

# For Sublease Freestanding Retail



2493 N. Palm Canyon Dr., Palm Springs, CA 92262



## Available

Size: ±2,160 SF  
Rent: \$2.25 PSF/Mo., NNN  
Term Through: 10/31/2029

## Features

- ▶ Signage available
- ▶ On-site parking
- ▶ 4 miles from Palm Springs Int'l Airport (PSP)
- ▶ Located at the signalized intersection of N. Palm Canyon Drive and Racquet Club Road

Prospective tenants are hereby advised that all uses are subject to City approval

## Trade Area



Jaimie Marchand  
jaimie.marchand@kwprealestate.com  
DRE #01904001

Donna Clark  
donna.clark@kwprealestate.com  
DRE #01134266

For more information: (833) 262-3190

## Area Demographics

	0.5 Mile	1 Mile	2 Mile
<b>Population</b>			
2025 Estimated Population	2,561	9,252	21,234
2030 Projected Population	2,617	9,532	21,754
2020 Census Population	1,846	6,576	16,906
2010 Census Population	1,884	6,712	17,279
Projected Annual Growth 2025 to 2030	0.4%	0.6%	0.5%
Historical Annual Growth 2010 to 2025	2.4%	2.5%	1.5%
2025 Median Age	53.4	49.9	51.2
<b>Households</b>			
2025 Estimated Households	1,418	4,839	10,919
2030 Projected Households	1,498	5,119	11,482
2020 Census Households	1,066	3,473	8,557
2010 Census Households	879	3,217	8,173
Projected Annual Growth 2025 to 2030	1.1%	1.2%	1.0%
Historical Annual Growth 2010 to 2025	4.1%	3.4%	2.2%
<b>Race &amp; Ethnicity</b>			
2025 Estimated White	67.3%	57.1%	57.6%
2025 Estimated Black or African American	4.9%	10.0%	7.3%
2025 Estimated Asian or Pacific Islander	6.4%	6.6%	6.3%
2025 Estimated American Indian or Native Alaskan	1.5%	1.4%	1.4%
2025 Estimated Other Races	20.0%	25.0%	27.4%
2025 Estimated Hispanic	32.4%	34.8%	36.5%
<b>Income</b>			
2025 Estimated Average Household Income	\$109,811	\$114,044	\$126,764
2025 Estimated Median Household Income	\$70,290	\$77,634	\$82,832
2025 Estimated Per Capita Income	\$61,013	\$59,778	\$65,332
<b>Education</b>			
2025 Estimated High School Graduate	21.7%	21.3%	19.6%
2025 Estimated Some College	22.4%	21.7%	21.1%
2025 Estimated Associates Degree Only	5.3%	8.4%	8.8%
2025 Estimated Bachelors Degree Only	23.8%	24.5%	24.5%
2025 Estimated Graduate Degree	18.3%	16.1%	17.3%
<b>Business</b>			
2025 Estimated Total Businesses	97	372	1,105
2025 Estimated Total Employees	636	2,844	11,192
2025 Estimated Employee Population per Business	6.6	7.6	10.1
2025 Estimated Residential Population per Business	26.5	24.9	19.2