

Palm Springs Downtown Retail Building for Lease

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- PRICE:** \$3.00 PSF Modified Gross ~ \$5,625/Mo
- LOCATION:** 461 N. Palm Canyon Dr.
Palm Springs CA 92262
- BLDG SIZE:** 1,875 SF on 3,459 SF lot
- ZONING:** C-1 Commercial
- APN:** 513-082-006
- PARKING:** Street Parking Only
- COMMENTS:** Rare opportunity in the heart of Palm Springs. Across the street from the new Andaz Hotel and retail project (150+ rooms) scheduled to be completed in early 2019. Currently 1,875 sf with a large enclosed patio area in the back. The total lot is 3,459 sf. Tall ceilings and lots of window frontage on Palm Canyon Drive. Owners just installed new AC units and roof to make this ready to go.



**AERIAL OF SUBJECT PROPERTY AND
DOWNTOWN PALM SPRINGS**

