

# .41 AC FULLY ENTITLED COMMERCIAL PAD

DATE PALM DRIVE, CATHEDRAL CITY



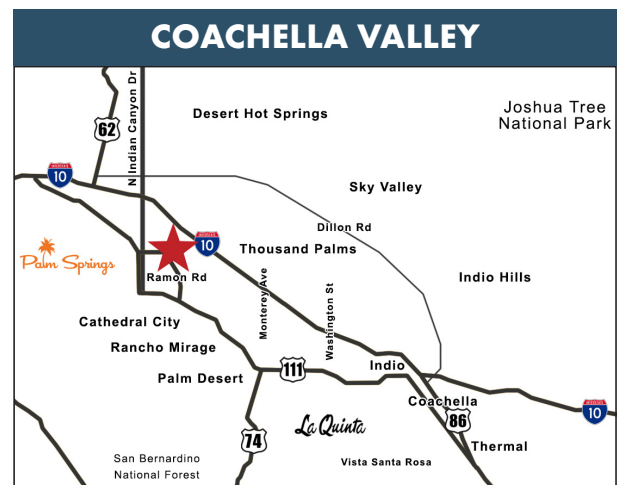
**E DATE PALM DR / N OF MCCALLUM WAY, CATHEDRAL CITY**

## FEATURES

- .41 acre commercial pad fully entitled for drive-thru restaurant for sale or ground lease - build-to-suit
- Impressive traffic counts with 96' of frontage on Date Palm Dr
- Located just north of the signalized intersection of Date Palm Dr and McCallum Way
- Easy access to Interstate 10 and major arterial roads
- Excellent visibility
- Adjacent to Rosemount Self Storage/retail center, including Kaiser Permanente, coming soon
- In an area of explosive growth, with a 204-unit apartment complex coming soon and a proposed retail center just north of the subject property with Kaiser Permanente coming soon!

**PRICE: \$500,052 (\$28/SF)**

**LEASE RATE: \$0.35/SF/MO NNN**



**VICINITY MAP**



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# .41 AC FULLY ENTITLED COMMERCIAL PAD

## SITE AERIAL & AMENITIES

### DATE PALM DR, CATHEDRAL CITY, CA



## SITE AMENITIES

- **Location:** Date Palm Drive, Cathedral City
- **APNs:** 670-110-057
- **Parcel Size:** 0.41 AC (According to County Assessor's Information)
- **Zoning:** [Click here to view Planned Community Commerical](#)
- **General Plan:** [Click here to view General Commercial](#)
- **Airport Compatibility Zone:** Zone E
- **Utilities:**  
 Water: 12" main line on the east side of Date Palm Dr  
 Sewer: 15" sewer main on the west side of Date Palm Drive
- **Comments:** Fully entitled commercial pad with ideal location minutes away from Palm Springs Airport, Agua Caliente Resort Casino, and Mission Hills Country Club. Cathedral City has the second highest full-time population in the Coachella Valley. Cathedral City has a pro growth and business friendly environment with 100,000 year round west valley residents within 5-mile radius.

## PROPERTY PHOTO



## TRAFFIC COUNTS

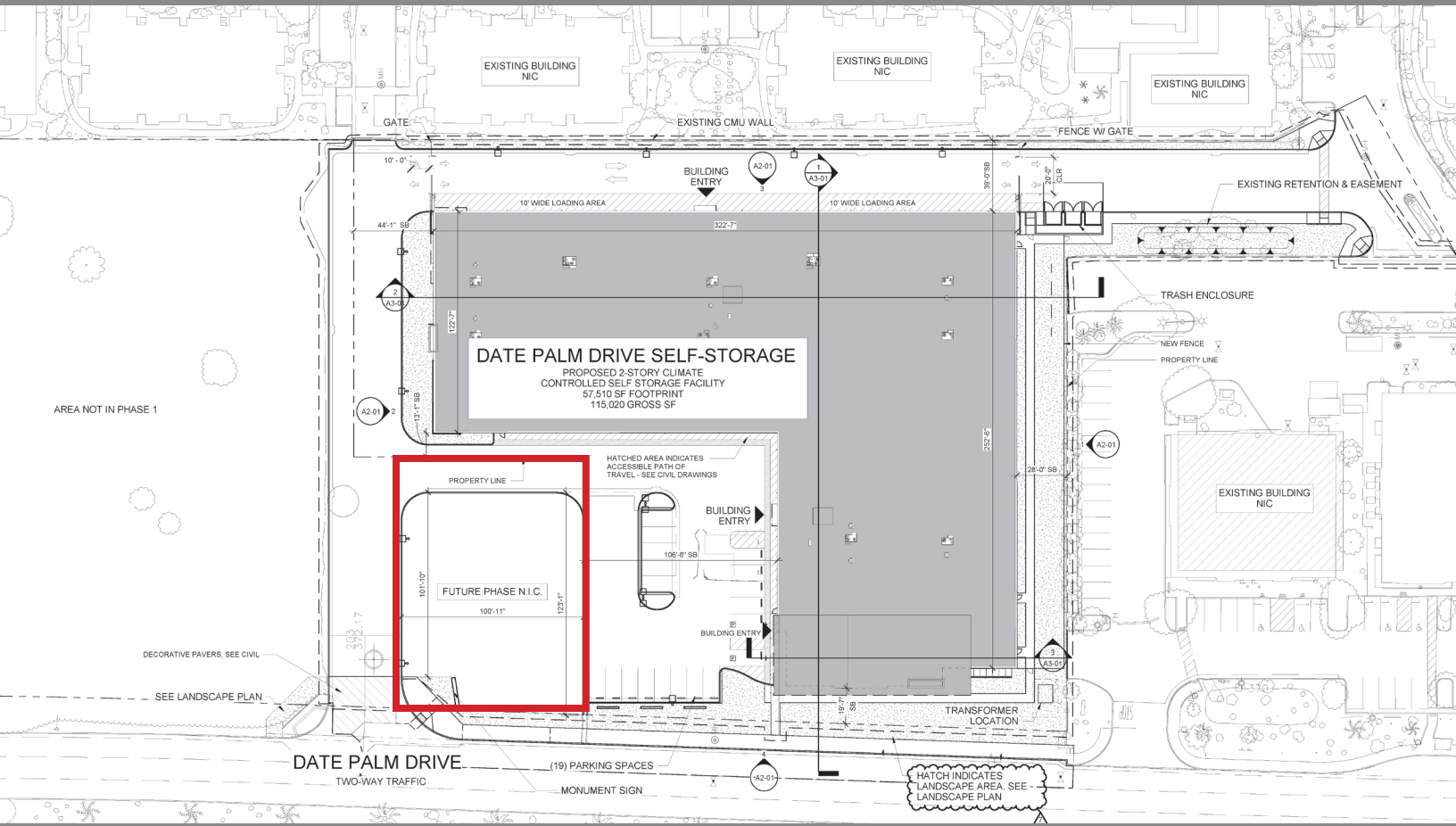
Date Palm Dr & McCallum Wy	22,946 cars per day
Date Palm Dr & Baristo Rd	18,029 cars per day

760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

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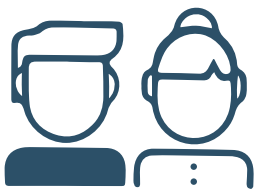
SITE PLAN & LOCATION OVERVIEW  
DATE PALM DR, CATHEDRAL CITY, CA



## CATHEDRAL CITY SUMMARY

Cathedral City, nestled in the Coachella Valley of Southern California, offers a vibrant blend of natural beauty and recreational opportunities. With its array of golf courses, including the popular Desert Princess Country Club, and access to hiking and biking trails, outdoor enthusiasts can enjoy the stunning desert landscapes. The city's annual events, such as the Cathedral City Hot Air Balloon Festival add to its cultural vibrancy. Cathedral City's thriving tourism industry, diverse dining options, and growing retail sector make it an engaging destination for residents and visitors alike.

## CITY DEMOGRAPHICS



**52,494**  
POPULATION

**40.1**  
MEDIAN AGE



**\$325,200**  
AVERAGE HOME VALUE

**\$56,671**  
AVERAGE HOMEHOLD INCOME



**18,640**  
LABOR FORCE

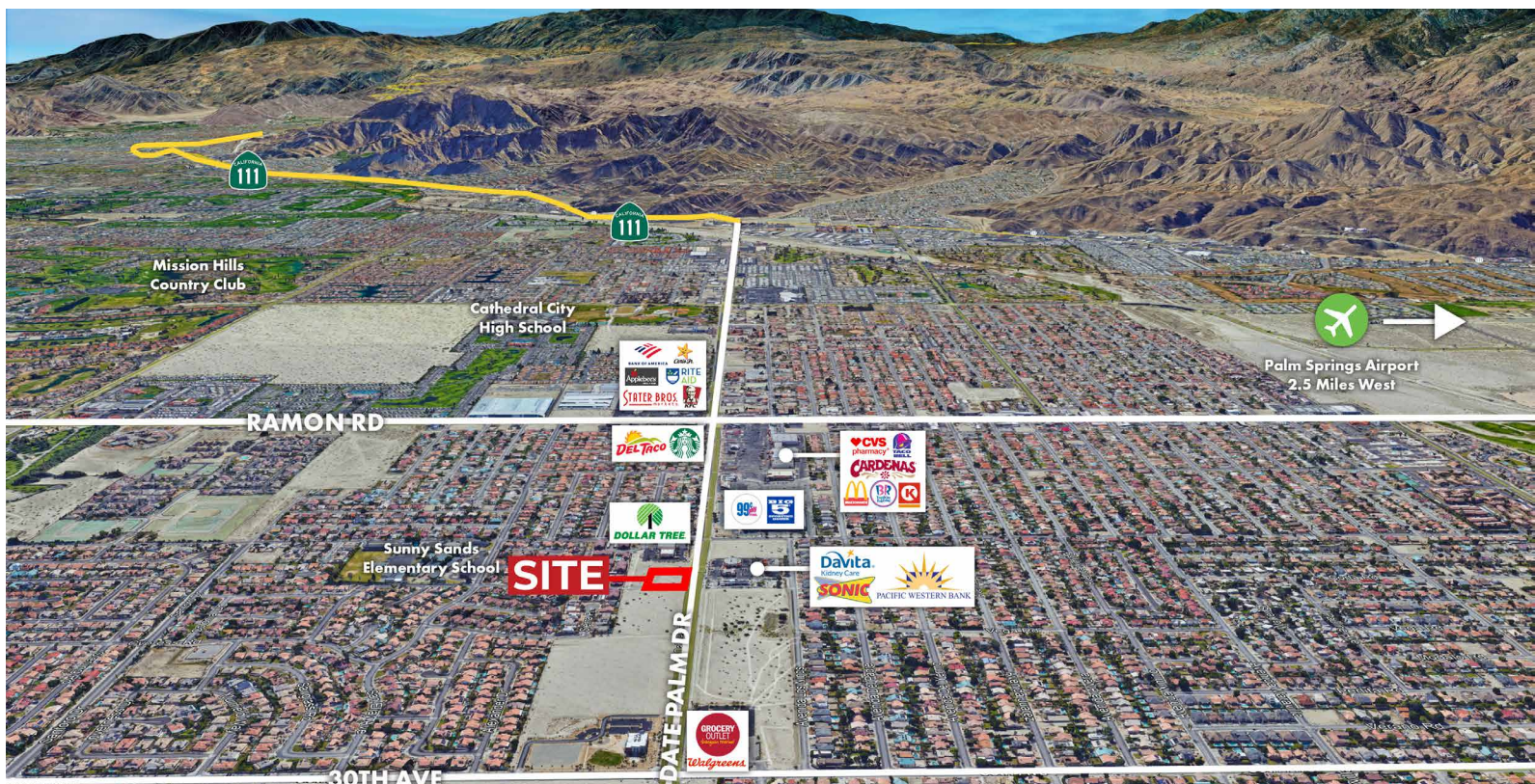
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SITE AERIALS

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