

FOR LEASE

\$5 SF/MONTH



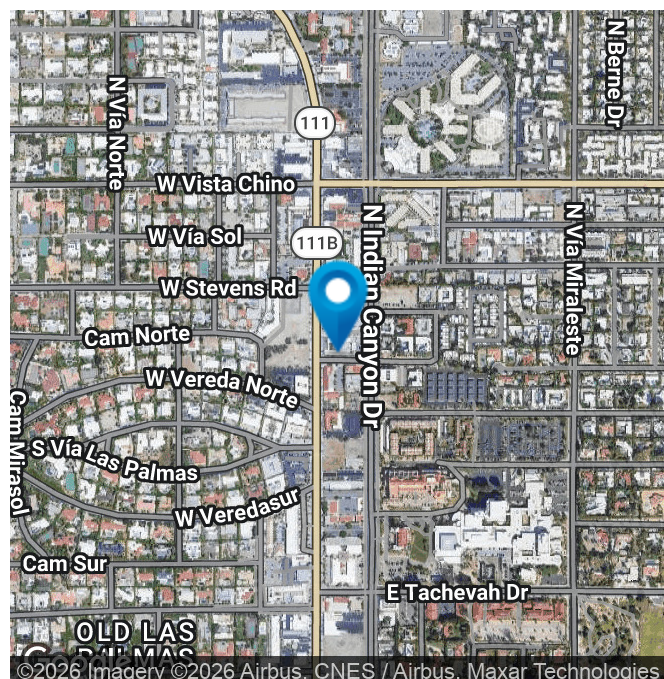
1466 N PALM CANYON DR, PALM SPRINGS, CA 92262
THE SKYLARK HOTEL

LOCATION DESCRIPTION

Located on the Northeast corner of N. Palm Canyon Drive/E. Camino Monte Vista and the Northwest corner of N. Indian Canyon Drive/E. Camino Monte Vista in the highly desirable Uptown Design District.

PROPERTY HIGHLIGHTS

- First-class Restaurant/Lounge offered fully-equipped, turn-key furnished and ready to open at The Skylark Hotel!
- Multiple Patios exist including covered Dining/Lounge Areas for year-round use!
- Poolside and Cabana Areas designed for resort-style experiences and corporate events!
- Abundant Private Parking and ample Street Parking in a convenient easily accessible location!



Rob Wenthold

760.641.7602

CalDRE #01153834

rwenthold@dc.rr.com

www.cbclyle.com

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COLDWELL BANKER COMMERCIAL
LYLE & ASSOCIATES, LP
78000 FRED WARING DRIVE | SUITE 200
PALM DESERT, CA 92211
760-772-6400

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OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$5 SF/month (NNN)
Lot Size:	0.77 Acres
Year Built:	1930
Renovated:	2013
Zoning:	C1AA
Market:	Inland Empire
Submarket:	Coachella Valley

PROPERTY OVERVIEW

TURN-KEY RESTAURANT/LOUNGE @ THE SKYLARK A modern twist on a California 50's classic, Skylark Hotel offers 28 uniquely styled rooms meticulously restored to the character of the mid-century era. Located in the heart of Palm Springs just five miles from the Palm Springs Aerial Tramway while enjoying scenic views of the San Jacinto Mountains. The Skylark maybe historic but they are certainly not old. Enjoy retro-style that pays homage to local history and updated amenities designed for today's modern travelers.

The first-class Restaurant/Lounge are offered fully-equipped, turn-key furnished, ready for immediate occupancy and business. Interior Dining/Bar provides upscale seating for approx. 62, Front Patio Area (facing N. Palm Canyon Drive) provides intimate seating for approx. 8-10 and Rear Patio Area provides relaxing seating for approx. 25. In addition, built-in Pool Side/Room Service sales would be available PLUS a Banquet/Breakfast Room for Weddings, Private Parties and Special Events.

Abundant Private Parking and ample Street Parking in a convenient easily accessible location add to the property's endless list of accolades. This truly is an incredible opportunity for any qualified and experienced Restaurateur to open immediately in an epic Palm Springs location!

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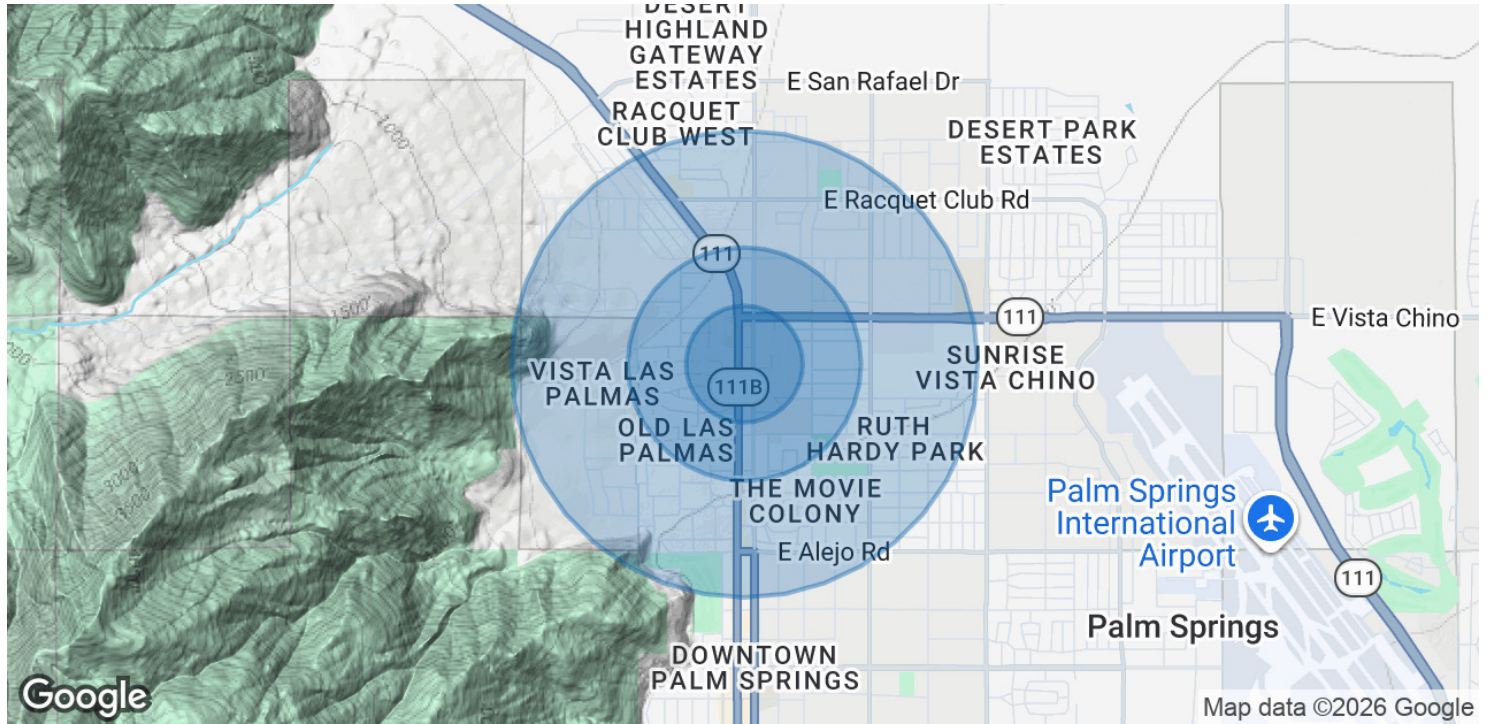
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	495	1,718	5,646
Average Age	54.5	56.1	58.7
Average Age (Male)	55.0	56.6	59.2
Average Age (Female)	49.4	52.1	55.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	281	986	3,261
# of Persons per HH	1.8	1.7	1.7
Average HH Income	\$108,163	\$118,742	\$126,967
Average House Value	\$1,483,411	\$1,184,407	\$839,283

2023 American Community Survey (ACS)

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