

RESTAURANT FOR LEASE



2080 N. Palm Canyon Drive, Palm Springs, CA 92262

ULTRA MODERN DESIGN RESTAURANT FOR LEASE/SALE



- FOR SALE: \$4,875,000
- FOR LEASE: \$2.25 PER SQ. FT. NNN
- FULLY EQUIPPED RESTAURANT
- BUILDING SIZE: 6,740+/- SQ. FT.
- PATIO: 3,000+/- SF INCLUDING ULTRA LOUNGE
- INDOOR SEATING: 204
- OCCUPANCY IS RATED AT 632 WITH THE INSTALLATION OF ONE ADDITIONAL EXTERIOR EXIT
- INCLUDES FF&E



Contact Information:

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78-000 Fred Waring Drive, Suite 200

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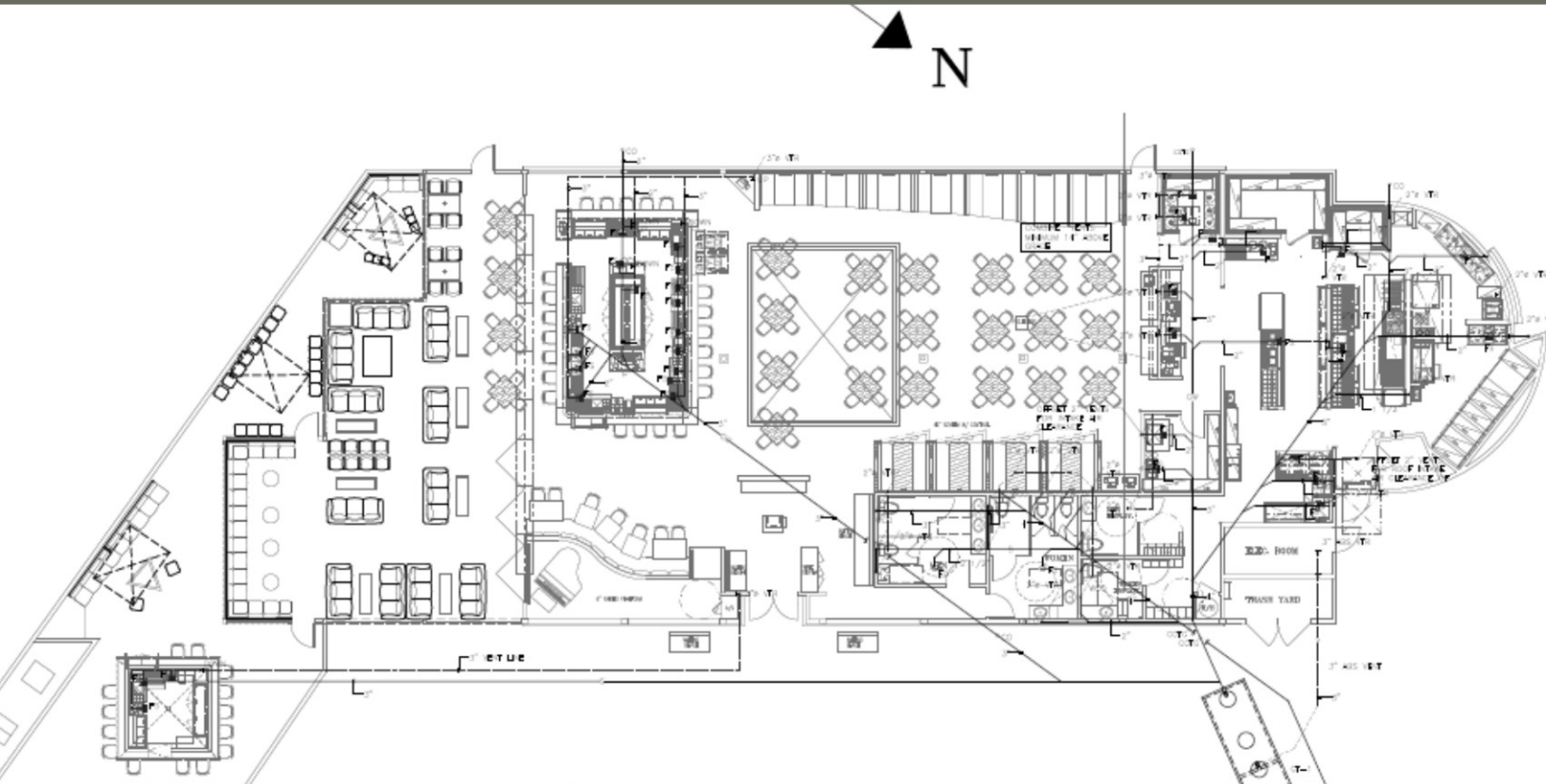
www.cbclyle.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the information and make no guarantee, warranty or representation, express or implied, as to the accuracy of the information. References as to square footage or age are approximate. Any projects, opinions, assumptions or estimates are used for example only and do not represent the current or future of the Property. Each office is independently owned and operated.



Great location on Hwy 111 in Palm Springs. Dink's Restaurant and Ultra Lounge boast post moderncontemporary design with today' s Green Technologies including state of the art solar panels on the roof. The interior dining space is large and open yet intimate for dining. They have an extensive menu of international and regional cuisines including Caribbean, Pan Asian, Italian, Southwestern and Southern. There is a stage for nightly entertainment with a state of the art sound and lighting system. The main island bar features a four Megatron monitors and a Stargazer Jewel Glass bar top accented by rich mahogany, stainless steel, glass and stunning mountain views. Their outside Ultra Lounge is furnished with pillowed couches that provide the perfect setting for relaxing, visiting with friends and enjoying one of their signature drinks. Private cabanas (Inside & Outside) are also available for more intimate parties.

Ultra Modern Design features include almost 10,000 square feet of exposed steel, wood and glass. The restaurant offers both interior and patio dining with plenty of space for regular diners and special events simultaneously. The Patio contains a Cabana Bar for private events or after dinner service, private indoor and outdoor VIP cabanas, state of the art lighting and sound systems.





**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES

DRE 01462012

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- Custom elegant red wood walls and ceilings
- Track lighting with glass sconces
- Swarovski lights
- Modern ducts for heating, venting & A/C
- Granite bar
- Terrazzo countertops
- Televisions located in bar area - LCD flat screens
- VIP booths with private television
- Stage for entertainment complete with piano
- Carpeted dining area
- Mahogany dance floor
- Aloha Point of Sale software

- State of the art kitchen
- Top of the line walk-ins
- Grease trap - Interceptor 3,000 gallon
- Remote beer delivery system



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- Tasteful contemporary modern design
- Valet parking with canopy at main entrance
- Ample parking
- Handicap access
- State of the art exterior lighting & signage
- Solar panel system - 30 kw
- Misting system
- Storm tech water retention system

The restaurant offers both interior and patio dining with plenty of space for regular diners and special events simultaneously. The Patio contains a Cabana Bar for private events or after dinner service, private indoor and outdoor VIP cabanas, state of the art lighting and sound systems.

HIGHLIGHTS:

Highway 111 Location in Palm Springs with Stunning View of the San Jacinto Mountains
 Delicious Food, Drinks & Sophisticated Ambiance
 Renowned Night Spot with Great Cabaret & Big Band Entertainment



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