SMOKE TREE COMMONS

2465 E Palm Canyon Dr | Palm Springs CA 92264



AVAILABLE SPACE 1,400 - 9,318 SF

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FOR LEASE

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OFFERING SUMMARY

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

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.
- Pad 9, Located in front of Big 5 Sporting Goods, contains 5,052 SF of space. It does not have a drive-thru lane.
- Big 5 Sporting Goods space, located adjacent to Jensen's market, this 9,318 SF building will be available soon.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 - 9,318 SF	Lease Rate:	$2.25 - $3.50 SF/month

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
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.
Big 5 Sporting Goods Bldg	Available	9,318 SF	NNN	Negotiable	Located on the west side of Jensen's, this 9,318 SF building will be closing soon.

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Commons Parking


Commons East View


Commons West View



Monument Sign

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Pad 9



Pad 9 Parking Lot



Suite 505



Big 5 Building

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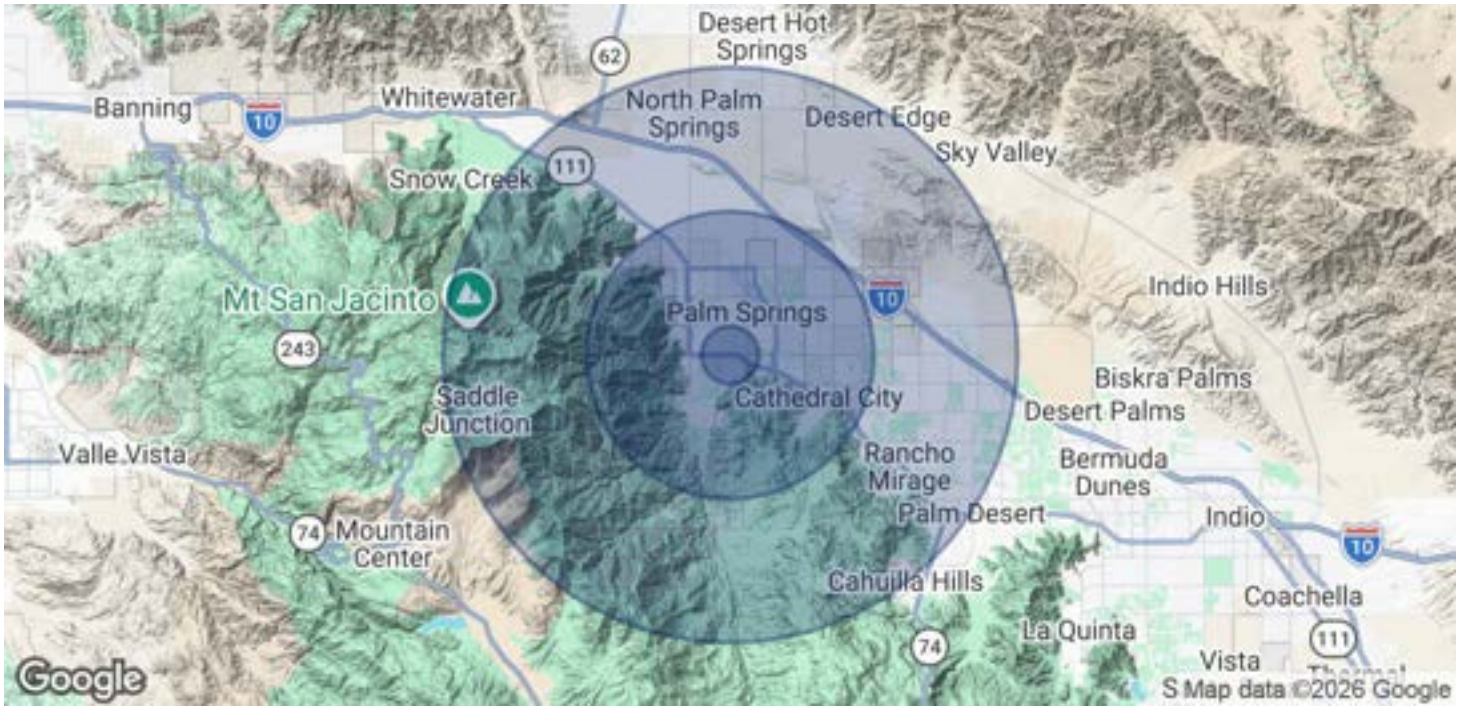
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,297	95,828	154,522
Average Age	56.7	43.1	45.4
Average Age (Male)	56.6	43.3	45.3
Average Age (Female)	56.4	43.1	45.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,979	41,181	67,145
# of 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

2020 American Community Survey (ACS)

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