

SMOKE TREE COMMONS

2465 E Palm Canyon Dr | Palm Springs CA 92264

OFFICE &
RETAIL
SPACE
FOR LEASE



AVAILABLE SPACE 1,400 - 9,318 SF

Curtis Barlow
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Rob Wenthold
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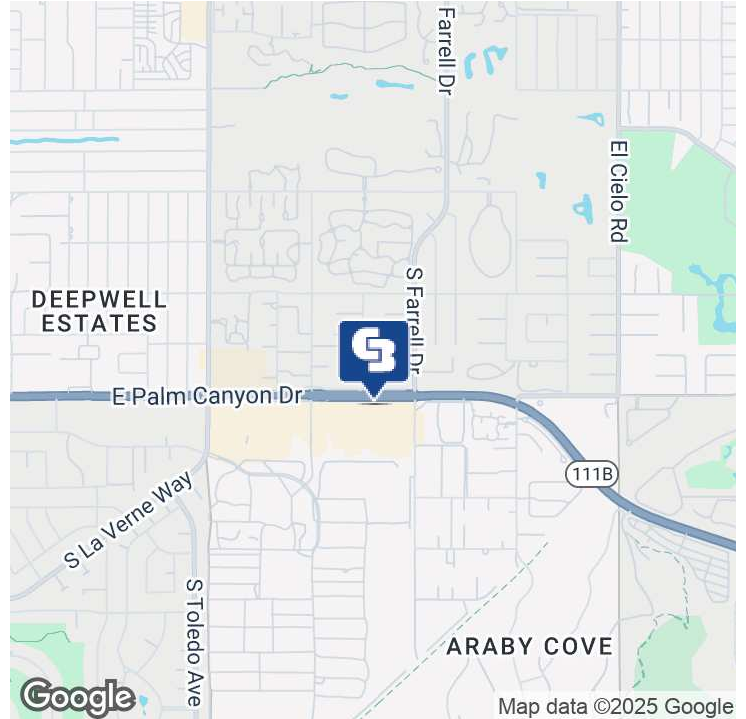
COLDWELL BANKER COMMERCIAL LYLE & ASSO CIATES 78000 Fred Waring Drive, Suite 200 Palm Desert, California 92211 760.772.6400



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OFFERING SUMMARY

Available SF:	1,400 - 9,318 SF
Lease Rate:	\$2.25 - \$3.50 PSF/month (NNN)
Lot Size:	17.48 Acres
Year Built:	2008
Building Size:	6,026, 5,052, 9,318 SF
Renovated:	2012
Zoning:	CSC
Market:	Inland Empire
Submarket:	Coachella Valley

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PROPERTY OVERVIEW

Constructed in 2008, Smoke Tree Commons is a neighborhood shopping anchored by Jensen's Gourmet Grocery, Michaels, Cost Plus World Market, TJ Maxx, Petco, Big 5 Sporting Goods, and Walgreens. Other tenants include McDonald's, Wells Fargo Bank, Chipotle, and Chase Bank. Desert Modern architecture. Also includes two fully built out office spaces with covered outdoor seating between them.

PROPERTY HIGHLIGHTS

- Suite 505 contains ±1,400 SF of vanilla shell space. Includes an open space with a restroom.
- Suite 605, located adjacent to Jensen's, contains ±3,022 SF of fully built-out office space. Features a conference room, thirteen private offices, reception desk, break room, two restrooms, and admin office space.
- Pad 9, located in front of Big 5 Sporting Goods, contains ±5,052 SF of space. It does not have a drive-thru lane.
- Suite 1025, located in the west endcap space in the pad building that is located in front of Jensen's market, contains ±2,713 SF of space. It was recently occupied by Studio M Salon.
- Big 5 Sporting Goods space, located adjacent to Jensen's market, this 9,318 SF building can be made available upon 5 months' notice.



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 505	Available	1,400 SF	NNN	\$2.25 SF/month	Suite 505 contains 1,400 SF of vanilla shell space. It is all open space with a restroom
Suite 605	Available	3,022 SF	NNN	LEASE PENDING!	Located adjacent to Jensen's, contains 3,022 s.f. of fully built out office space. It features a conference room, thirteen private offices, a reception desk, a breakroom, two restrooms, and admin office space.
Pad 9	Available	5,052 SF	NNN	\$3.50 SF/month	Located in front of Big 5 sporting goods, contains 5,052 SF of space. It does not have a drive-thru lane.
Suite 1025	Available	2,713 SF	NNN	\$3.50 SF/month	Located in the west endcap position of a multi-tenant pad building that is in front of Jensen's market, this suite is built out for a hair salon and day spa.
Big 5 Sporting Goods Bldg	Available	9,318 SF	NNN	Negotiable	Located on the west side of Jensen's, this 9,318 SF building can be made available to the existing tenant with 5 months' notice.

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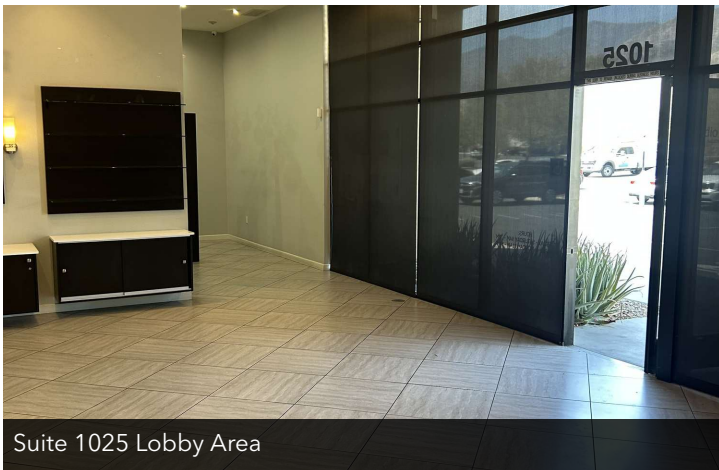
Commons Parking



Commons East View



Commons Southwest View



Suite 1025 Lobby Area



Suite 1025 (2,713 sq. ft.)

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Pad 9 (5,052 sq. ft.)



Suite 605 (3,022 sq. ft.)



Big 5 Bldg (9,318 sq. ft.)



Suite 505 (1,400 sq. ft.)

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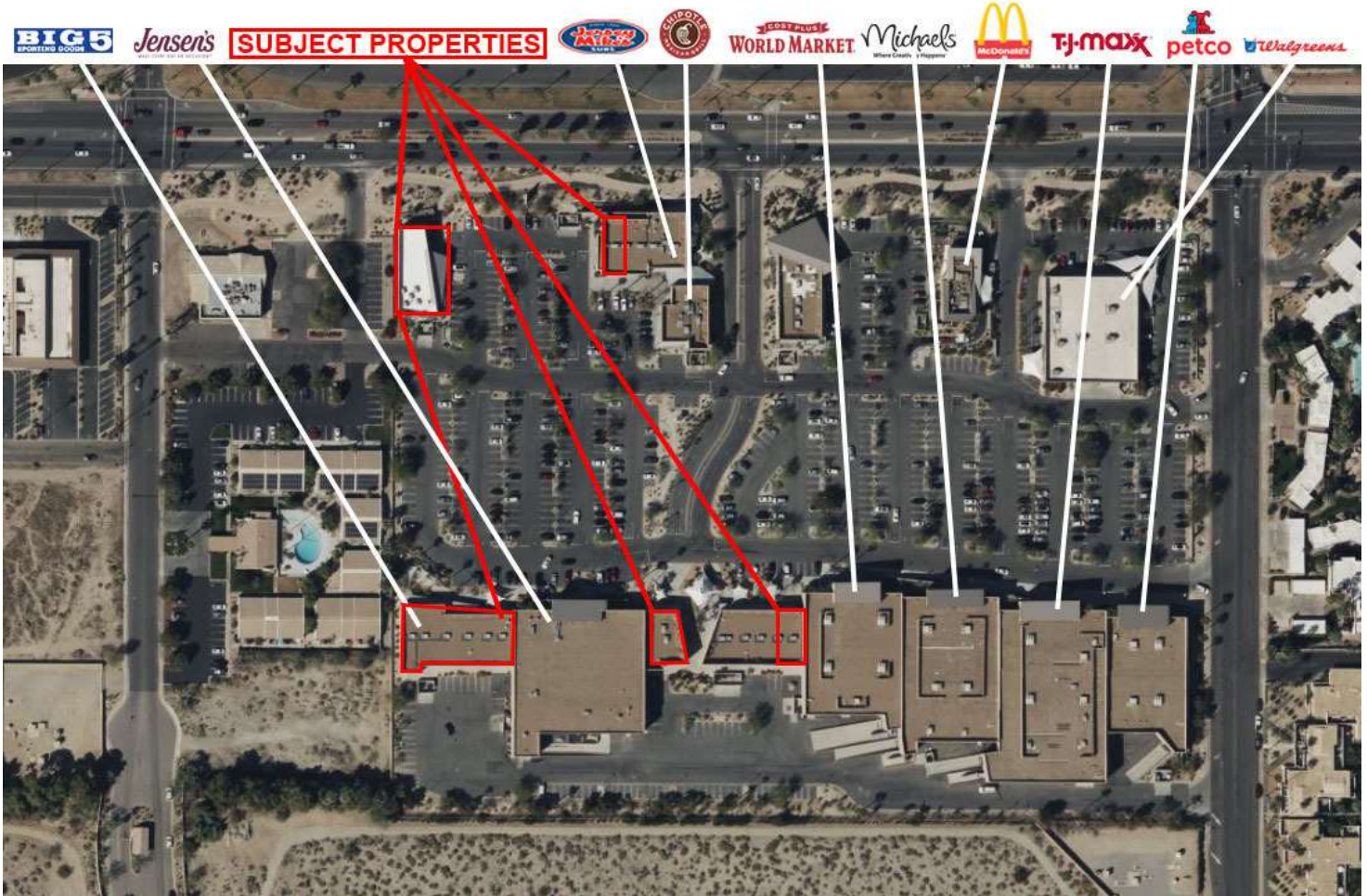
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	5,297	95,828	154,522
Median age	56.7	43.1	45.4
Median age (Male)	56.6	43.3	45.3
Median age (Female)	56.4	43.1	45.5
Total households	2,979	41,181	67,145
Total persons per HH	1.8	2.3	2.3
Average HH income	\$72,130	\$64,008	\$74,958
Average house value	\$375,972	\$353,641	\$435,286

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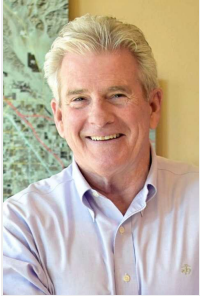
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Executive Vice President

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Senior Vice President

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