

LEASE

SUN CENTER

611-633 S Palm Canyon Dr Palm Springs, CA 92264



PROPERTY DESCRIPTION

SUN CENTER Palm Springs' most recognizable and identifiable mixed-use Retail, Entertainment and Office complex. This prominent property boasts unobstructed visibility in one of the highest traffic areas, at the prime "Y" intersection of S. Palm Canyon Drive and N. Indian Canyon Drive, just South of Downtown Palm Springs. A synergistic mix of tenants, including Bones-N-Scones, SuperCuts, Palm Springs Cyclery, CosmoProf, Bouchet Restaurant, Spaghetteria Italian Restaurant, Revival's and Palm Greens Cafe (just to name a few) comprise the first floor, along with Hot Yoga Plus, etc. on the second floor.

Flexible Lease Terms Available for Immediate Occupancy!

SPACES

633 South Palm Canyon Drive, Suite D

LEASE RATE

\$2.50 SF/yr

SPACE SIZE

3,500 SF

Rob Wenthold

(760) 641-7602

CalDRE #01153834

Steve Lyle

(760) 578-9927

CalDRE #00762911



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LYLE & ASSOCIATES,
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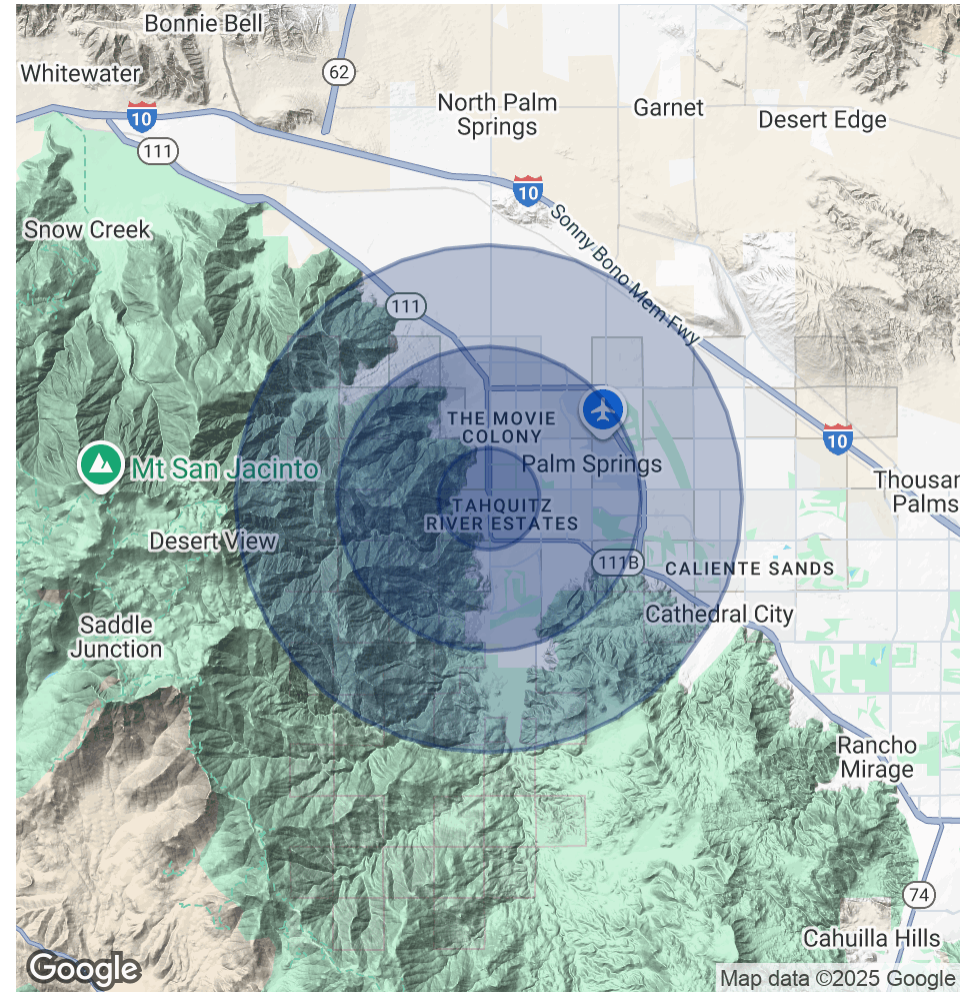
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,869	31,249	58,888
Average Age	50.8	51.2	47.7
Average Age (Male)	52	51.2	47.7
Average Age (Female)	49.4	51.2	47.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,264	16,831	28,357
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$65,308	\$65,807	\$66,335
Average House Value	\$334,473	\$438,062	\$355,086

2020 American Community Survey (ACS)



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