

7,000 SF RESTAURANT BUILDING IN THE HEART OF PALM SPRINGS



1000 E Tahquitz Canyon Bldg B, Margaritas Restaurant

FEATURES

- 7,000 SF Building – Restaurant Ready!
- A few blocks to bustling Downtown Palm Springs and Kimpton Rowan Hotel
- Across Palm Springs Convention Center
- Just 1.5 miles from Palm Springs International Airport
- Two blocks to Agua Caliente Spa & Resort Casino
- Adjacent to the 19,750 SF two office building complex, also available for sale

Asking Price: \$1,300,000 (\$185.71/SF)

COACHELLA VALLEY



VICINITY MAP

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FORMER MARGARITA'S RESTAURANT AERIAL MAP AND DEMOGRAPHICS



Directions: From Los Angeles, take I-10 E for 103 miles. Continue onto I-10 E/San Bernardino Fwy. Take exit 120 for N Indian Canyon Dr toward North Palm Springs. Use the left two lanes to turn left onto Garnet Ave. Turn right to N Indian Canyon Dr. In 5 miles, turn left onto E Alejo Rd then turn right on N Avenida Caballeros. In 62 ft, the property is on your left.

SITE AMENITIES

- **Location:** Property is located at 1000 E Tahquitz Canyon in Palm Springs, CA.
- **Zoning:** REO (Retail, Entertainment, Office), I-L (Indian Land)
- **General Plan:** Tourist Resort Commercial
- **Parcel Size:** 13,503 SF (0.31 AC)
- **APN:** 009-617-386
- **Ref APNS:** 508-070-048, 049
- **Year Built:** Approx. 1984
- **Construction:** Concrete Block
- **Fire Sprinklers:** Yes
- **Indian leased land through 2058 (\$42,000/yr)**
- **Parking Spaces:** 194
- **Comments:** Located in the heart of Palm Springs near many hotels, restaurants, shopping stores. This is a hot spot for both visitors and local residents.

DEMOGRAPHICS

Year 2021	2 miles	5 miles	10 miles
Population	25,595	94,536	179,135
Household	13,035	38,451	72,350
Average Household Income	\$94,910	\$89,425	\$85,702

