

RETAIL

FOR SALE

\$6,700,000

**COLDWELL
BANKER
COMMERCIAL**
LYLE & ASSOCIATES
CALDRE 01462012

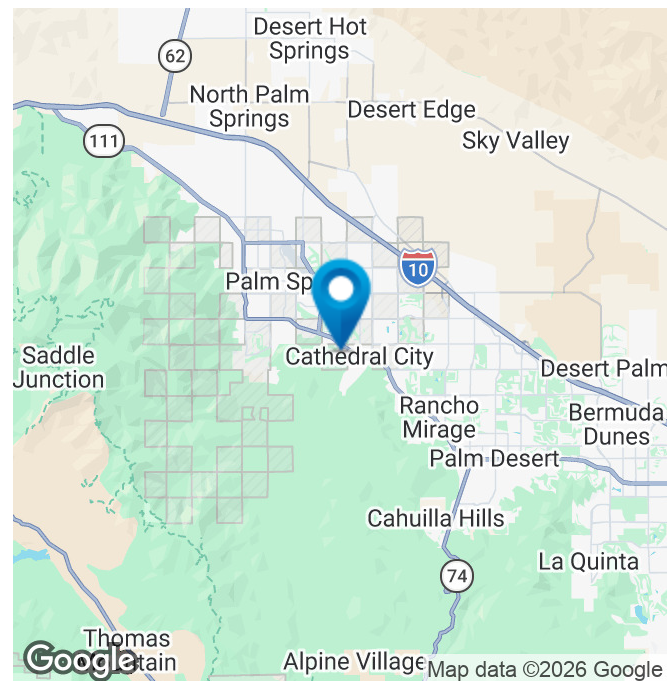


6777 E PALM CANYON DR, CATHEDRAL CITY, CA 92234
DESERT TWINS PLAZA

PROPERTY DESCRIPTION

DESERT TWINS PLAZA The MOST visible property on E. Palm Canyon Drive (Highway 111) in Cathedral City and an integral part of Cathedral City's "Main Shopping Corridor". Strategically located near Cathedral City Auto Center (with numerous dealerships) and adjacent to countless retailers including Target, Trader Joe's, Revival's and many more. The potential opportunities are endless at this A+ location!

In addition to location, the property boasts high drive-by traffic counts, easy access and ample private parking. On top of all the other attributes, the property historically operates at near 100% occupancy has offers low NNN Charges at \$0.32 per sq. ft. per month.



Rob Wenthold

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OFFERING SUMMARY

Sale Price:	\$6,700,000
Lot Size:	1.65 Acres
Year Built:	1998
Building Size:	23,250 SF
Zoning:	PCC
Market:	Inland Empire
Submarket:	Coachella Valley
Price / SF:	\$288.17

LOCATION OVERVIEW

Located on the South Side of E. Palm Canyon Drive (Highway 111), between Golf Club Drive and Perez Road, within a short walk to Downtown Cathedral City.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,566	19,730	42,294
Total Population	4,705	51,706	99,306
Average HH Income	\$60,118	\$62,674	\$73,903

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RENT ROLL

SUITE	TENANT	SIZE	% OF BUILDING	NNN/MG	MONTHLY RENT	LEASE START	LEASE END
1	Flooring Innovations	5,565 SF	23.93%	NNN	\$7680.00	04/01/2026	06/30/2031
2-3	AutoNation	2,375 SF	10.22%	NNN	\$5,225.00	10/01/2025	12/31/2028
4-5	Owner Occupied	1,560 SF	6.71%	MG	\$0.00	N/A	N/A
6	Hertz Corporation	1,400 SF	6.02%	MG	\$3,090.00	03/01/2008	02/28/2029
6B	Jasmine Williams	1,700 SF	7.31%	MG	\$2,700.00	11/01/2022	10/31/2025
7	Vacant	1,325 SF	5.70%	MG	\$0.00	N/A	N/A
8	Lingli Fan	1,325 SF	5.70%	NNN	\$1,656.25	04/01/2025	05/31/2028
9 & 10	Hot Tropical Vacations	8,000 SF	34.41%	MG	\$13,000.00	01/01/2023	09/14/2027
		23,250 SF	100%		\$33,351.25		


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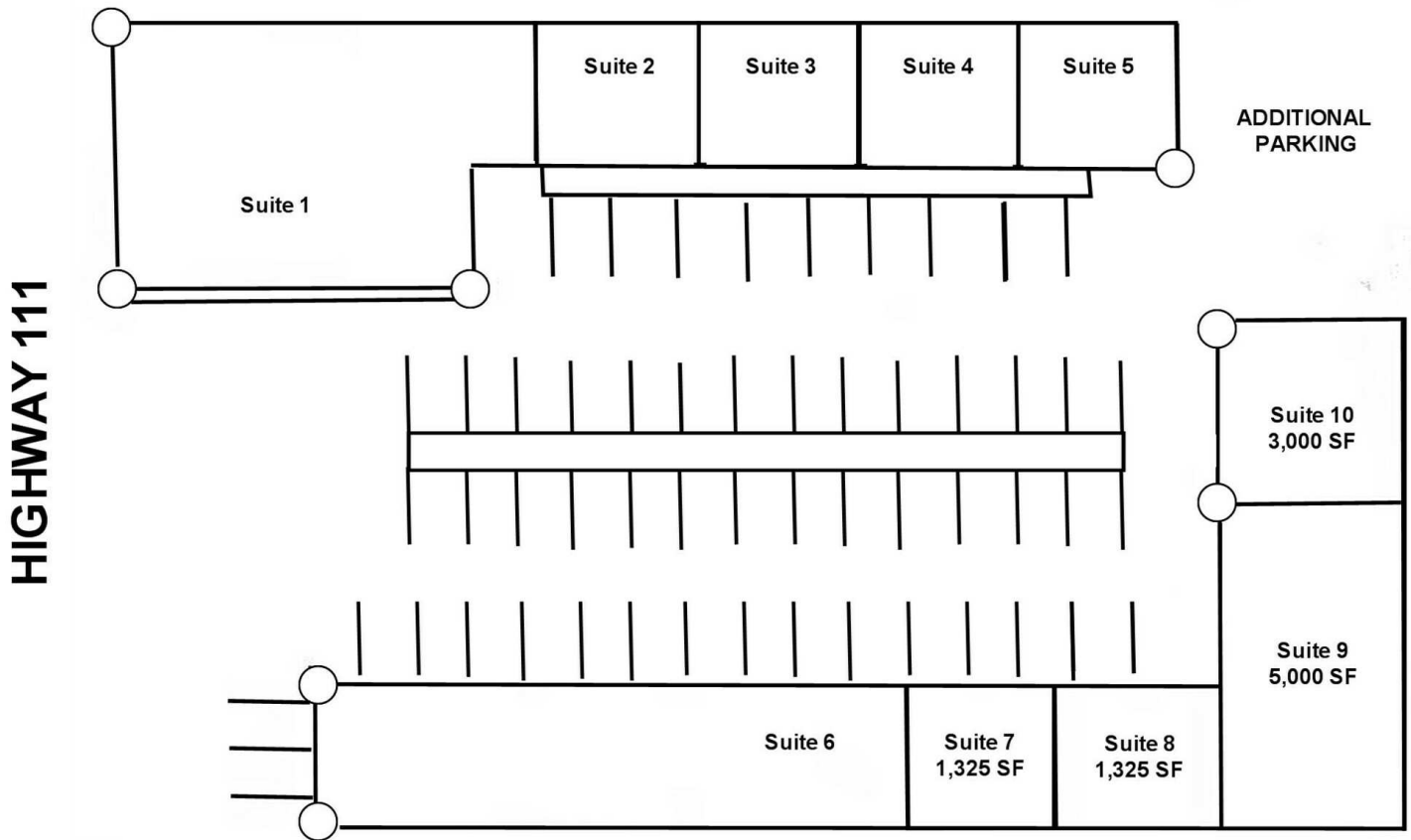
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