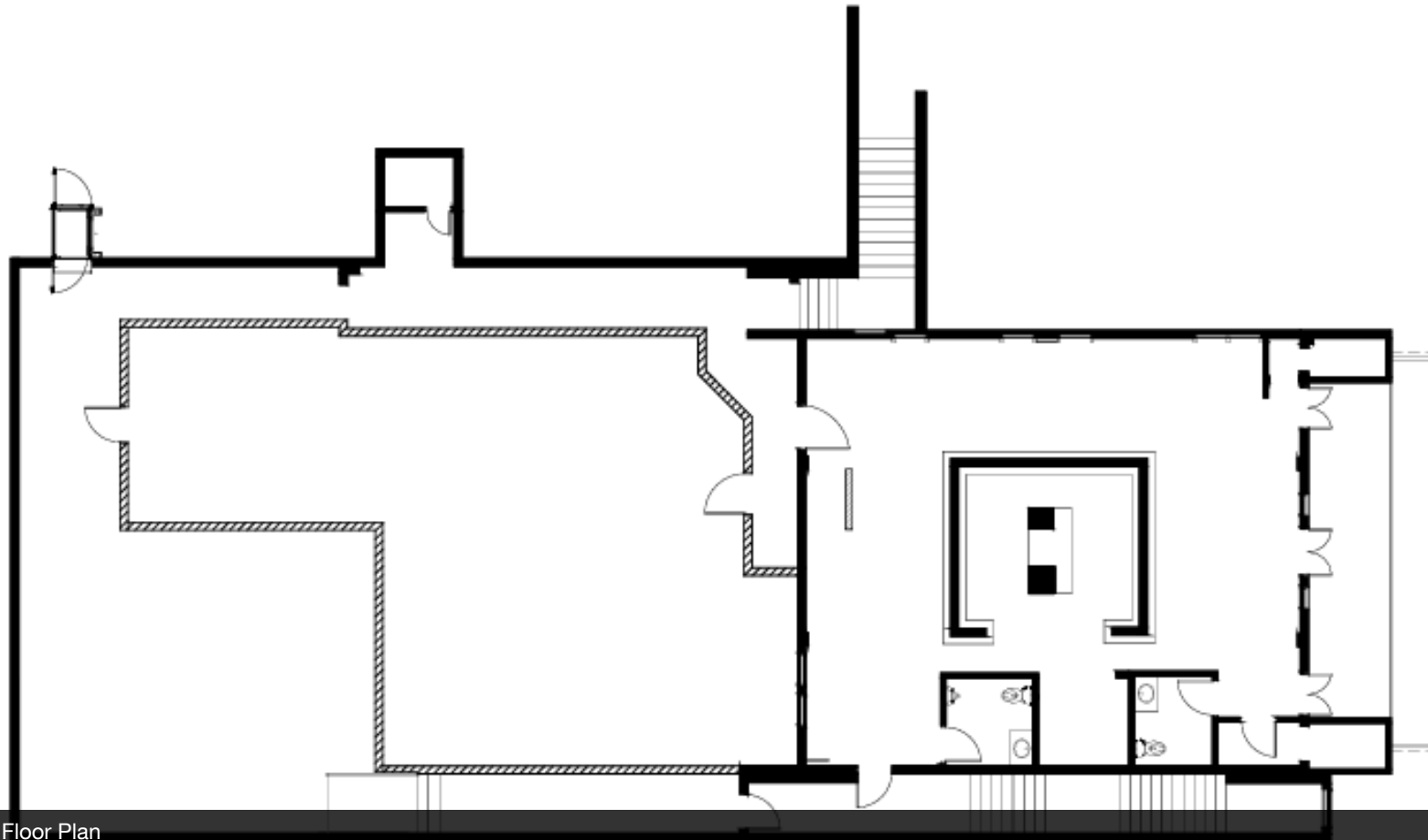


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Roof & Second Floor Plan

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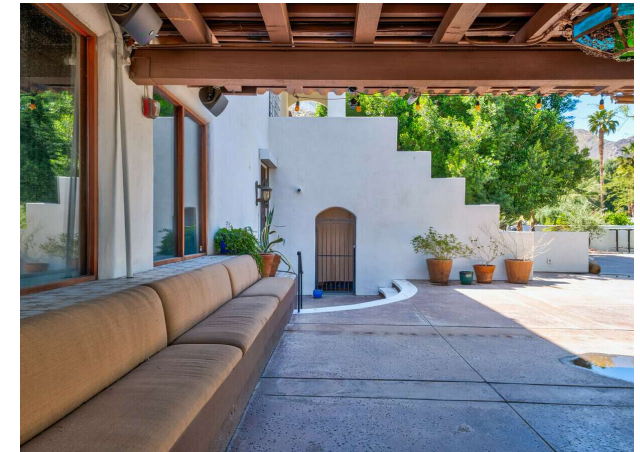
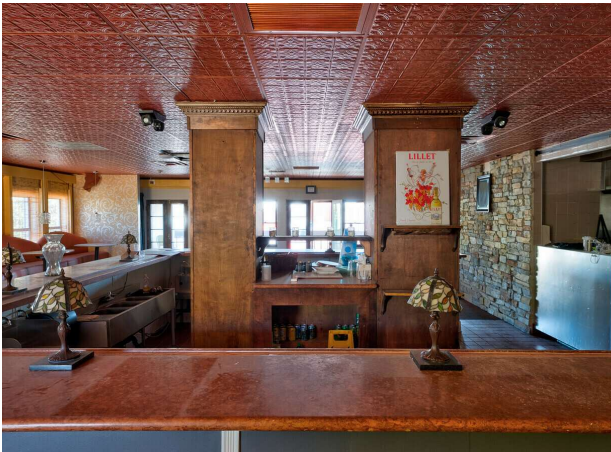


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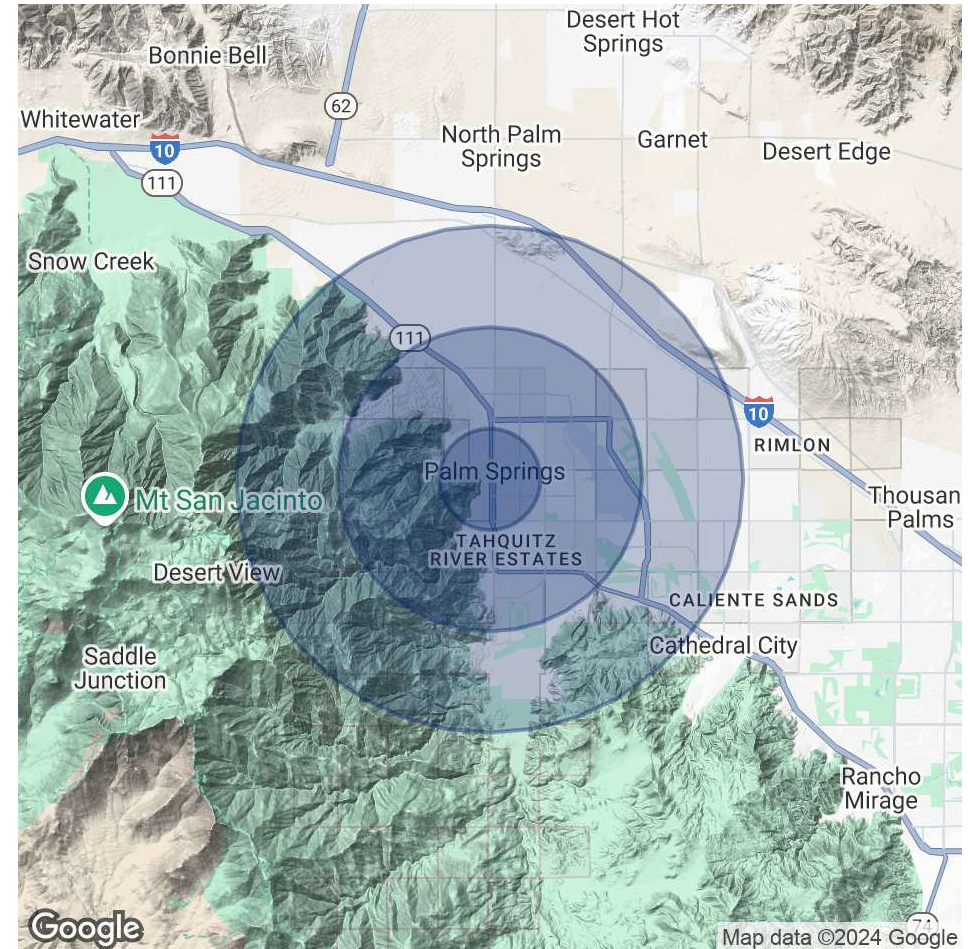
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,393	39,866	74,951
Average Age	54	53	49
Average Age (Male)	55	54	49
Average Age (Female)	53	53	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,103	21,610	34,480
# of Persons per HH	1.7	1.8	2.2
Average HH Income	\$116,511	\$109,017	\$105,785
Average House Value	\$981,917	\$839,123	\$713,693

Demographics data derived from AlphaMap



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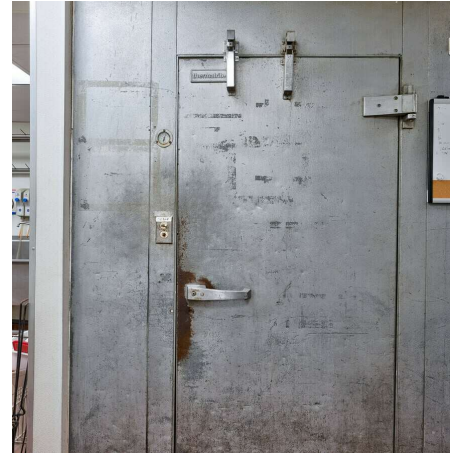
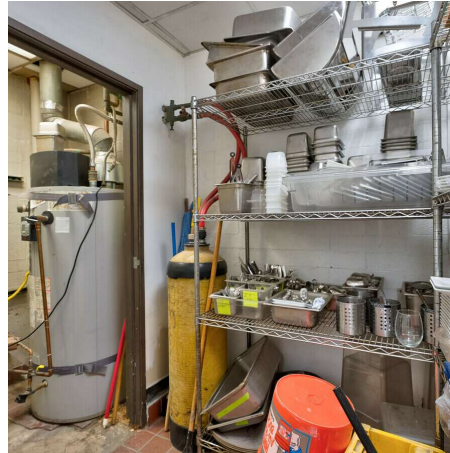


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