



*Now Available*

## **Newly Remodeled - Suite F113**

The Canyon Plaza East Shopping Center offers prime office and retail suites in the Cathedral City downtown business corridor. The center is situated in a popular location on East Palm Canyon Drive/Highway 111, directly across from Super Target and Trader Joe's. Due to the convenient location in Cathedral City, Canyon Plaza features a strong tenant mix, with Mor Furniture, – as the main anchor –, McDonalds, Upper Crust Pizza, and more. The center has abundant parking, excellent exterior signage opportunities, and digital advertising on the new high definition electronic monument sign that is perfectly positioned right on Highway 111, which has approximately 52,000 cars as the average traffic count per day. Suite F113 has a prime location in the Plaza. It features a reception area, three private offices, and a restroom. The suite has been newly remodeled with a new bathroom as well as floor to ceiling glass entry doors and windows that create a bright work environment.



### **Suite F113 information below:**

<b>Suite Net Rentable SF:</b>	1,200 square feet
<b>Market Rate:</b>	\$1.75/SF plus approximately \$0.55 Triple Net Fee
<b>Building Type:</b>	Multi-Tenant Community Retail Center
<b>Building Address:</b>	67-555 East Palm Canyon Dr. Cathedral City, CA 92234
<b>Type:</b>	Retail or Office Suites
<b>Zoning:</b>	Community Commercial (CC)
<b>Tenant Mix:</b>	Retail & Office Use
<b>Traffic Count:</b>	52,500 cars per day
<b>Parking Ratio:</b>	Approx. 5 spaces per 1,000 square feet
<b>Available:</b>	Immediately

**For more leasing information or a private showing please contact  
Samuel Rasmussen at 858-273-6600 or e-mail at [srasmussen@oceanprop.net](mailto:srasmussen@oceanprop.net)**



**Canyon Plaza East**  
**Common Area Photos**  
**67-555 E. Palm Canyon Drive**  
**Cathedral City, CA 92234**



**Canyon Plaza East**  
**Suite F113 Photos**  
**67-555 E. Palm Canyon Drive**  
**Cathedral City, CA 92234**





**Canyon Plaza East**  
**Suite F113 Photos**  
**67-555 E. Palm Canyon Drive**  
**Cathedral City, CA 92234**



**Canyon Plaza East**  
**Suite F113 Exterior Signage Locations**  
**67-555 E. Palm Canyon Drive**  
**Cathedral City, CA 92234**

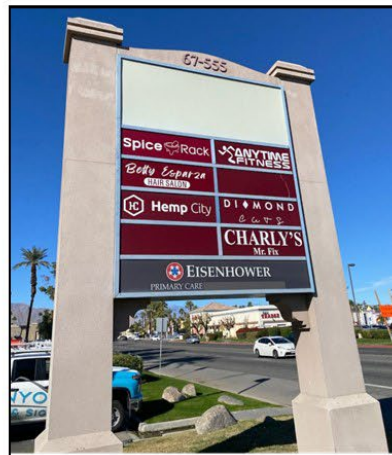
**Exterior Building Signage**



**Electronic Monument Sign**



**Monument Sign**



**(For Qualifying Tenants)**

*Canyon Plaza East*



bart  
BAR + ART




**Golden Springs**  
SURGICAL CENTERS

**BLUE ROSE  
TATTOO**



**Hemp City**

DIAMOND  
CUTS



SOL BARRE  
K9clubb8

## CLIPPER & TAMARAN

## CHARLY'S

## ELECTRONIC REPAIR



## RED EDGE

## SALON

# Businessmart

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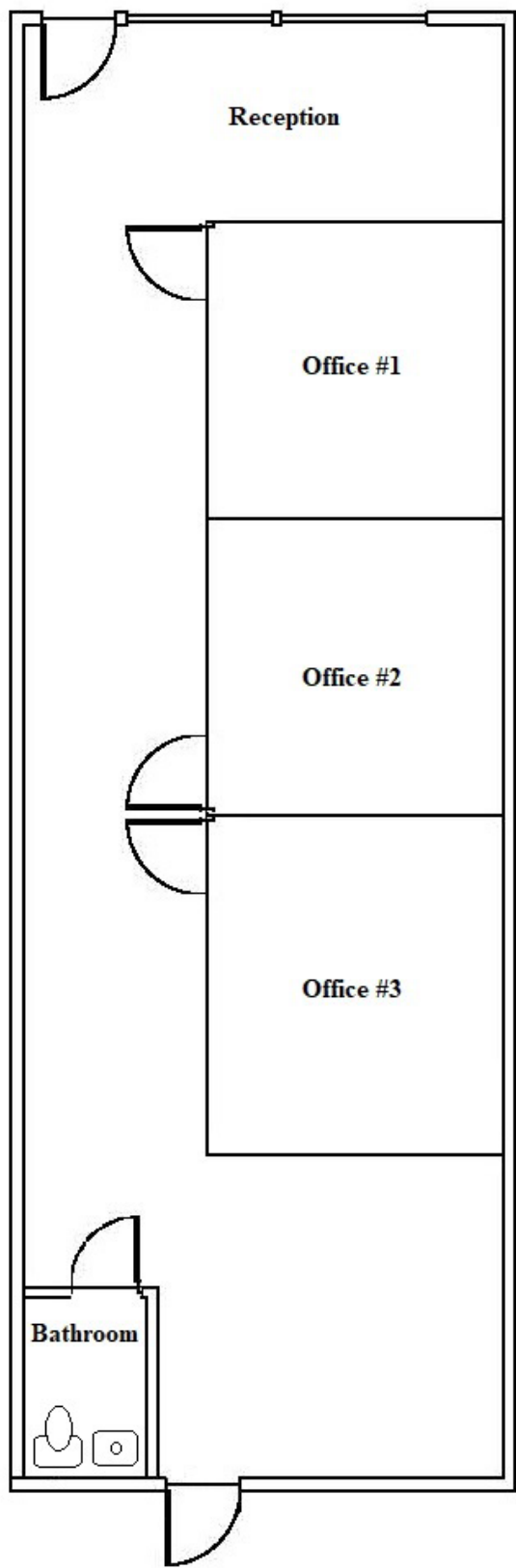
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**Canyon Plaza East**  
**Suite F113 Space Plan**  
**1,200 Square Feet**





**Canyon Plaza East**  
**67-555 E. Palm Canyon Drive**  
**Cathedral City, CA 92234**



**TARGET.**





**Canyon Plaza East**  
**67-555 E. Palm Canyon Drive**  
**Cathedral City, CA 92234**

