



**FOR LEASE**

Office Condominium

# 1276

## N Palm Canyon Dr

Suite 207

PALM SPRINGS, CA

**±848 SF**

**\$2.85/SF/Mo**

**±19,126 SF**

PRESENTED BY

**ROBERT MENDIETA JR., CCIM**

DRE#01422904 | 951-977-3251 | ROBERT@APEX-RES.COM

**JOSEPH LOMBERA**

DRE#01971957 | 909-406-6538 | JOSEPH@APEX-RES.COM



**PROPERTY SUMMARY**

Available SF	±848 SF
Lease Rate	\$2.85 SF/Month (MG)
Lease Type	Modified Gross
Building Size	±19,126 SF Total
Unit	Suite 207 (2nd Floor)
Property Type	Office Condominium
Year Built	1982
Zoning	C-1
Parking	Plenty
Market	Palm Springs / Coachella Valley

**PROPERTY HIGHLIGHTS**

- ±848 SF professional office condominium
- Prime location on Palm Canyon Drive
- Part of ±19,126 SF multi-tenant complex
- 2nd floor suite with [elevator/stair] access
- Well-maintained professional building
- Ideal for medical, legal, or professional use
- Ample on-site parking
- Steps from downtown shops & dining
- Easy access to I-10 Freeway & PSP Airport
- Signage opportunity available



**PROPERTY OVERVIEW**

1276 N Palm Canyon Drive, Suite 207 is an ±848 square foot office condominium available for lease within a ±19,126 square foot multi-tenant professional office building in the heart of Palm Springs. This well-maintained 2nd floor unit is ideally suited for medical, legal, financial, or other professional tenants seeking a prime location along Palm Springs' most recognized corridor. The property offers convenient access to downtown amenities, restaurants, and the I-10 Freeway.







**PALM SPRINGS • 1-MILE RADIUS**

<b>10,354</b>	<b>\$77,239</b>	<b>61.2</b>	<b>10,100</b>
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**3-MILE RADIUS**

<b>45,495</b>	<b>\$73,370</b>	<b>55.5</b>	<b>41,229</b>
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**5-MILE RADIUS**

<b>86,683</b>	<b>\$74,557</b>	<b>50.5</b>	<b>75,691</b>
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**KEY INSIGHTS (1-MILE)**

- Top employment: Management, Business, Science & Arts (4,142)
- Arts, Entertainment & Food services: 1,825 employees
- Housing: 2,408 occupied / 3,850 vacant units
- Homeowner-heavy market: 4,290 owners vs. 1,968 renters
- Median income projected to grow 22% to \$94.4K by 2029



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lessee financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## TRANSPORTATION ACCESS

- I-10 Freeway – 3 miles (Palm Springs exit)
- Palm Springs Intl Airport (PSP) – 3 miles
- CA-111 (Palm Canyon Dr) – Direct Access
- SunLine Transit – Bus routes on Palm Canyon
- Ontario International Airport – 80 miles

## NEARBY AMENITIES

### Dining & Coffee

- Starbucks – 0.2 mi
- Various restaurants – 0.3 mi
- Downtown dining – 0.5 mi

### Retail & Services

- CVS Pharmacy – 0.3 mi
- Walmart – 3 mi
- Target – 3.5 mi

### Banks & Hotels

- Chase Bank – 0.5 mi
- Wells Fargo – 0.8 mi
- Major hotels – 1 mi

## TOP EMPLOYMENT SECTORS (1-MILE)

• Management, Business, Science & Arts	4,142
• Arts, Entertainment & Food Services	1,825
• Professional & Scientific Services	1,680
• Educational & Health Care Services	1,605
• Finance & Insurance	896

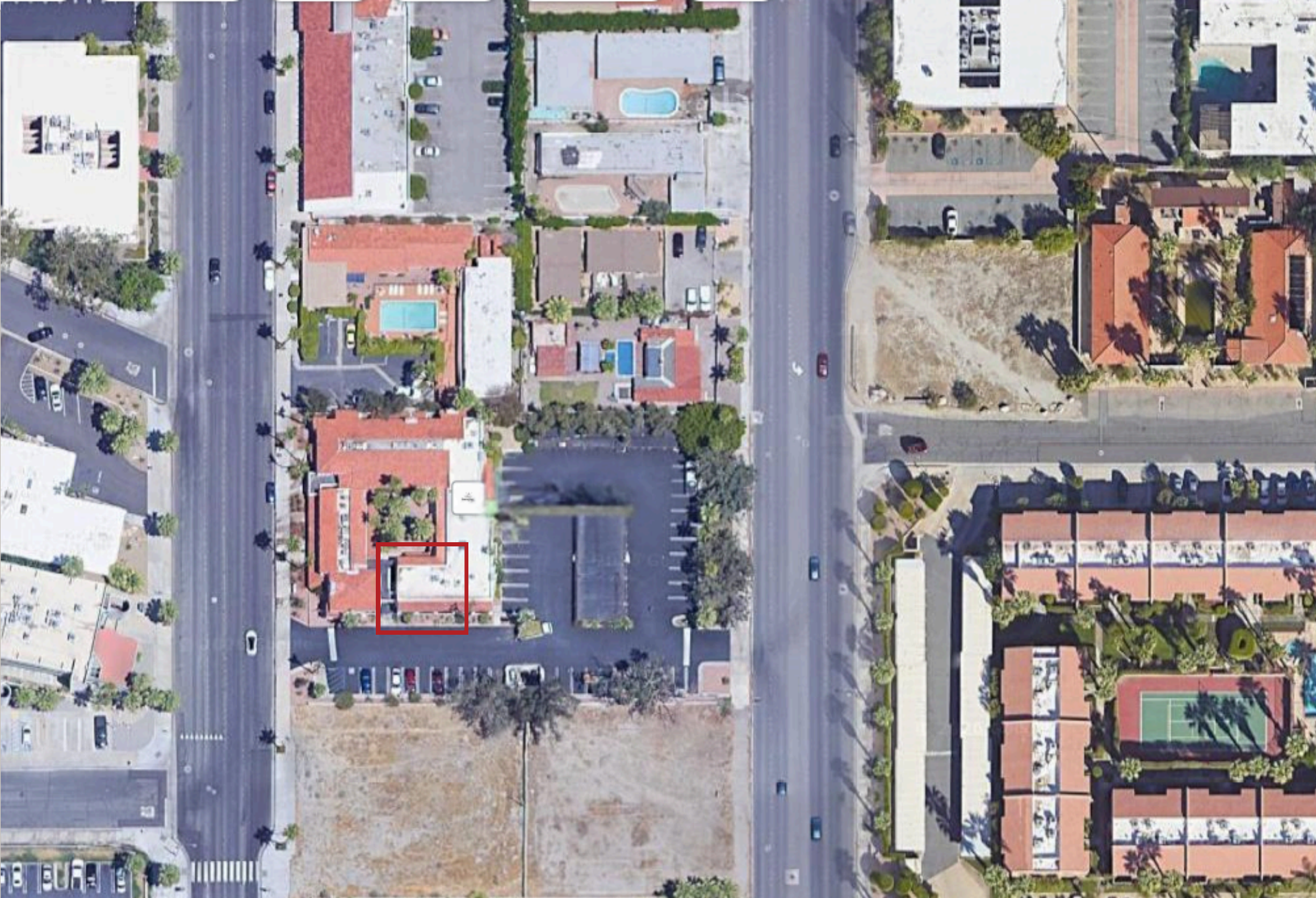


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# LOCATION OVERVIEW

1276 N Palm Canyon Drive, Suite 207, Palm Springs, CA



1276 N Palm Canyon Drive, Suite 207 • Palm Springs, CA • Riverside County  
APN: [Assessor Parcel Number] • Zoning: [Zone]





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## CONTACT INFORMATION

FOR FURTHER INQUIRIES, PLEASE CONTACT

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**SCAN FOR DETAILS**



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## **KW COMMERCIAL / APEX REAL ESTATE SERVICES INC.**

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**WE LOOK FORWARD TO BUILDING BETTER COMMUNITIES WITH YOU.**

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