

SMOKE TREE VILLAGE

PRIME RETAIL & OFFICE SPACE AVAILABLE

1711 & 1775 E. Palm Canyon Drive, Palm Springs



LEASE RATE \$0.75 - \$3.75 PSF/MO NNN

Curtis Barlow
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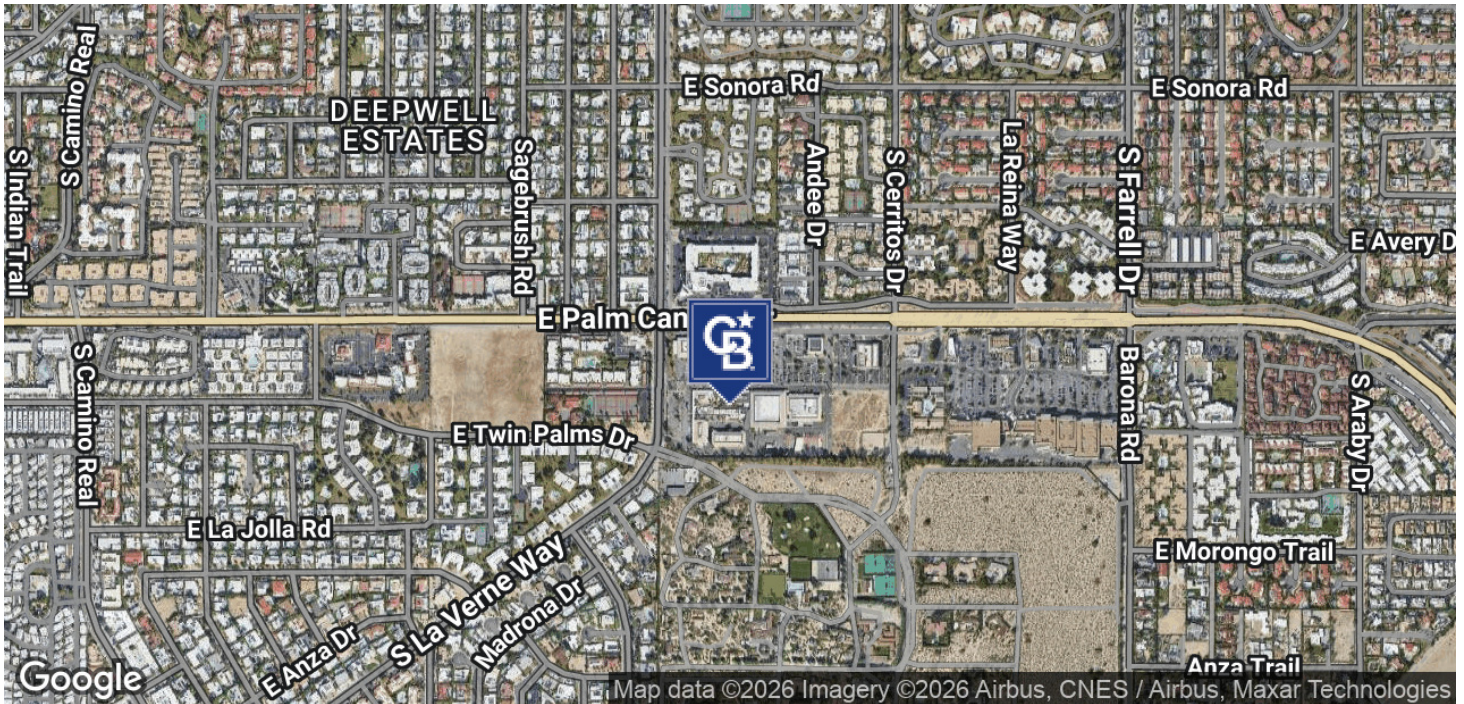


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LP

OVERVIEW

SMOKE TREE VILLAGE

1711 & 1775 E Palm Canyon Dr. Palm Springs, CA 92264



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	8,267 SF
Available SF:	408 - 6,800 SF
Lot Size:	4.15 Acres
Year Built:	1955
Renovated:	2017
Zoning:	CSC
Market:	Inland Empire
Submarket:	Coachella Valley

PROPERTY OVERVIEW

Retail and office suites available in an established grocery store-anchored neighborhood center with an excellent tenant mix.

SPACES	LEASE RATE	SPACE SIZE
Suite 305	Negotiable	710 SF
Suite 310	Negotiable	906 SF
Suite 320	Negotiable	408 SF
Suite 330	Negotiable	1,376 SF
Suite 610	Negotiable	1,940 SF
Suite 615	Negotiable	845 SF
1711 East Palm Canyon Drive	Negotiable	6,800 SF

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SUMMARY

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PROPERTY SUMMARY

Retail and office suites available in an established grocery store-anchored neighborhood center with an excellent tenant mix.

LOCATION

South Palm Springs at the intersection of E. Palm Canyon Drive and Sunrise Way. Surrounded by multi-family and single family homes, limited service hotels

PROPERTY HIGHLIGHTS

- Small, conveniently located spaces for startup businesses
- Free-standing, former bank building with drive-thru
- Low rental rates
- Anchor tenants are Ralphs supermarket and True Value Hardware store
- Retail, restaurants, and service tenants



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PHOTOS

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SUITE 610 STOREFRONT



EAST PARKNG LOT NEAR SUITE 610



SUITE 615 STOREFRONT



WEST VIEW RALPH'S PARKING LOT

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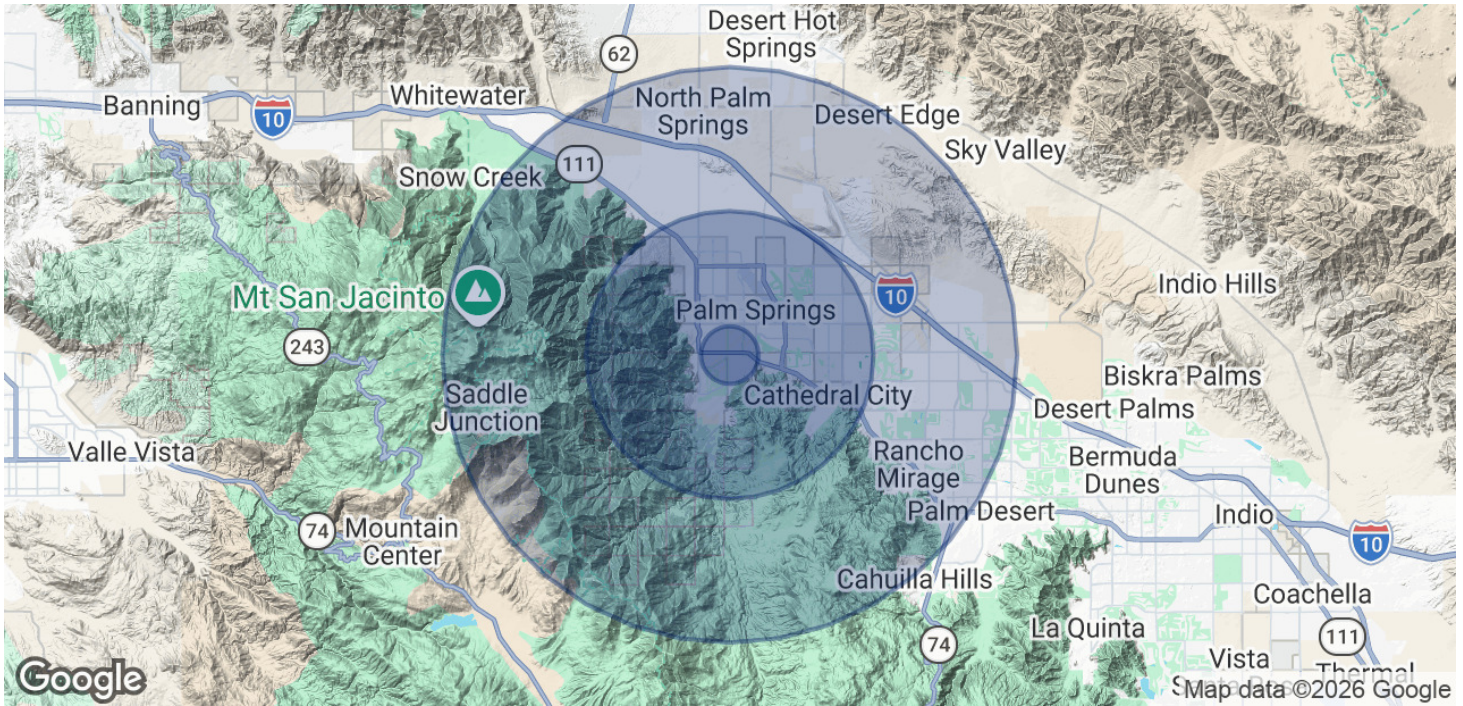


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DEMO MAP

SMOKE TREE VILLAGE

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,704	90,223	151,708
Average Age	57.4	43.5	45.2
Average Age (Male)	56.9	43.7	45.2
Average Age (Female)	57.7	43.3	45.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,930	39,270	65,705
# of Persons per HH	1.7	2.3	2.3
Average HH Income	\$74,137	\$63,327	\$75,061
Average House Value	\$387,631	\$354,178	\$441,274

2020 American Community Survey (ACS)

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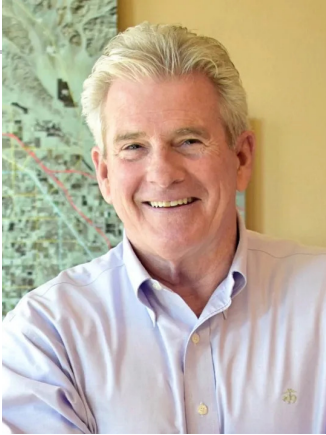


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