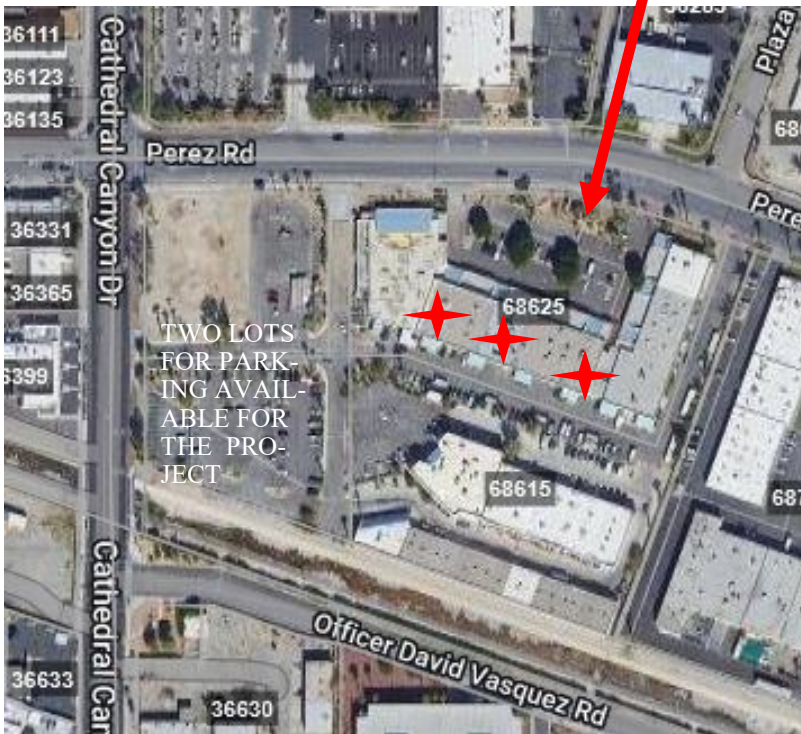


SHOWROOM, RETAIL, INDUSTRIAL OFFICE FOR LEASE

- ◆ # 2-3 **5116 sf Retail | Office**
- ◆ # 4-5 **4958 sf office**
- ◆ # 11-12 **5116 sf office**
- ◆ #13 **1760 sf office**
- ◆ **Established Pajaro Business Center**
- ◆ **Existing 100,000 ± SF Commercial Complex**
- ◆ **High visibility on Perez Rd.**
- ◆ **well maintained and managed property**
- ◆ **Two parking lots for ample parking**
- ◆ **Landmark SIGNAGE ON PEREZ RD**



**68625 PEREZ RD.
CATHEDRAL CITY, CA**

Demographics >>

	1 mile	3 miles
Population	7,957	49,948
Households	3,866	20,038
Median Age	58	47.80
Median HH Income	\$49,935	\$57,282
Daytime Employees	4,793	18,436
Population Growth '23 - '28	▲ 1.08%	▼ -0.36%
Household Growth '23 - '28	▲ 0.70%	▼ -0.14%

Traffic >>

Collection Street	Cross Street	Traffic Vol Last Mea...	Distance
Cathedral Canyon Dr	Perez Rd N	13,662 2018	0.12 mi
Cathedral Canyon Dr	Ave Lalo Guerrero N	11,075 2022	0.21 mi
Cathedral Canyon Dr	Kieley Rd N	15,576 2022	0.21 mi
Glenn Ave	E Palm Canyon Dr S	1,275 2018	0.22 mi
E Palm Canyon Dr	Glenn Ave E	29,125 2018	0.23 mi
E Palm Canyon Dr	Palo Verde Dr NW	32,828 2022	0.24 mi
Glenn Ave	Grove St S	697 2018	0.27 mi
Cathedral Canyon Dr	Cove Ln S	8,687 2022	0.27 mi
Monty Hall Dr	1st St N	1,809 2018	0.29 mi
Van Fleet St	A St S	1,600 2018	0.32 mi

Made with TrafficMetrix® Products

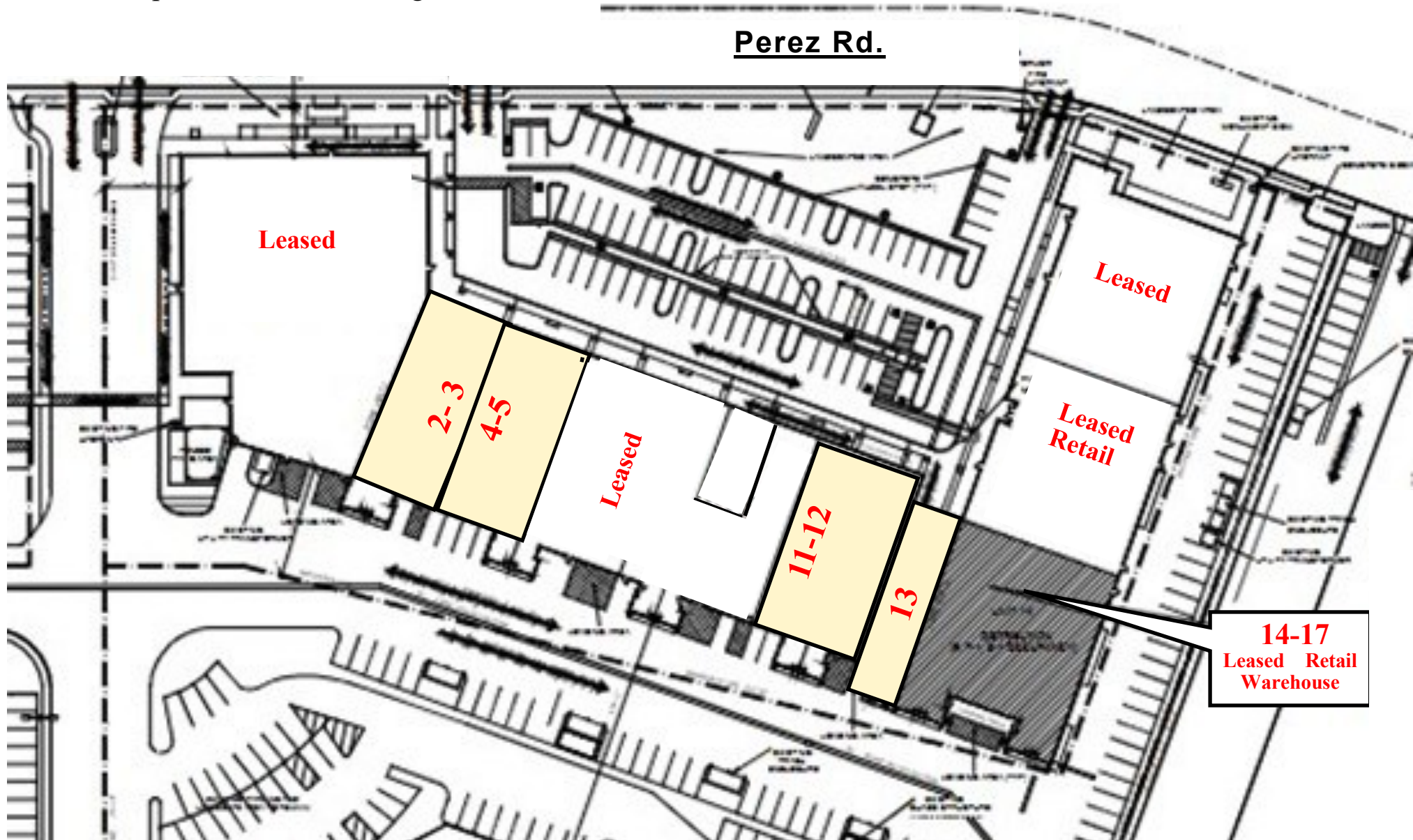


INGRID BADDOUR, CCIM
BADDOUR & ASSOCIATES
DRE #00751437
OFFICE: 760-322-9032
CELL : 760-272-9543
EMAIL: INGRID@
BADDOURREALESTATE.COM

68625 Perez Rd.

Cathedral City Ca

Rates and Space comments on Page 3





BADDOUR & ASSOCIATES
COMMERCIAL REALTORS

Units	Use	Size	Rent	Total Mo	Comments
2-3	Retail Ofc Show-room	5116	.85 + .40 NNN	\$6395.	Currently configures as office space with Lobby/ Showroom in the front, clerical space, private office, two bathrooms, three offices and a large open area in the rear of the space for inventory or a bull pen.
4-5	Retail Ofc Show-room	4958	.90 + .40 NNN	\$6693.	Office space with Lobby, two bathrooms, Large Conference room, offices. Landmark signage available.
11-12	Retail Ofc	5116	.90 + .40 NNN	\$6651.	Configured as office space with 15 private offices, conference room, clerical area, lobby, 4 bathrooms and two other rooms with sinks in them.
13	Office space	1760	.90 + .40 NNN	\$2288.	Smaller Office space recently remodeled.