



**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES, LP

FOR LEASE

SMOKE TREE VILLAGE \$0.75 - \$3.75 PSF/MONTH (NNN)

Negotiable

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

AVAILABLE SPACE

408 - 6,800 SF

FEATURES

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



RETAIL

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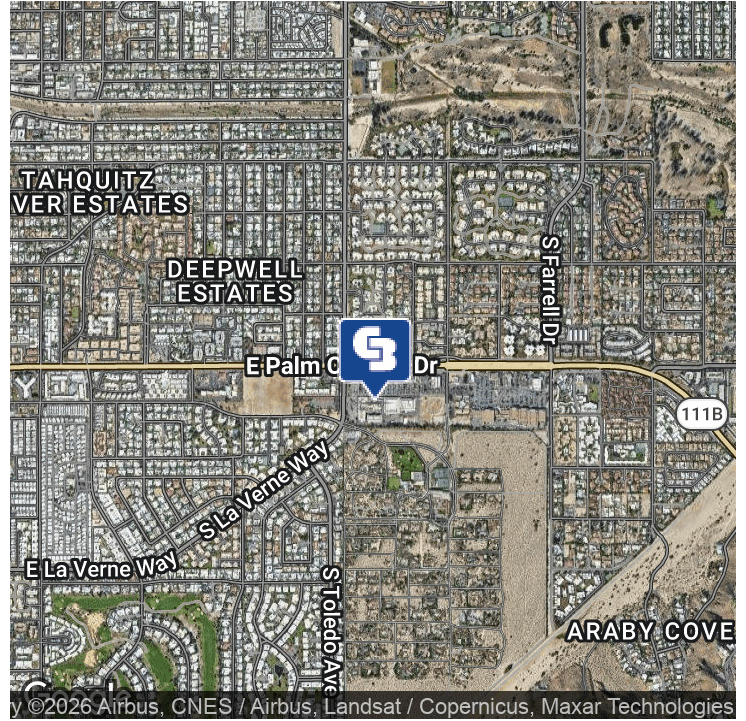
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OFFERING SUMMARY

Available SF:	408 - 6,800 SF
Lease Rate:	\$0.75 - 3.75 SF/month (NNN)
Lot Size:	4.15 Acres
Year Built:	1955
Building Size:	8,267 SF
Renovated:	2017
Zoning:	CSC
Market:	Inland Empire
Submarket:	Coachella Valley

PROPERTY OVERVIEW

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

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 150	Negotiable	1,023 SF
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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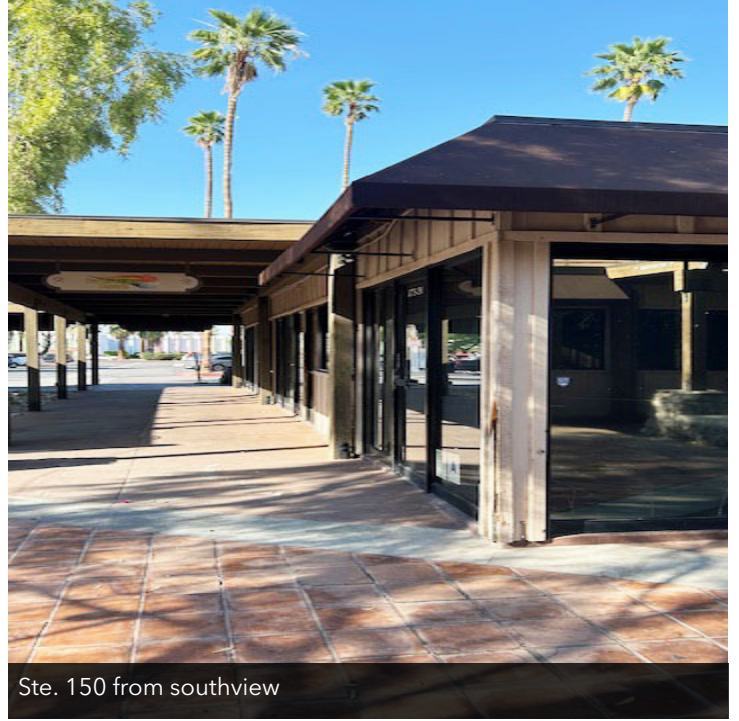
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Ste. 150 storefront from westview



Ste. 150 from southview



6800 SF pad- Former bank building

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Ste. 305 storefront



Rear parking near Ste 310 & 320



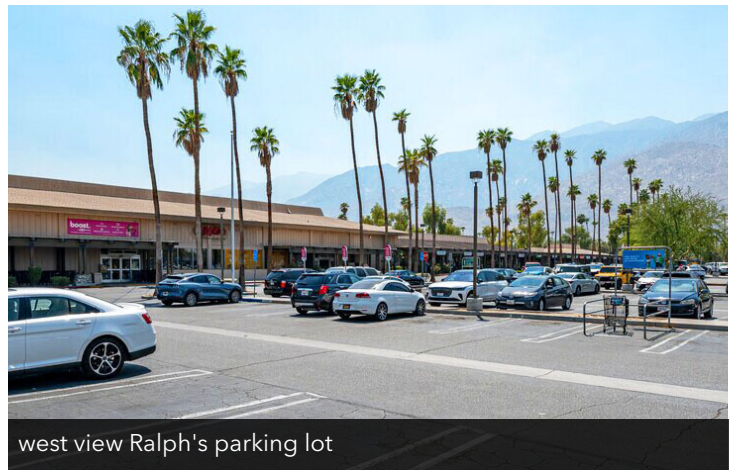
Ste 610 storefront



East parking lot near Ste 610



Ste. 615 storefront



west view Ralph's parking lot

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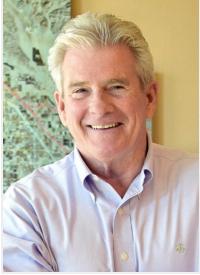
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