

RETIREMENT SALE | ±13,102 SF RESTAURANT/BAR/ENTERTAINMENT

1800 N. PALM CANYON DR.  
PALM SPRINGS, CA 92262

# 50 YR ICONIC HIGH PROFIT OFFERING w/VALUE ADD OPPORTUNITIES!

**\$7,500,000**  
**(SELLER FINANCING AVAILABLE)**



**COLDWELL BANKER**  
**COMMERCIAL**  
LYLE & ASSOCIATES

Steve Lyle  
t 760-578-9927  
stevelyle@cbclyle.net  
CA RE Lic. #00762911

Michael Lyle  
t 760-774-6533  
mlyle@cbclyle.net  
CA RE Lic. #02002995

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



1800 N. PALM CANYON DR., PALM SPRINGS

## Business Details

Building Size:	±13,102 SF
Seating:	340
Parking:	110 spaces with porte-cochere
Price:	\$7,500,000 includes business + real estate
Special Financing:	Flexible owner financing available
Current Gross Sales:	\$7,000,000+ (trailing 12 months thru November 2025)
Liquor License:	Type 47 included
Sub-Market:	Coachella Valley
Market:	Inland Empire





## INVESTMENT HIGHLIGHTS

- » **Iconic 50-Year Brand** - One of the most beloved and respected restaurants in the entire Coachella Valley.
- » **Highly Profitable** - Annual sales exceeding \$7,000,000 with substantial upside.
- » **+/-13,102 SF Building on +/-1.92 Acres** - Located Across from 400-Room Riviera Hotel.
- » **Breakfast - Lunch - Dinner - Anytime!** Unique concept with massive customer loyalty.
- » **Scratch Kitchen + In-House Bakery** - Famous pies, cakes, and desserts.
- » **Major Value-Add Opportunities** - Extended hours, activate entertainment room, upgrade bar offerings, bakery retail, franchising potential, weddings & events, convert entertainment room to a speakeasy.
- » **Turnkey Operation** - 63 outstanding employees, including 4 managers; exceptional long-term staff.
- » **50-Year Retirement Sale** - Fully documented recipes included.
- » **Seller Financing Available** - Flexible Terms Offered.
- » **Palm Springs Growth Story** - Airport + Convention Center expansions, Historic Plaza Theater reopening, Disney Cotino nearby, strong tourism growth.





1800 N. PALM CANYON DR., PALM SPRINGS



## PROPERTY FEATURES

- » Beautifully maintained inside & out.
- » Grand Porte-Cochere Entrance with koi & turtle pond and dramatic vestibule.
- » Large, fully equipped scratch kitchen with baking facility.
- » Spacious owner's office with windows & views.
- » Two-car private garage for ownership.
- » Employee lounge, laundry room.
- » Full FF&E Package included.
- » Private dining room/entertainment room (currently unused).
- » Large bar area with potential for a premier craft cocktail program.
- » Designed for high-volume operations.



**COLDWELL BANKER  
COMMERCIAL** | LYLE &  
ASSOCIATES



1800 N. PALM CANYON DR., PALM SPRINGS

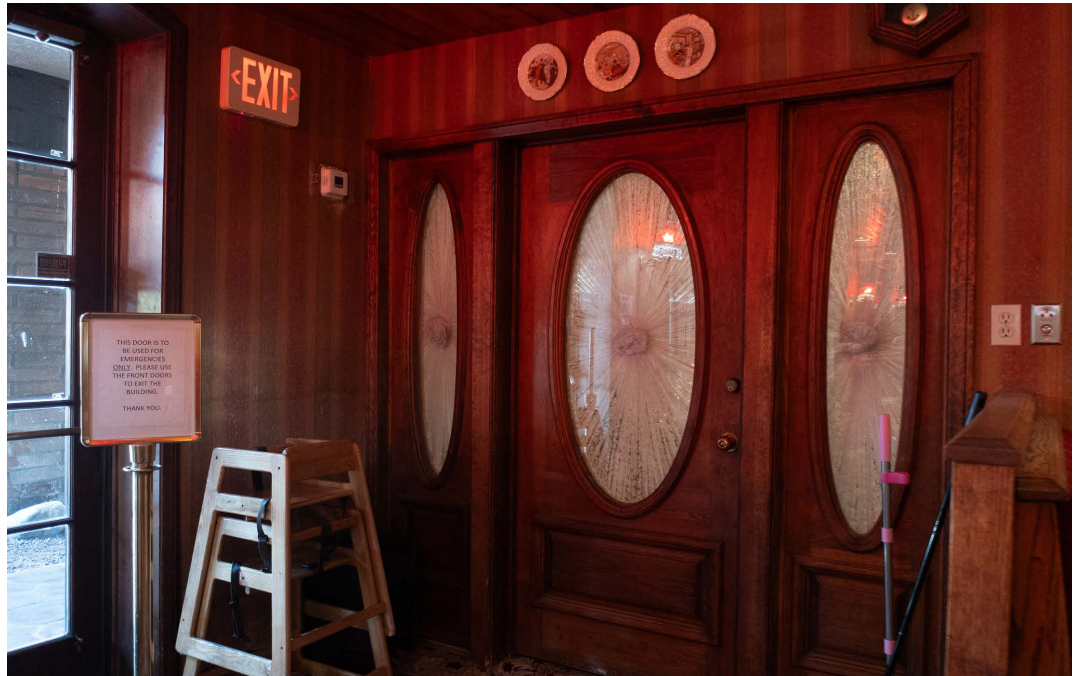
## THE OPPORTUNITY

**BILLY REED'S** represents a once-in-a-generation chance to acquire:

- » A powerful 50-year brand
- » The real estate
- » Proven high-volume operations
- » A massive customer base
- » A turnkey team
- » Multiple clear value-add pathways
- » Seller financing
- » A prime Palm Springs location
- » And a business that is TRULY LOVED by the community.

**This OPPORTUNITY only EXISTS because the Owner is ready to retire!**

**Fifty years of history, goodwill, and documented recipes are ready for the next operator to build upon.**



**COLDWELL BANKER  
COMMERCIAL**

LYLE &  
ASSOCIATES



1800 N. PALM CANYON DR., PALM SPRINGS





1800 N. PALM CANYON DR., PALM SPRINGS

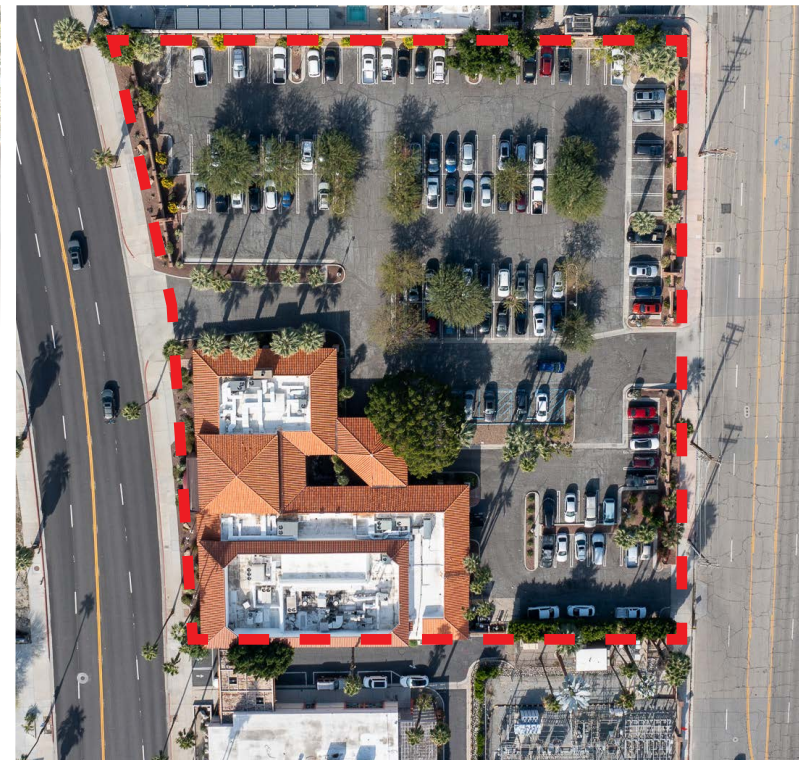


**COLDWELL BANKER**  
**COMMERCIAL**

LYLE &  
ASSOCIATES



1800 N. PALM CANYON DR., PALM SPRINGS





1800 N. PALM CANYON DR., PALM SPRINGS



**COLDWELL BANKER**  
**COMMERCIAL**

LYLE &  
ASSOCIATES



1800 N. PALM CANYON DR., PALM SPRINGS



**COLDWELL BANKER**  
**COMMERCIAL**

LYLE &  
ASSOCIATES



1800 N. PALM CANYON DR., PALM SPRINGS



**COLDWELL BANKER**  
**COMMERCIAL**

LYLE &  
ASSOCIATES



1800 N. PALM CANYON DR., PALM SPRINGS





1800 N. PALM CANYON DR., PALM SPRINGS



**COLDWELL BANKER**  
**COMMERCIAL**

LYLE &  
ASSOCIATES

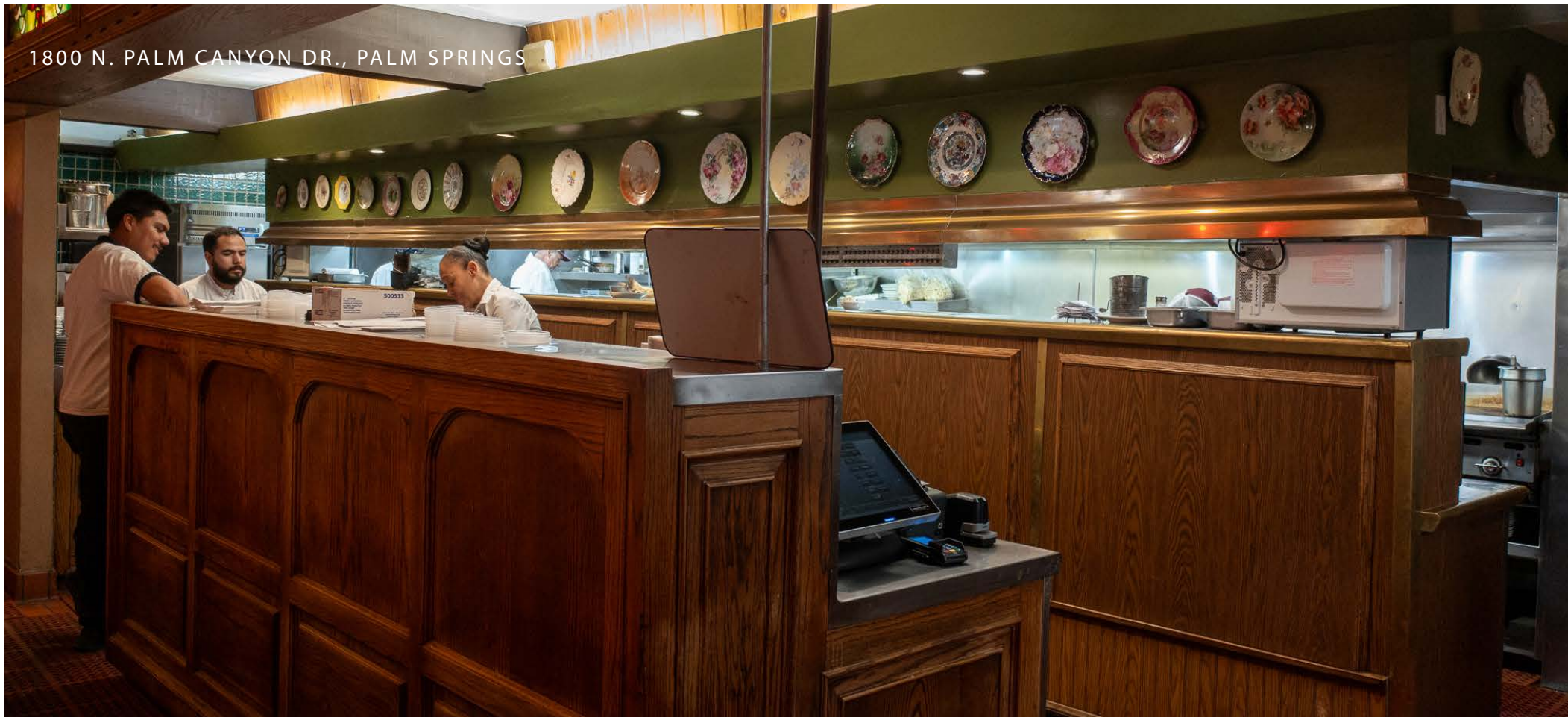


1800 N. PALM CANYON DR., PALM SPRINGS





1800 N. PALM CANYON DR., PALM SPRINGS



**COLDWELL BANKER**  
**COMMERCIAL**

LYLE &  
ASSOCIATES



1800 N. PALM CANYON DR., PALM SPRINGS



*For More Information Contact:*

**Steve Lyle**  
**t 760-578-9927**  
**stevelyle@cbclyle.net**

CA RE Lic. #00762911

*The information provided herein has been obtained from sources believed reliable. While every reasonable effort has been made to ensure its accuracy, Coldwell Banker Commercial Lyle & Associates makes no representation or warranty, expressed or implied, as to the accuracy or completeness of this information. Prospective buyers should conduct their own independent investigations and due diligence regarding the property. Coldwell Banker Commercial Lyle & Associates and its agents are not responsible for any misprints, errors, or omissions, and are not liable for any damages or losses arising from reliance upon this information. This offering is subject to errors, omissions, changes, including price or withdrawal without notice.*

*Furthermore, the owner reserves the right at its own discretion to reject any or all expressions of interest or offers to purchase the property and/or terminate discussions at any time with any entity with or without notice, which may arise as a result of this sale brochure.*

*Please be advised that photocopying or duplicating of this material is not permitted without prior written consent.*