

CODY PLACE RETAIL

900 S PALM CANYON DR, PALM SPRINGS, CA

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NEW DEVELOPMENT
COMING SOON

CONCEPTUAL RENDERING

IN THE HEART OF PALM SPRINGS

PROPERTY HIGHLIGHTS

- ±12,300 SF in 3 buildings of newly approved restaurant/retail space on the corner of S Palm Canyon Dr & Mesquite Ave
- Directly connected to Cody Place, an exclusive 102 residential community developed by Toll Brothers in 2021
- Exceptional outdoor patio space that offers a unique dining experience and premier views of Tahquitz Canyon
- Located at the southern edge of Downtown Palm Springs
- Target Delivery Date: Estimated Summer 2026



CONCEPTUAL RENDERINGS



THE OPPORTUNITY

Mesquite Ave 2,931 ADT



BUILDING 1 | Restaurant:

- ±3,400 SF + exclusive patio

BUILDING 2 | Restaurant:

- ±3,400 SF + exclusive patio

BUILDING 3 | Restaurant/Retail:

- Divisible 5,500 SF
 - Proposed:
 - + Suite A: 1,500 SF
 - + Suite B: 2,500 SF
 - + Suite C: 1,500 SF

A NEW RETAIL/RESTAURANT DEVELOPMENT



Newly Completed
ELAN RESIDENTIAL COMMUNITY
56 Homes | 25 Townhomes

CODY PLACE
RETAIL

CODY PLACE
RESIDENTIAL
102 Luxury Residences

S Palm Canyon Dr 20,946 ADT

Mesquite Ave 2,931 ADT

PALM SPRINGS TRAFFIC DRIVERS

- Estimated 14.37 million visitors to greater Palm Springs in 2024
- More than \$3 billion invested across innovative commercial development and municipal improvements in Palm Springs
- Palm Springs airport served over 3.2 million visitors in 2024 and is underway on a \$2.2 billion expansion project
- Over 250,000 attendees for the Coachella and Stagecoach Music Festivals
- Approximately 135,000 attend the annual Palm Springs Film Festival
- Over 500,000 visitors over two weekends at BNP Paribas Open – Indian Wells Tennis Tournament
- Surrounding hotels include: the newly constructed Thompson Hotel, Parker Palm Springs, The Ritz Carlton, The Colony Palms Hotel, Ace Hotel and Swim Club, and more



IN THE NEIGHBORHOOD

From panoramic mountain views to the freshest farm-to-table fare, Palm Springs offers a variety of unforgettable, world-class hotel and dining destinations.

BAR CECIL



TOMMY BAHAMA MARLIN BAR & STORE



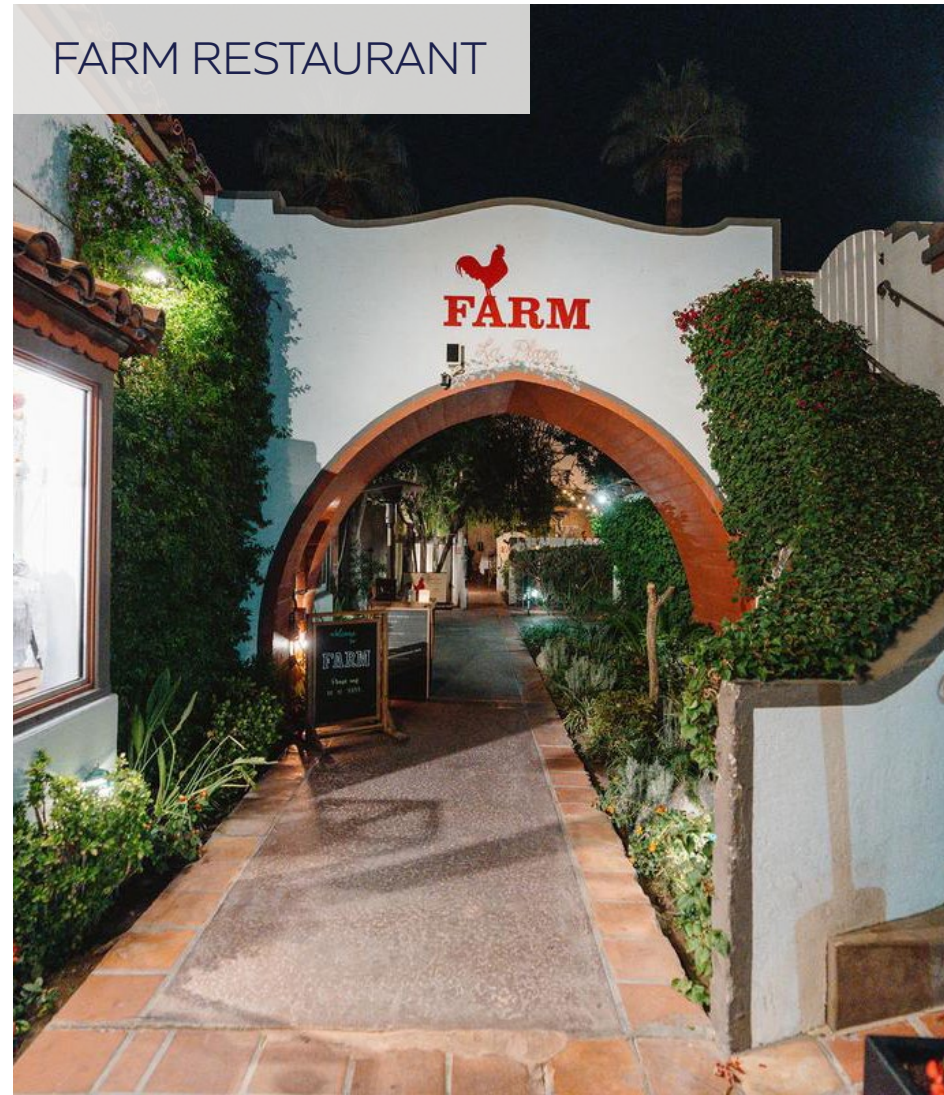
MR. LYONS STEAKHOUSE



ACE HOTEL & SWIM CLUB

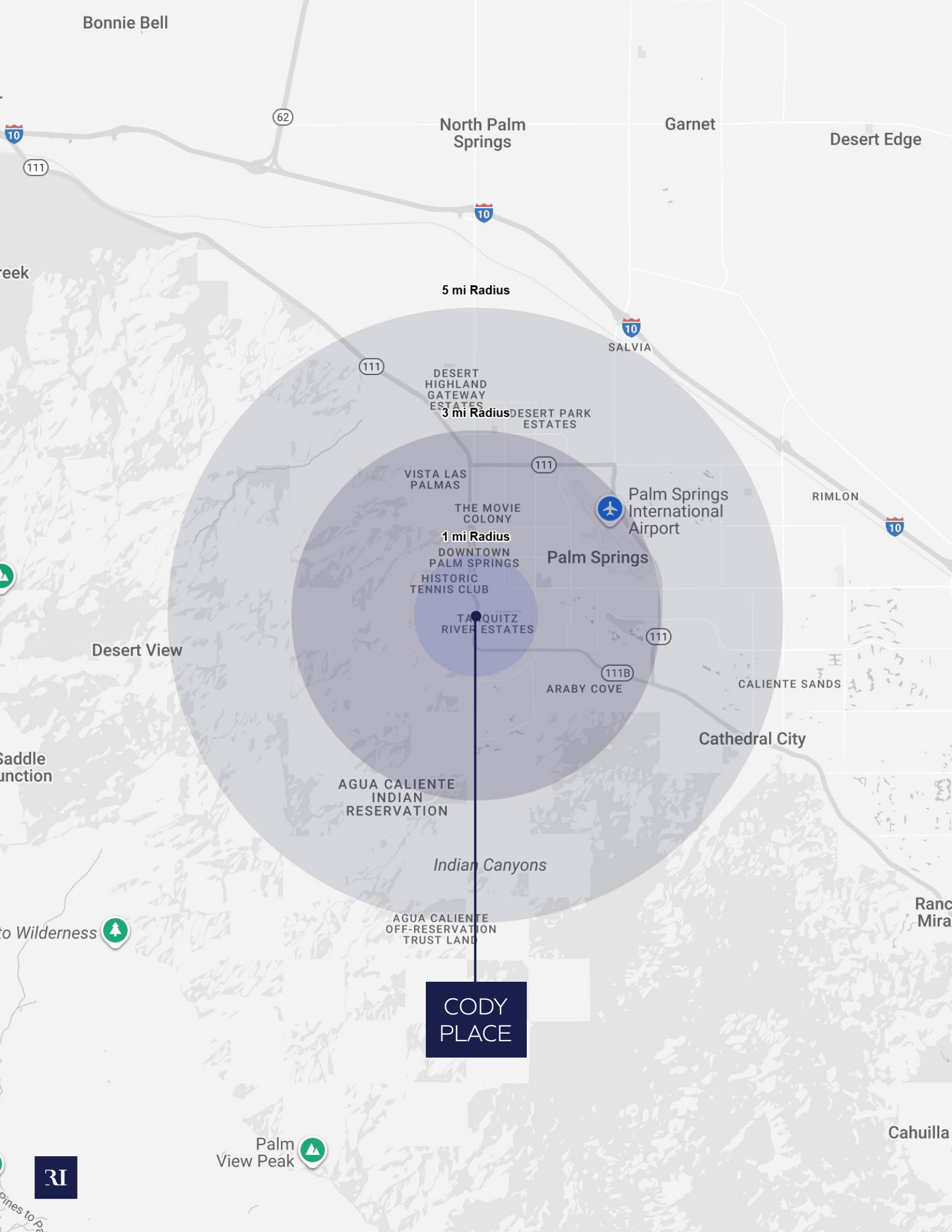


FARM RESTAURANT



HYATT THOMPSON HOTEL





AREA DEMOGRAPHICS

//PALM SPRINGS, CA

	1 MILE	3 MILE	5 MILE
Total Population	9,727	39,290	93,893
Projected Population (2030)	9,794	39,609	95,610
Total Employees	4,601	24,086	33,449
Average Household Income	\$121,777	\$136,250	\$121,302
Median Household Income	\$77,193	\$85,492	\$81,374
Total Households	5,841	22,418	44,030
Median Age	54.8	55.5	48.0

\$671K

average home value within a
1 mile radius

\$203K

estimated average family
income (2025) within a
1 mile radius

\$2.19B

total consumer retail
expenditure within a
5 mile radius

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



PALM SPRINGS AERIAL

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