

FOR LEASE

316 N Palm Canyon Dr
Palm Springs, CA 92262



LEASING BROCHURE
PALM SPRINGS, CA

SMOKETREE
INVESTMENTS

ADVISORY TEAM

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SMOKETREE
INVESTMENTS





SUMMARY

| | |
|-------------------|-----------------------------------|
| Address | 316 N Palm Canyon Dr |
| Location | Downstairs |
| Suite Size | 1,999 SF |
| Building Parking | Street + 21 Spaces in Rear |
| Use | Retail / Office / Medical / Other |
| Lease Type | Triple Net (NNN) |
| Monthly Base Rent | \$1.50/SF (\$2,999) |
| Monthly NNNs | \$0.75/SF (\$1,499) |



BENEFITS

- Desirable Location at the Center of Downtown Palm Springs
 - Located on N Palm Canyon, Between Amado & Alejo
- Suite is Designed as Open Floor Plan with Private Office
 - 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
- Private Restroom and Dedicated AC Unit







Located in the
Premier Shopping
District in the Valley



Palm Canyon Street
Parking with Extra
Parking in Rear



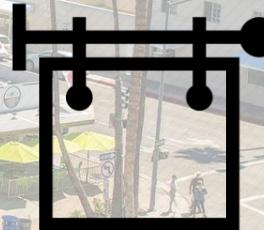
Centered in Heart of
Commercial Corridor
of Palm Springs



Open Floor Plan and
Private Restroom and
Office in Suite



Major Developments
Under Construction
on Palm Canyon



Street Frontage on
Palm Canyon with
Signage Rights

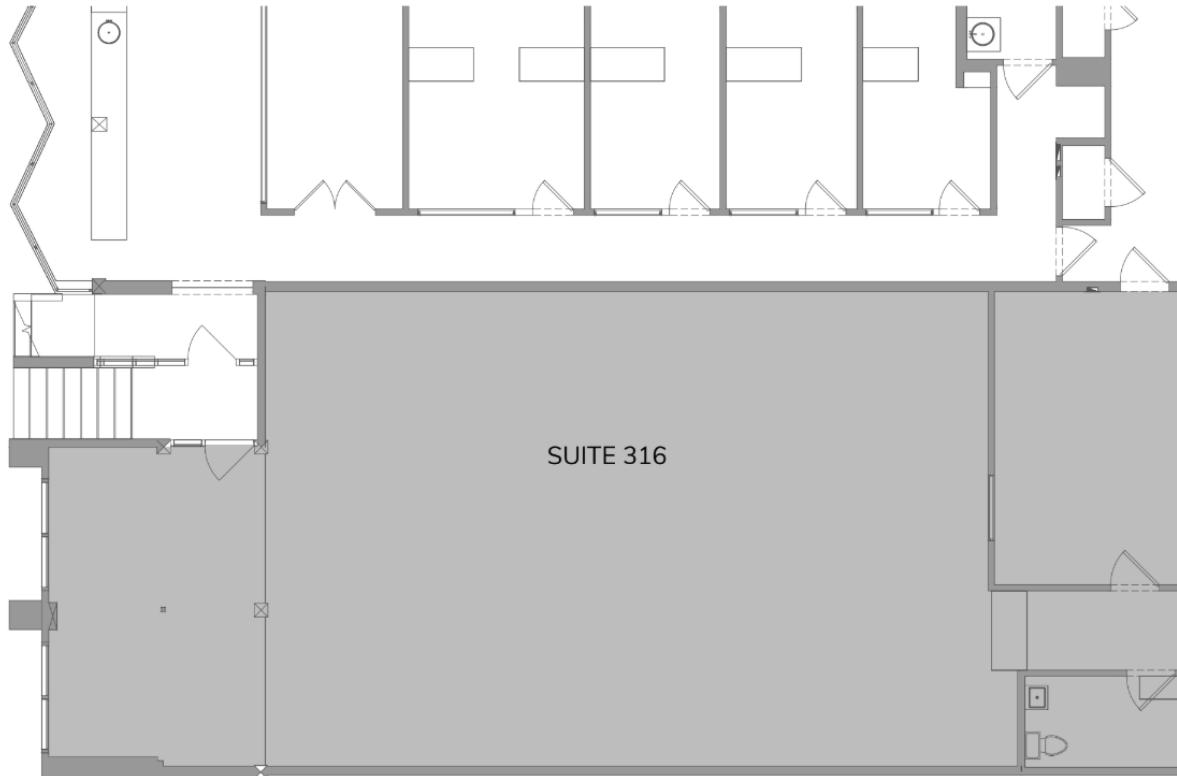
PROPERTY HIGHLIGHTS

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.

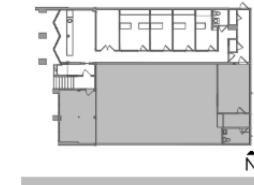
The Coachella Valley population is growing at a faster rate than California and the nation. According to estimates by the Coachella Valley Association of Governments (CVAG) and the Southern California Association of Governments (SCAG), the population of the Coachella Valley will double to nearly 1,000,000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

EXISTING FLOOR PLAN



Suite Calculation

Floor: LL
Suite: 316
Name:
RSF: 1,999
Occ. Area 1,939
Calc ID: LL.01



Suite: 316
Occupant Area: 1,939
Rentable Area: 1,999



LOCATION MAP



REGIONAL MAP





SMOKETREE

I N V E S T M E N T S

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