

## Prime 100% Leased Investment Opportunity in the Heart of Palm Springs' Historic Uptown District California

Located in one of Palm Springs' most desirable corridors, this impeccably maintained property offers outstanding visibility and character. Featuring dual architecture, Mid Century Modern and Spanish, it sits on a single tax lot with two distinct addresses.

The offering includes:

**668 Building** - A striking Mid Century Modern commercial space ideal for retail, office, or mixed use.

**664 Building** - A beautifully preserved Spanish style property, home to the renowned and successful Jake's Restaurant, benefiting from high foot traffic and excellent street frontage. In 2024, Jake's expanded its operations with a newly renovated lobby, additional indoor seating, an upgraded kitchen, and updated restrooms.

The property provides off street parking exclusively for tenants and combines functionality with architectural distinction. The 668 building includes two common area restrooms on the second floor, while each ground floor retail unit features a private restroom.

Additional highlights include a fully paid solar system on the 668 building, enhancing sustainability and reducing operating costs. The property is currently under application for the Mills Act, which may provide a significant property tax reduction.



**664-668 N Palm Canyon Drive, Palm Springs, CA 92262**

**Sq. Ft.** 11,387 **Built in 1960 and recently renovated in 2024.**

**Lot Size** 17,424 **100% leased investment with strong tenancy and stable revenue profile.**

**Offered with a potential 1031 exchange structure.**

**Fully paid solar system on the 668 Building to reduce operating costs.**



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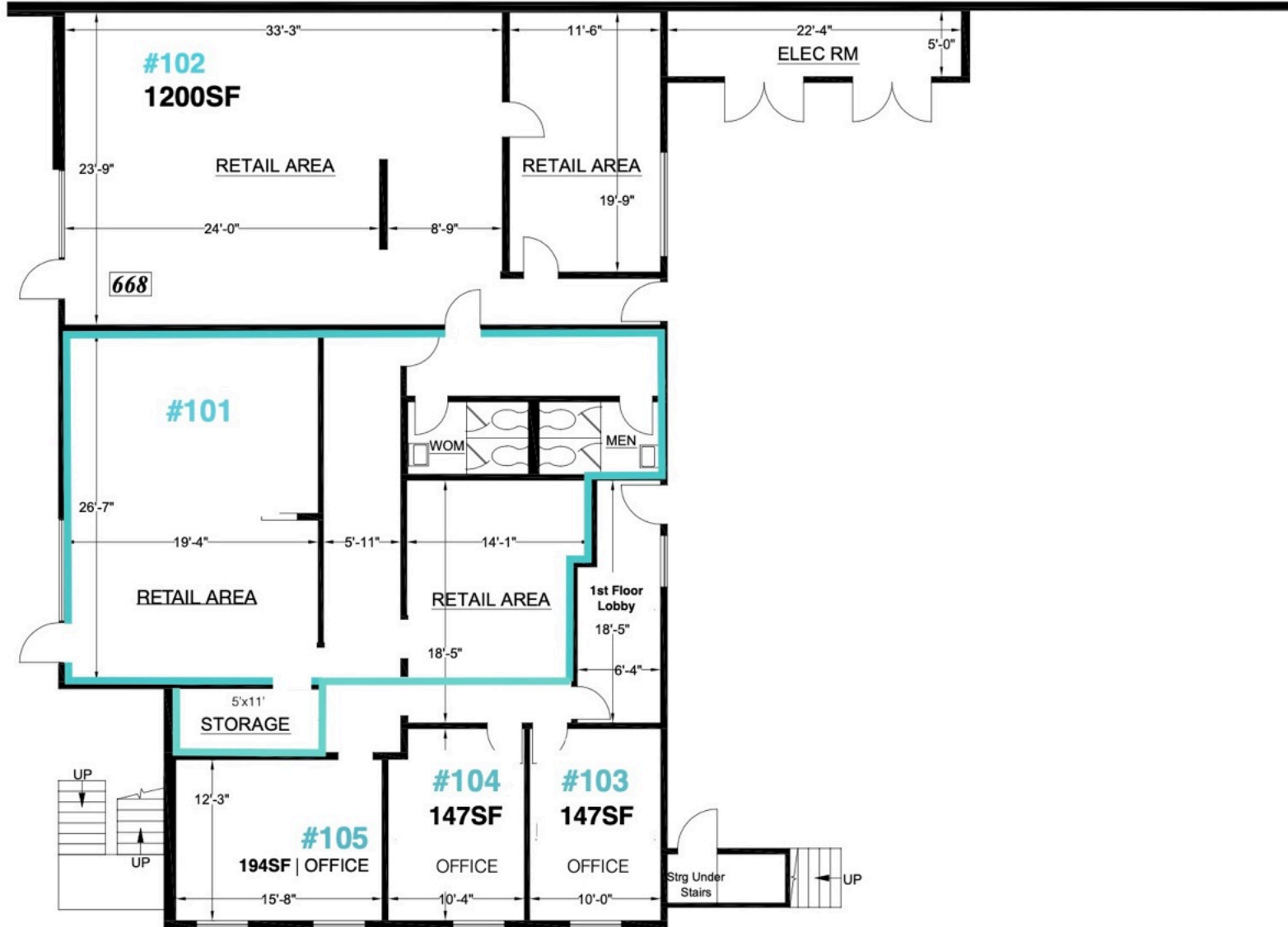
# First Floor

## 668 N PALM CANYON DR.

### FLOOR PLAN

Measured Area: 3,298 s.f.  
Stair: 96 s.f.

N PALM CANYON DRIVE



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FLOOR PLAN

SECOND FLOOR



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Suite 101

Suite 105

Suite 205

Suite 203

Suite 206

ADA

664-A

Suite 207

Suite 208

7

8

9

10

11



14

15

16

Cover

# 664-668 N Palm Canyon Parking Site Plan

\*Not to Scale, for informational purposes only

Restaurant Patio

6

5

4

3

2

1

Suite 104

Suite 102

Suite 204

664-B

Suite 202

Suite 201

Entrance

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