

PALM SPRINGS AVAILABILITY: Stand Alone Building



Located at 435 N. Palm Canyon Drive

Subject Property Overview:

Leasable Area: ± 4,287 SF

Marketed as 100% vacant

Currently a single tenant improved office configuration

Best Use: Retail, Restaurant
Professional Office

Condition: Excellent

Location and Exposure:

The property is ideally located along N. Palm Canyon Drive, directly across from the luxury Thompson Hotel, which occupies two and a half city blocks. Palm Canyon Drive serves as Palm Springs' primary thoroughfare, attracting both residents and tourists. This standalone building offers tenants great exposure, is adjacent to City public parking, has consistent foot traffic, and the building offers a distinctive architectural design that enhances its presence along this vibrant corridor.



Doug Montgomery

760-318-7484 Ext. 223 / Lic. 01435021

doug@spinellocommercialrealestate.com

PROPERTY HIGHLIGHTS:

- ♦ Prime location, downtown Palm Springs.
- ♦ Large free parking area in the rear of the building.
- ♦ Entertainment sector, foot traffic, street fairs, events.
- ♦ Distinctive design, 4,287 SF. Suitable for a variety of operators.

The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

AVAILABLE FOR LEASE: 4,287 Square Feet

HYATT

PREMIERE LOCATION, Downtown Palm Springs



It's not only the lifestyle that attracts residents and tourists to Palm Springs, other major drivers include retail and dining, as well as upscale hotels like Hyatt and the new luxury 168-room Thompson Hotel on Palm Canyon Dr., across the street from the available property.

Also contributing to the area's appeal are the Coachella Valley Music and Arts Festival, the Stagecoach Festival, the Palm Springs International Film Festival, along with golf, tennis, and hiking.

The largest year-round draw, however, is the vibrant activity in downtown Palm Springs, in the area where the subject property is located.

Positioned in a entertainment district featuring Retail, Restaurants, Museums, & Hotels



Doug Montgomery
760-318-7484 Ext. 223 / Lic. 01435021
doug@spinellocommercialrealestate.com

Retail, Restaurant or Office Use
Located at 435 North Palm Canyon Drive, Palm Springs, CA.
4,287 SF is now available / Pricing Negotiable

The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

435 N. Palm Canyon Drive: Zoning



In Palm Springs a CBD (Central Business District) zoning Indicates the property is in a high density core of the City, typically downtown.

It allows a mix of commercial, and office use aimed at creating a walkable, bustling activity center.

The use encourages retail, restaurants and professional offices.

The Subject property is positioned between Alejo Rd. & Amado Rd. on Palm Canyon Drive.



SPINELLO
COMMERCIAL
REAL ESTATE, INC.
www.SPINELLOCOMPANIES.com
DRE #00656284

Doug Montgomery
760-318-7484 Ext. 223 / Lic. 01435021
doug@spinellocommercialrealstate.com



435 N. Palm Canyon Drive: Rear of the Building



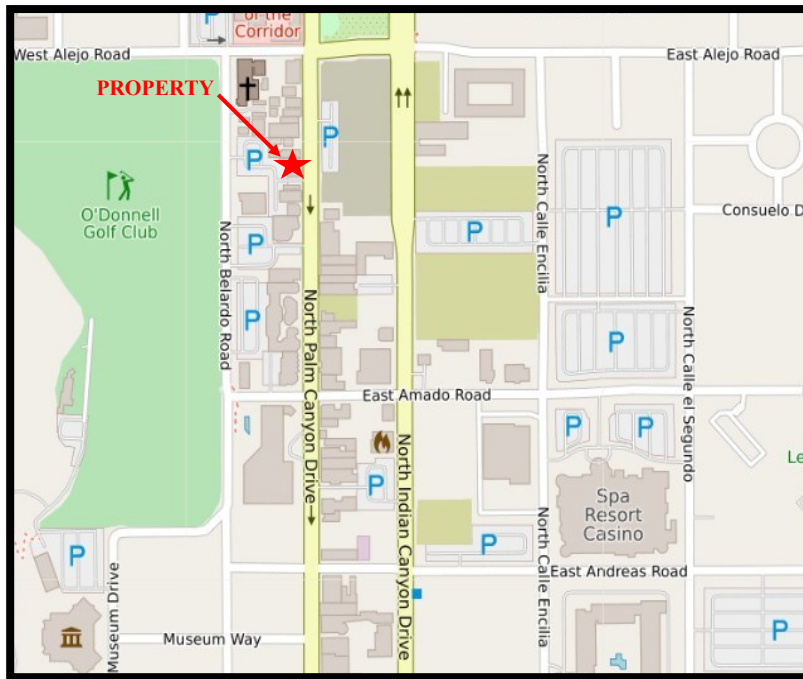
Adjacent to the rear of the subject property is a City-owned, free public parking facility.

SPINELLO COMMERCIAL REAL ESTATE, INC. www.SPINELLOCOMPANIES.com DRE #00656284	Doug Montgomery 760-318-7484 Ext. 223 / Lic. 01435021 doug@spinellocommercialrealestate.com
--	--

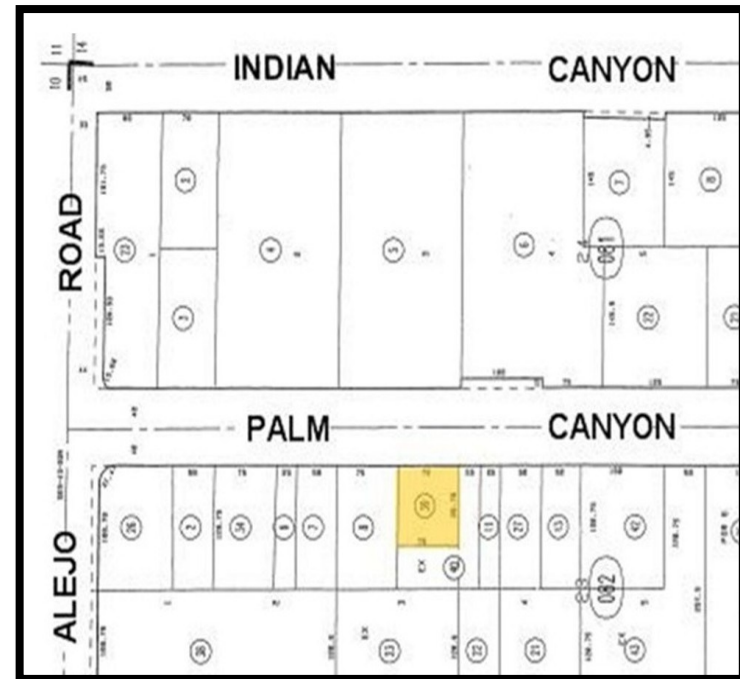


The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

435 N. Palm Canyon Drive: Parcel & Map



Positioned in the downtown district of Palm Springs



Parcel Number 513-082-039



SPINELLO
COMMERCIAL
REAL ESTATE, INC.
www.SPINELLOCOMPANIES.com
DRE #00656284

Doug Montgomery
760-318-7484 Ext. 223 / Lic. 01435021
doug@spinellocommercialrealestate.com



The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.