

# SUBLEASE OPPORTUNITY

\$3.75 SF/MONTH

111 SOUTH PALM CANYON DRIVE, PALM SPRINGS, CA 92262

## OASIS BUILDING



### Location Description

Located on the southwest corner of Palm Canyon Drive and Tahquitz Canyon Way — truly “Main & Main” in the heart of Downtown Palm Springs. The property sits directly across from the newly renovated Plaza Theatre and the Downtown Museum Marketplace, with numerous boutique hotels, resorts, restaurants, nightlife, retail shops, and established neighborhoods all within a short walk.

### Property Description

OASIS PLAZA — an iconic landmark property in the heart of Downtown Palm Springs. This one-of-a-kind, nostalgic asset offers unmatched visibility with unobstructed frontage along the city’s highest-trafficked intersection—both pedestrian and vehicular. The property boasts incredible mountain views, strong curb appeal, and endless potential for a variety of uses. Ample on-street parking lines both frontages, complemented by abundant private parking in the rear—an increasingly rare amenity in this premier downtown location.

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### OFFERING SUMMARY

**AVAILABLE SF:** 1,815 SF

**LEASE RATE:** \$3.75 SF/month (NNN)  
\$1.61/PSF/MO

**BUILDING SIZE:** 39,245

**MARKET:** Inland Empire

**SUBMARKET:** Coachella Valley

### PROPERTY HIGHLIGHTS

- Sublease space available from current tenant
- Lease rate does not include utilities, property expenses or building services
- Fully Built-Out as Professional Services Office
- Located in-line with other retail
- Space is in Excellent Condition
- New neighboring concepts coming soon on both sides, bringing highly anticipated operators that will further elevate the overall tenant mix and draw to the center.

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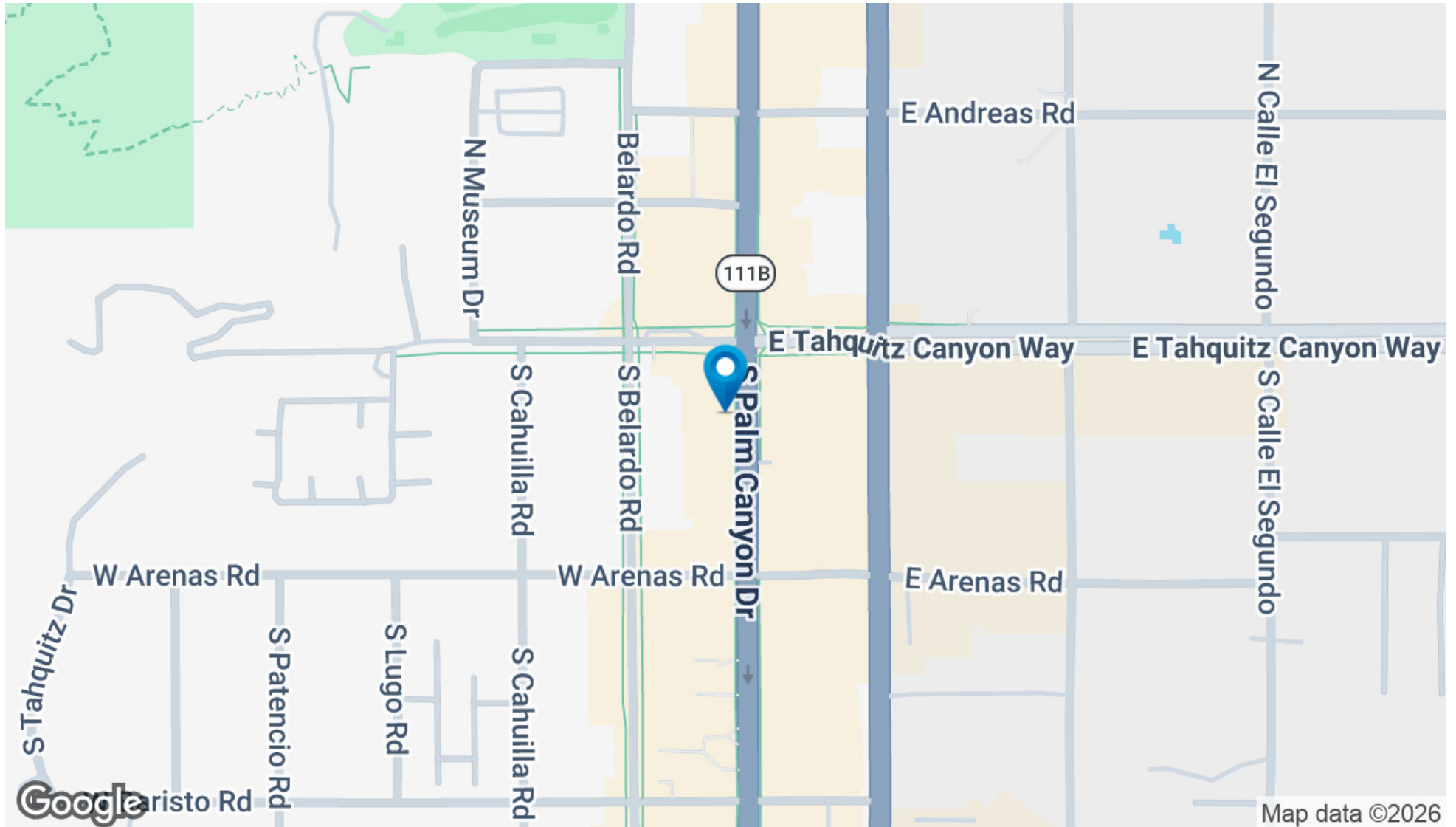
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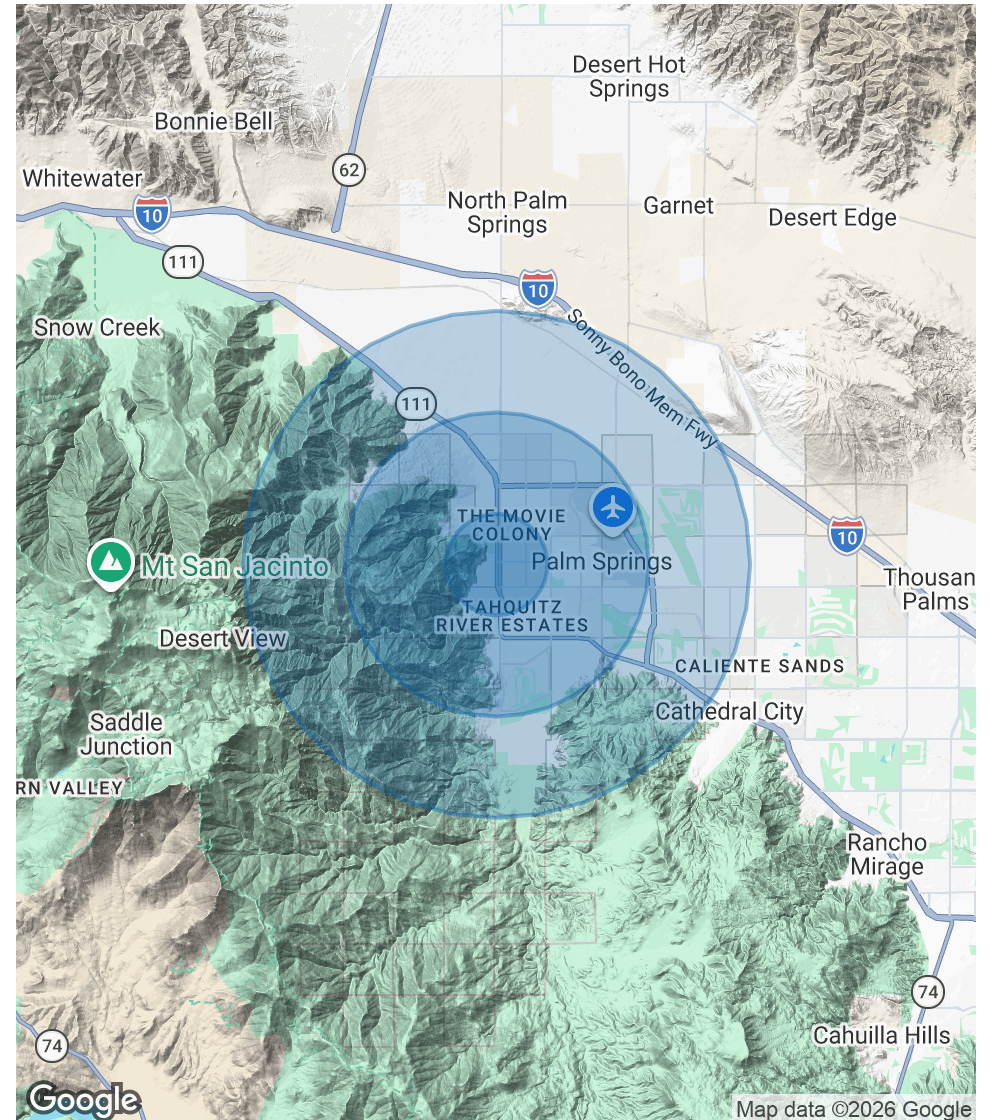
# OASIS BUILDING

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,516	35,295	74,751
Average Age	52.9	55.0	48.7
Average Age (Male)	53.8	55.0	48.6
Average Age (Female)	51.1	53.6	47.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,162	19,057	33,916
# of Persons per HH	1.7	1.9	2.2
Average HH Income	\$116,541	\$116,766	\$111,509
Average House Value	\$774,925	\$692,378	\$607,425

2023 American Community Survey (ACS)



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