

180 E PALM CANYON DRIVE

Coffee Shop / Cocktail Lounge Opportunity with Rooftop Patio

PALM SPRINGS, CALIFORNIA

AVAILABLE AREA 1,990 RSF	ASKING RENT \$65.00/SF/YR	EST. NNN Approx. \$8.00/SF/YR	DELIVERY October 2026
APPROVED USE Coffee Shop / Cocktail Lounge	SEATING 49 Patrons	LEASE TERM 5 Years + 5-Year Option	STATUS Available

Listing Overview

A distinctive food-and-beverage leasing opportunity in Palm Springs featuring a ground-floor commercial space and rooftop patron area. The premises are planned for delivery in white-box condition with selected landlord improvements, including kitchen ventilation, refrigeration, sinks, utilities, HVAC, and completed ADA compliant restrooms. The approved land use is a coffee shop / cocktail lounge, subject to the existing Conditional Use Permit and all governmental approvals.

Property Highlights

- 1,990 RSF total rentable area, combining the ground-floor premises and roof-deck space
- Rooftop patio included as approved patron area
- CUP-approved coffee shop / cocktail lounge use
- 49-patron approved seating capacity
- White-box delivery anticipated October 2026
- Partial kitchen infrastructure and refrigeration package included
- CaptiveAire Type I commercial grease exhaust hood planned
- One ADA-accessible and one standard on-site parking space
- Free street parking directly in front of the building
- Potential off-site parking sublease opportunity across the street

Space & Delivery

Availability	Currently available.
Anticipated Delivery	October 2026.
Delivery Condition	White-box condition with the landlord improvements and equipment described below.
Prior Operation	The premises have not previously operated as a restaurant, bar, coffee shop, or similar business.
Rentable Area	1,990 RSF total, combining the ground-floor premises and roof-deck space.
Rent Basis	Base rent and additional rent are calculated using the combined total square footage of both the ground-floor and roof-deck spaces.

Kitchen, Utilities & Building Systems

- **Kitchen delivery:** Partial build-out including kitchen ventilation, refrigeration, and sinks. Tenant will provide cooking equipment, dishwasher, and any additional equipment required for its operation.
- **Utilities:** Plumbing, electrical, gas, and kitchen utility connections are included, subject to final approved plans and field conditions. Tenant must verify capacity and connection locations for its concept and equipment.
- **Commercial hood:** Planned CaptiveAire Model 4812SND-2 Type I commercial grease exhaust hood.
- **Refrigeration:** No walk-in refrigerator or freezer. Landlord equipment package includes one double refrigerator, one deli refrigerator, and one beverage refrigerator.
- **HVAC:** Installed and operational at delivery.
- **Restrooms:** Completed and code-compliant at delivery.

Roof Deck, Bar & Tenant Improvements

- **Rooftop patron area:** Included as part of the approved project and counted in the total rentable square footage.
- **Rooftop bar:** Bar construction, equipment, and associated improvements are the tenant's responsibility, subject to landlord approval, approved plans, permits, and governmental requirements.
- **Interior expansion:** The existing tenant space cannot be enlarged without confirmation and any required City approvals.
- **Construction permits:** All required construction and trade permits must be secured before tenant construction begins.
- **Exterior work:** Exterior furniture, seating, decor, and improvements require review and approval by the Director of Planning Services before installation.

Parking & Access

- One ADA-accessible parking space and one standard parking space will be provided on site.
- Free street parking is available directly in front of the building.
- There may be an opportunity to separately sublease parking spaces from Plaza del Sol shopping center across the street, subject to availability and a separate agreement.

Lease Terms

Asking Base Rent	\$65.00 per square foot per year, calculated on 1,990 RSF.
Estimated NNN / Additional Rent	Approximately \$8.00 per square foot per year.
Initial Lease Term	Five years.
Renewal Option	One additional five-year option.
Build-Out Free Rent	Negotiable.
Tenant-Improvement Contribution	Negotiable.

Approved Use & Key Operating Conditions

Conditional Use Permit: Palm Springs Planning Commission Resolution No. 6923 approved Case No. 5.1561 CUP and Case No. 22-036 LUP for a coffee shop / cocktail lounge, including a parking waiver for the approved change of use.

Approved use: Coffee shop / cocktail lounge in the C-1 Retail Business Zone and resort overlay zone. Materially different concepts should be reviewed with the City before lease execution.

Alcohol service: May begin only after 4:00 PM daily. Tenant must independently obtain the appropriate California ABC license and related approvals. Any change to the CUP restriction requires an amendment.

Operating hours: Resolution No. 6923 lists 7:00 AM-11:00 PM five days per week, 7:00 AM-1:00 AM two days per week, and separately 8:00 AM-11:00 PM one day per week. Because the weekly schedule overlaps, the controlling schedule should be confirmed with the City. Any modification requires a CUP amendment.

Noise and music: The operator must comply with the Palm Springs noise ordinance 24 hours a day. Recorded and live amplified music is permitted inside only as background music. Sound levels must allow conversation without shouting.

Rooftop amplification: Any amplification on the eastern portion of the rooftop must face west, away from the adjacent residential area, and is subject to the approved noise-barrier requirements.

Signs: Permanent and temporary signs require separate City review and permits.

Outside storage: Prohibited.

Customer conduct and security: Operator must prevent loitering, excessive noise, litter, and disturbances; ensure prompt departure and a clean, secure property at closing; and participate in a Police Department safety and security walk-through. Additional security or lighting may be required.

Changes to the project: Changes to concept, hours, seating, rooftop use, or operating intensity may require written City confirmation, a CUP/LUP amendment, or other approvals.

Tour & Tenant Qualification

SERIOUS TENANT INTEREST - QUESTIONNAIRE REQUIRED

Tours will be scheduled after management receives and reviews the completed tenant questionnaire.

[Complete the Tenant Questionnaire](#)

[Click Here](#)

Listing Disclaimer

The information provided is preliminary and subject to change. Resolution No. 6923, its exhibits, approved plans, complete conditions of approval, building and fire approvals, and any later City actions control over this marketing summary. Prospective tenants and brokers must independently verify square footage and rent calculations, permitted uses, operating hours, alcohol-service restrictions, seating and occupancy, rooftop restrictions, parking approvals and availability, any potential off-site parking agreement, licensing, building systems, utility capacity, delivery condition, construction scope, equipment specifications, and all lease terms. The Conditional Use Permit does not constitute a California ABC license. Any transaction is subject to landlord approval and execution of definitive lease documents.