

# LEASE

## HIGHLY DESIRABLE EAST TAHQUITZ CANYON WAY OFFICE CORRIDOR!

2100 East Tahquitz Canyon Way Palm Springs, CA 92262



LEASE RATE

\$2 SF/MO (NNN \$0.30 PSF/MO)

**Rob Wenthold**

(760) 641-7602

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CalDRE #01153834

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### PROPERTY DESCRIPTION

2100 E. TAHQUITZ CANYON WAY .... Strategically located on the highly desirable E. Tahquitz Canyon Way "Office Corridor", within a short walk to P.S. City Hall, P.S. Court House and P.S. International Airport and within a short drive to Desert Regional Medical Center and/or Downtown PS. This modern-style property has recently been renovated, is well-maintained with unobstructed mountain views and abundant private parking, providing an easily accessible, serene environment for any Medical or Office user.

Flexible Lease Terms .... Available for Immediate Occupancy!

### LOCATION DESCRIPTION

Located on the North side of E. Tahquitz Canyon Way, between the major intersections of N. Sunset Way and N. Cerritos Drive in CENTRAL Palm Springs.

### OFFERING SUMMARY

Lease Rate:	\$2 SF/month (NNN \$0.30 PSF/MO)
Available SF:	5,091 SF
Building Size:	8,144 SF

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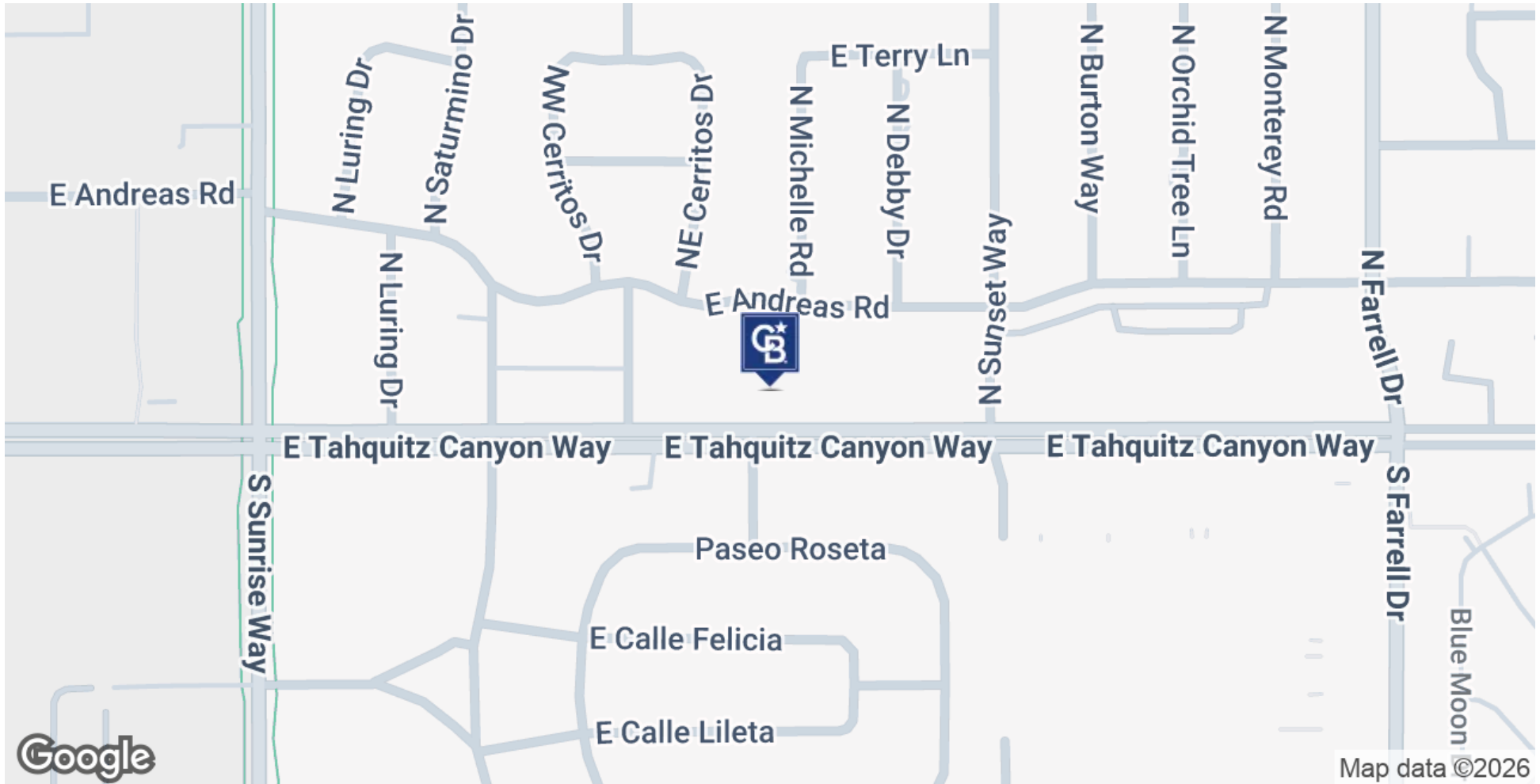


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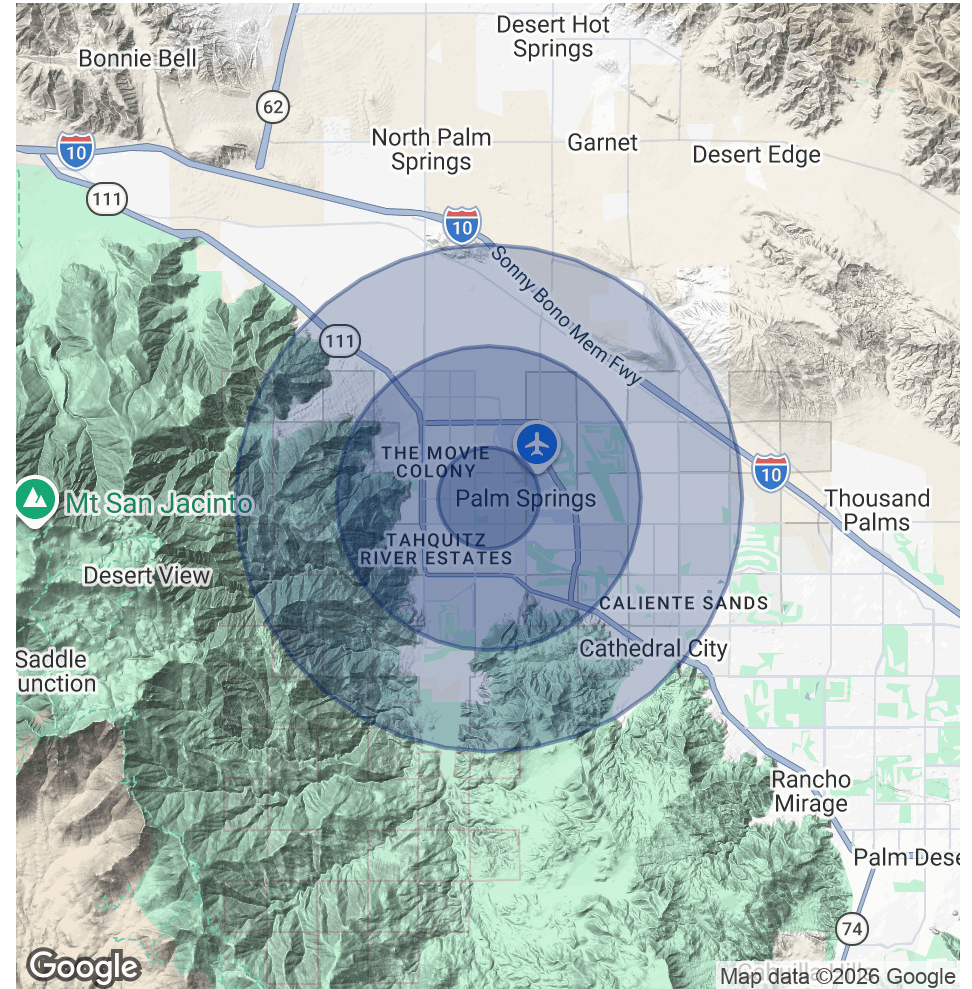
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,949	45,826	94,101
Average Age	55.3	53.8	48
Average Age (Male)	54.4	53.7	47.8
Average Age (Female)	56.8	52.7	46.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,465	23,609	41,716
# of Persons per HH	1.8	1.9	2.3
Average HH Income	\$109,624	\$116,906	\$105,954
Average House Value	\$624,867	\$640,054	\$573,076

2023 American Community Survey (ACS)



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