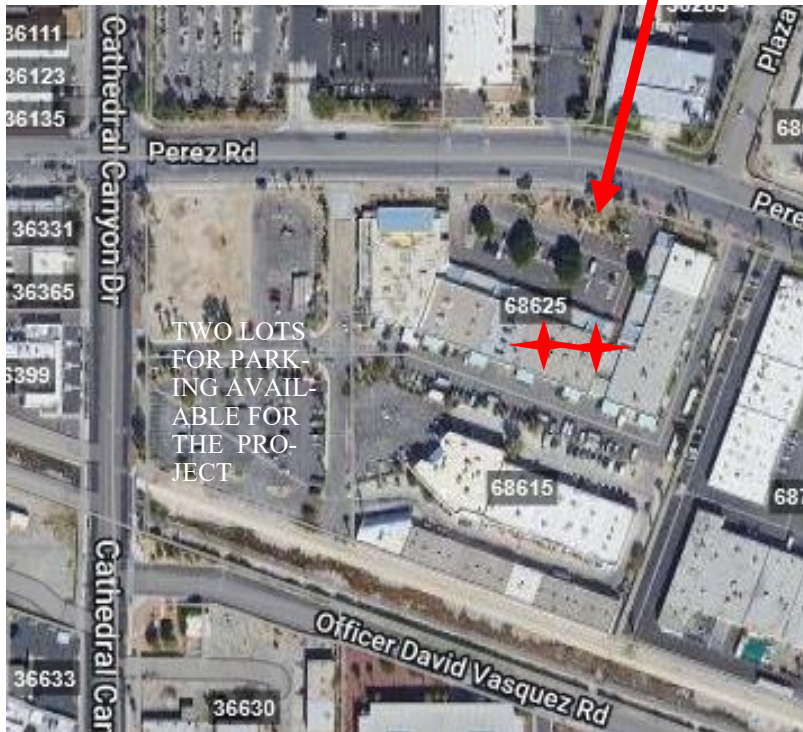


SHOWROOM, RETAIL, INDUSTRIAL OFFICE FOR LEASE

- ◆ # 8 **2544 sf Retail Showroom**
- ◆ # 9 **2328 sf Retail Showroom**
- ◆ # 10 **2544 sf Retail Showroom**
- ◆ # 11-12 **5116 sf retail or office**
- ◆ # 13 **1760 sf Retail Showroom**
- ◆ **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

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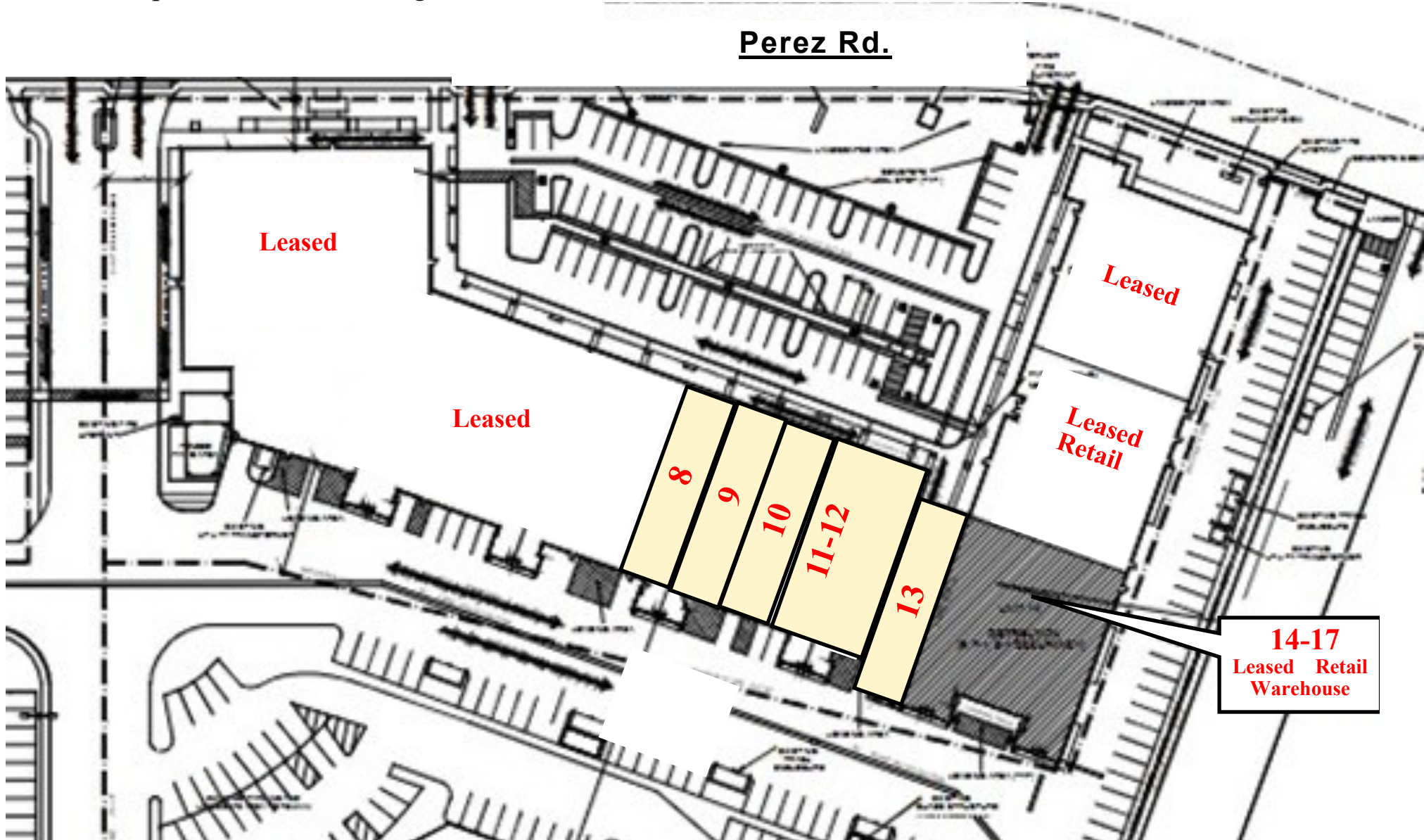


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68625 Perez Rd.

Cathedral City Ca

Rates and Space comments on Page 3



The above information, while not guaranteed, has been obtained from sources deemed reliable and is subject to change without notice. Tenant must verify the information and bears all risk for any inaccuracies.



BADDOUR & ASSOCIATES

COMMERCIAL REALTORS

Units	Use	Size	Rent	Total Mo	Comments
8	Retail Ofc Show-room with roll up door	2544	.90 + .40 NNN	\$3307.00	Retail showroom with some offices and restroom. Large warehouse in rear with roll up doors.
9	Retail Ofc Show-room with roll up door	2328	.90 + .40 NNN	\$3026.00	Perfect for tile store, decorator shop, wallpaper, patio shop, home décor, you name it. Showroom in front with landmark signage on Perez Rd. Large warehouse with roll up doors.
10	Retail ofc Showroom with roll up door	2544	.90 + 40 NNN	\$3307.00	Each unit has its own office and restroom. Some units may be completely cooled by HVAC.
11-12	Retail Showroom with roll up door or general office	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. Can be converted to showroom with large warehouse in rear with roll up.
13	Showroom Office space with double walk in door in rear	1760	.90 + .40 NNN	\$2288.	Gallery or showroom space. Double door exit in rear. Can be joined to 11-12.