

INVESTMENT SALE

2100 CENTER

2100 N. Palm Canyon Drive Palm Springs, CA 92262



Rob Wenthold
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CalDRE #01153834



**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
LP

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PROPERTY DESCRIPTION

2100 CENTER Located at the "Gateway Entrance" to Palm Springs at the North end of the highly desirable Uptown Design District! Available for the first time in many years, this noteworthy property boasts unparalleled exposure on an extremely busy corner (16,000 +/- cars pers day) with ample private parking areas. Historically operating at 100% occupancy, this property has been meticulously preserved with no deferred maintenance, provides a sound current monthly income, yet also provides multiple opportunities for upside potential in the future.

A synergistic mix of current long-term tenants includes Toucan's Tiki Lounge, No So Innocent, Bread and Flours Bakery and MattJam.

LOCATION DESCRIPTION

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OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$3,950,000 |
| Number of Units: | 4 |
| Lot Size: | 0.86 Acres |
| Building Size: | 10,000 SF |

RENT ROLL

| TENANT | BUSINESS TYPE | MONTHLY RENT | EXPIRATION |
|-----------------|---------------------------|--------------------|------------------------------|
| Toucans | Nightclub | \$10,000.00 | 11/2030 |
| Not So Innocent | Retail | \$5,192.00 | 12/2027 |
| MattJam | Private Music Studio | \$6,282.00 | 12/2027 |
| Bread & Flours | Bakery | \$1,950.00 | 10/2026 One 3-year Option |
| | TOTAL MONTHLY RENT | \$23,424.00 | |

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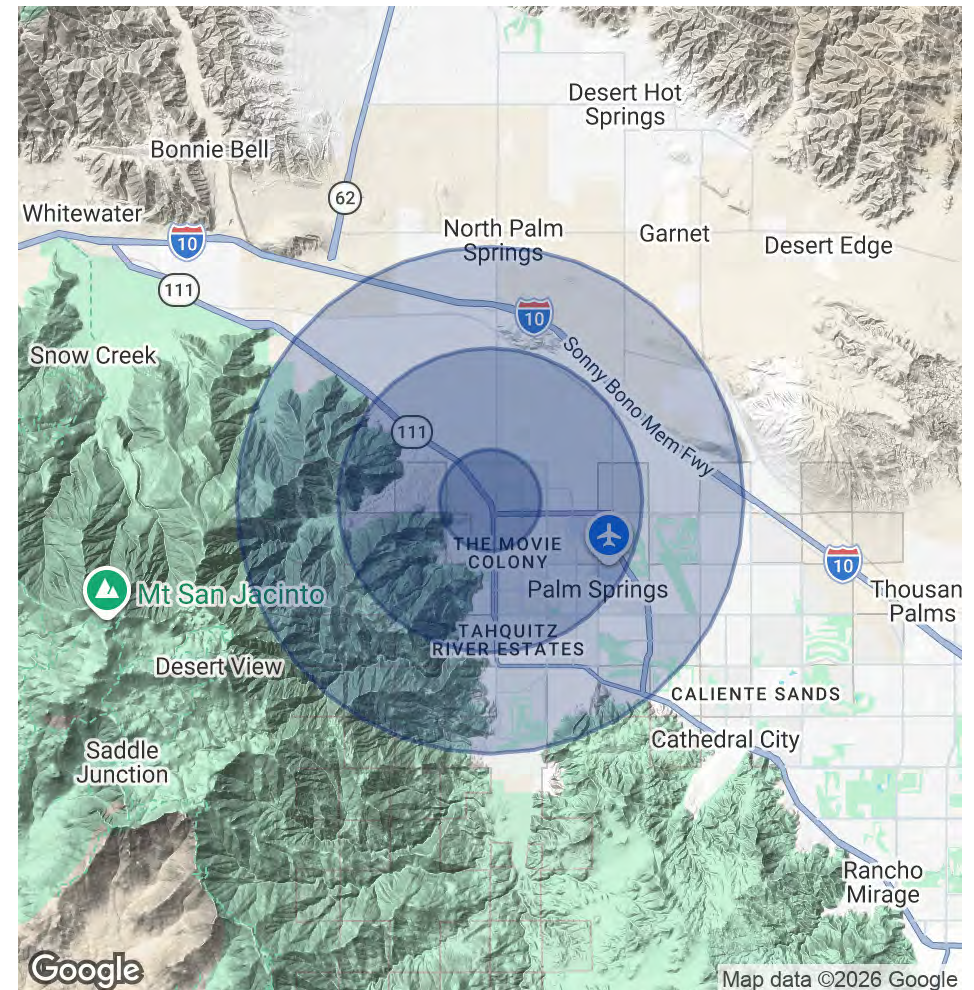
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,393 | 31,312 | 55,541 |
| Average Age | 47.7 | 46.5 | 47.4 |
| Average Age (Male) | 48.1 | 46.9 | 47.6 |
| Average Age (Female) | 47.3 | 46.1 | 47.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,757 | 15,378 | 26,811 |
| # of Persons per HH | 2 | 2 | 2.1 |
| Average HH Income | \$67,505 | \$63,858 | \$66,482 |
| Average House Value | \$600,970 | \$425,268 | \$389,937 |

2020 American Community Survey (ACS)



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