

RETAIL | OFFICE | EXECUTIVE SUITES FOR LEASE
35-325 Date Palm Drive, Cathedral City, CA 92234

WILSON MEADE
COMMERCIAL REAL ESTATE

ESPLANADE

SHOPPING CENTER

CAMERON RAWLINGS

Partner
DRE# 02102158
crawlings@wilson-meade.com
760-534-2584

MICHAEL C. MEADE

Broker | Co-Founder
DRE# 01480973
mmeade@wilson-meade.com
760-779-8825

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
wilson-meade.com | CalDRE# 02051182

PROPERTY OVERVIEW

Wilson Meade Commercial Real Estate is proud to offer Retail, Office, and Executive suites for lease at The Esplanade in Cathedral City.

We have Retail and Office spaces available from 611 SF up to 3,506 SF with recent renovations in many of the units.

The Executive Suites range from 135 SF – 577 SF. The suites are perfect for 1-3 professionals needing a small space away from home to work. Each unit includes electricity and there is a shared conference room available with reservations.

The property is in the Planned Professional Office District allowing many business use types.

The Esplanade is located on Date Palm Drive, one of the main traveling arteries of Cathedral City with over 20K cars daily.

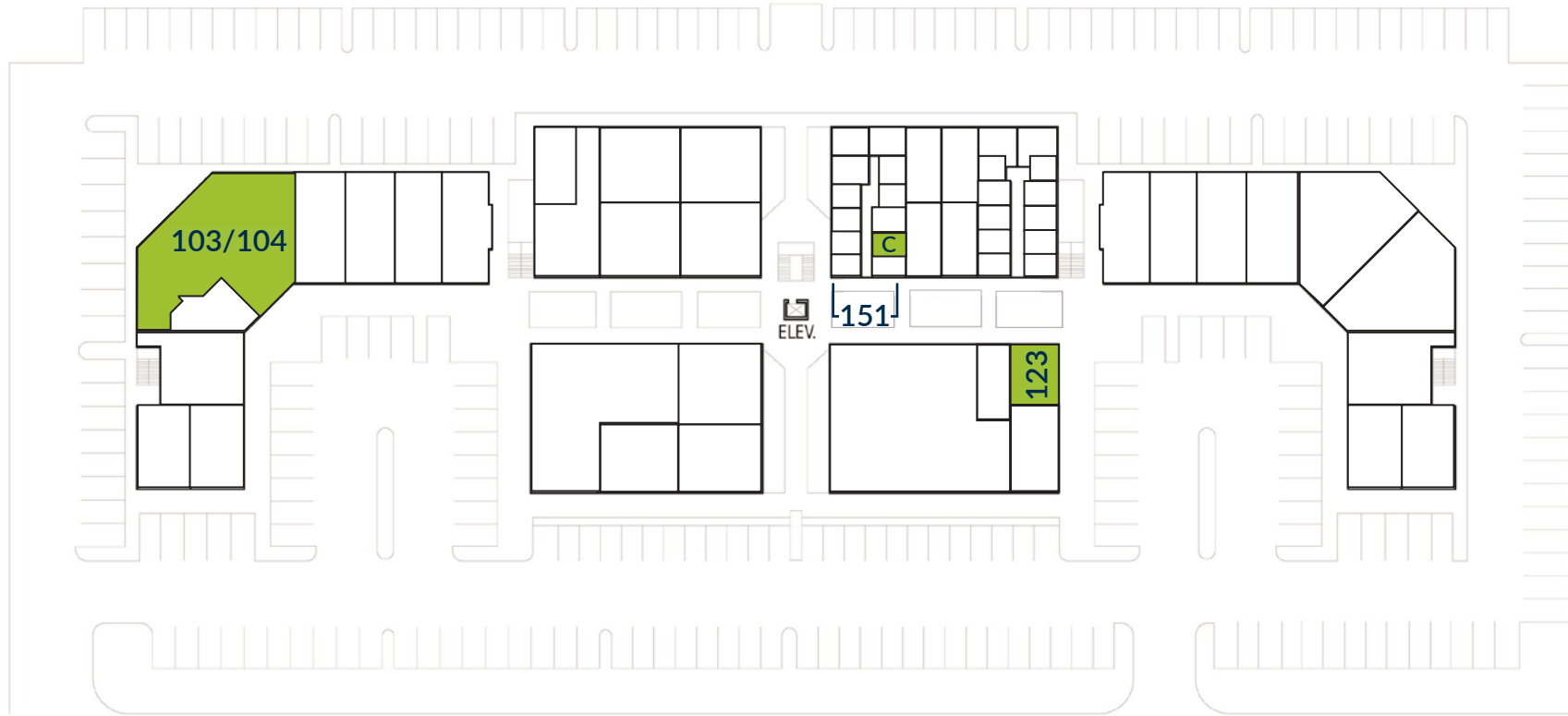
Reach out today for an exclusive showing.

Total Building SF: 76,757 SF
Zoning: PPO - Planned Professional Office



SUITES	SIZE	BASE RATE	TYPE	NOTES
Retail/Office	611 SF -3,506 SF	\$1.00/SF-\$1.25/SF*	NNN	*Promotional Year-1: Rates on approved tenants and terms
Executive	135-577 SF	\$2.10/SF-\$2.50/SF	Full Service-Modified Gross	Rates include electricity

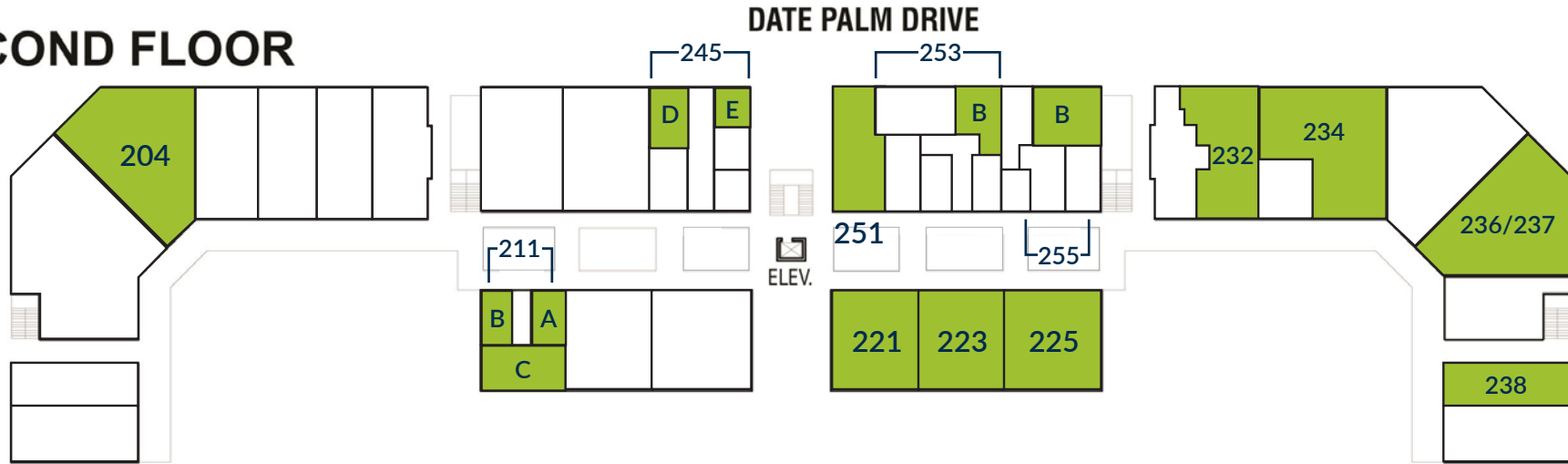
FIRST FLOOR



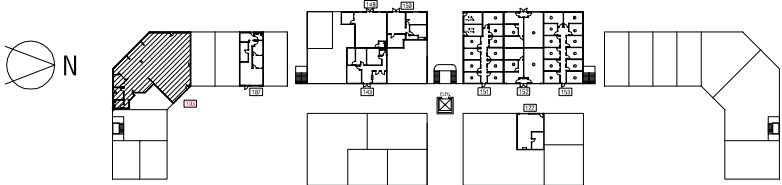
DATE PALM DRIVE

SUITE	SIZE	TYPE	BASE RATE	MONTHLY	TYPE	AVAILABLE
103/104	3,506 SF	Retail	\$1.00/SF	\$3,506.00	NNN	Now
123	670 SF	Retail	TBD	TBD	NNN	April 1, 2026
Base rent does not include NNN's, current NNN's are estimated at \$0.45/SF *Promotional Year-1: Rates on approved tenants and terms						
EXECUTIVE SUITES						
151C	269 SF	Executive Suite	-	\$673.00	Modified Gross	Now

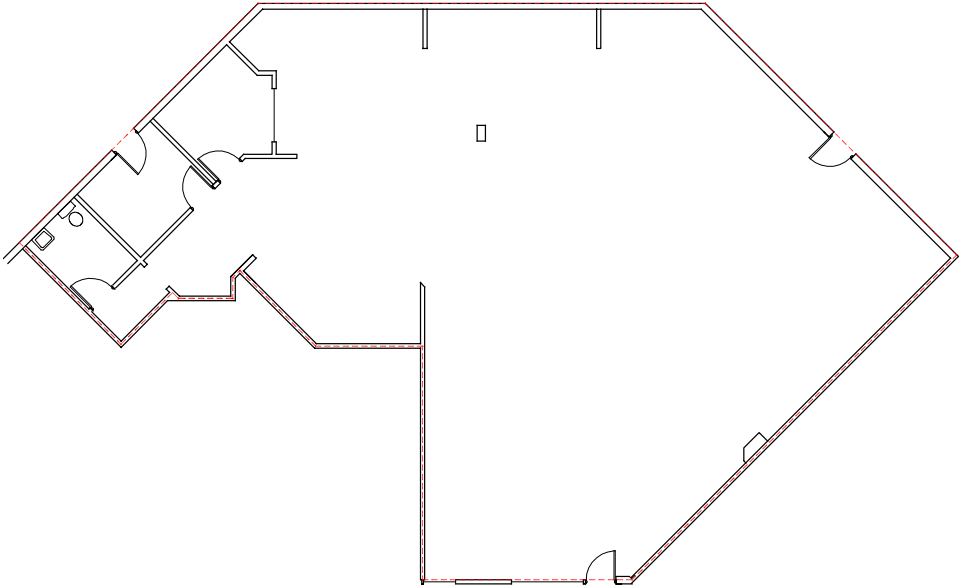
SECOND FLOOR



SUITE	SIZE	TYPE	BASE RATE	MONTHLY	TYPE
204	2,071 SF	Office	\$1.00/SF	\$2,071.00	NNN
221	1,147 SF	Office/Retail	\$1.00/SF	\$1,147.00	NNN
223	1,141 SF	Office/Retail	\$1.00/SF	\$1,141.00	NNN
225	1,180 SF	Office/Retail	\$1.00/SF	\$1,180.00	NNN
232	1,275 SF	Office	\$1.00/SF	\$1,275.00	NNN
234	1,654 SF	Office	\$1.00/SF	\$1,654.00	NNN
238	2,139 SF	Office	\$1.00/SF	\$2,139.00	NNN
251	611 SF	Office	\$1.00/SF	\$611.00	NNN
EXECUTIVE SUITES					
211A	208 SF	Executive Suite	-	\$437.00	Modified Gross
211B	236 SF	Executive Suite	-	\$496.00	Modified Gross
211C	574 SF	Executive Suite	-	\$1,205.00	Modified Gross
245D	254 SF	Executive Suite	-	\$533.00	Modified Gross
245E	176 SF	Executive Suite	-	\$370.00	Modified Gross
253B	325 SF	Executive Suite	-	\$683.00	Modified Gross
255B	349 SF	Executive Suite	-	\$733.00	Modified Gross



Suite:	103/104
Size:	3,506 SF
Base Rate:	\$1.00/SF
Type:	NNN
Monthly:	\$3,506.00
Layout:	Open floorplan with two (2) offices and restroom

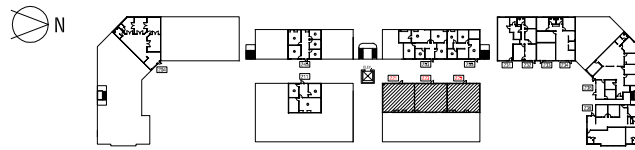


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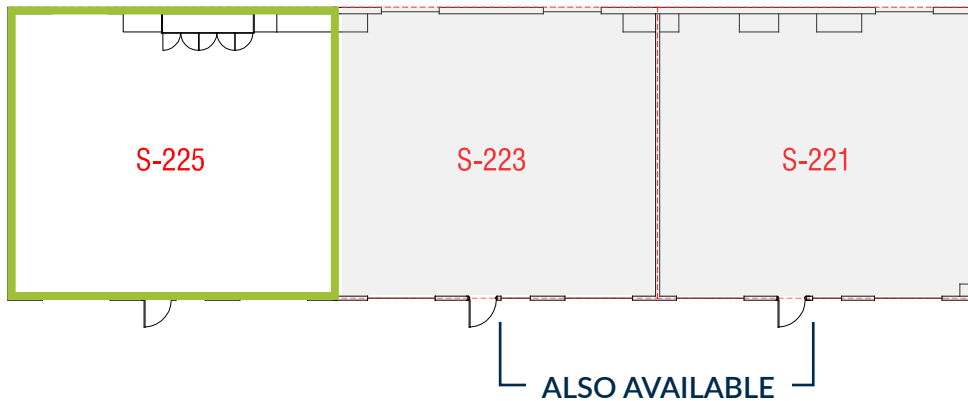
Base rent does not include NNN's, current NNN's are estimated at \$0.45/SF

*Promotional Year-1: Rates on approved tenants and terms



KEY PLAN

Suite:	225
Size:	1,180 SF
Base Rate:	\$1.00/SF
Type:	NNN
Monthly:	\$1,180.00
Layout:	Open flood plan with new carpet and lots of natural light

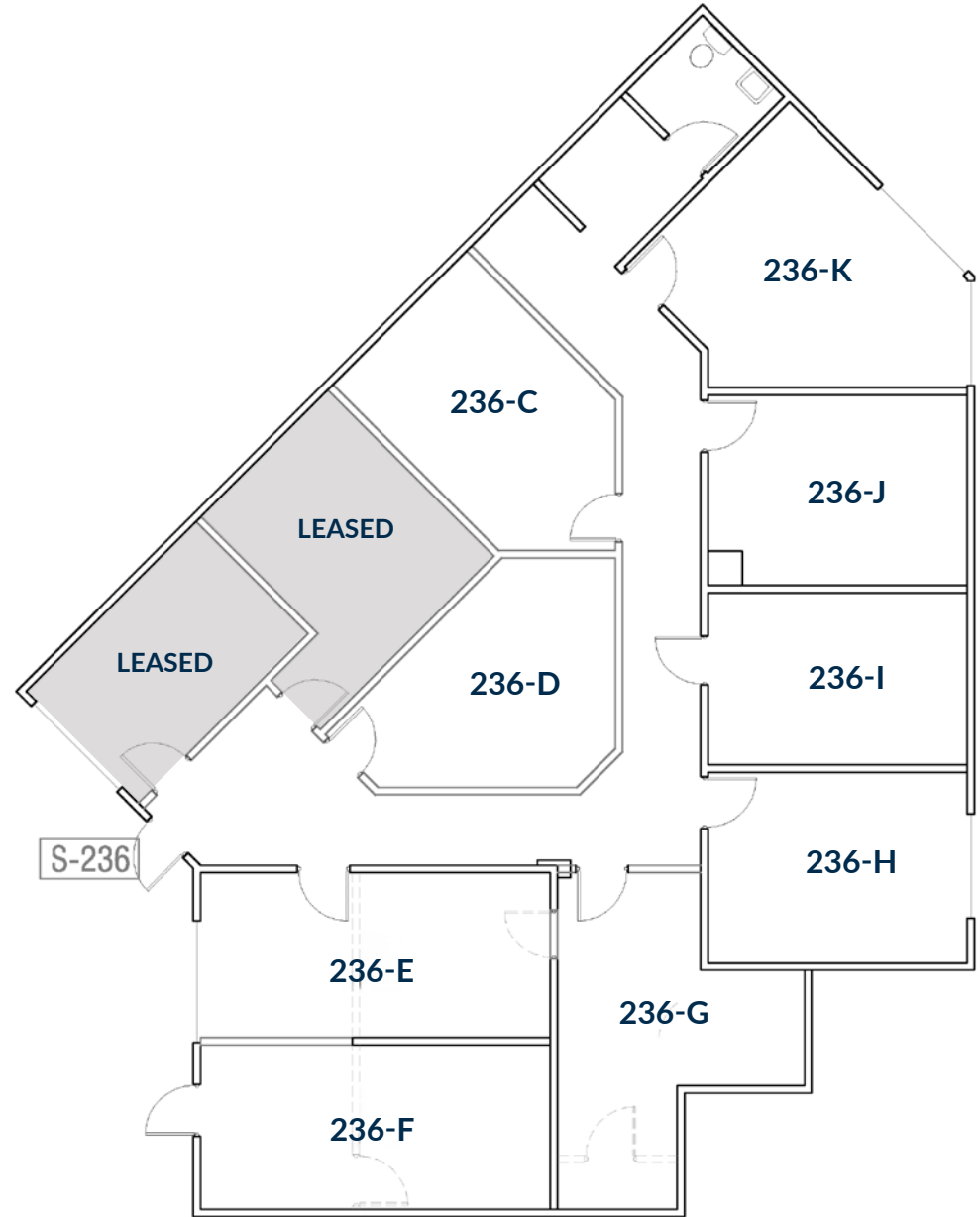


FLOOR PLAN



SUITE	SIZE	MONTHLY
236-C	180 SF	\$630.00
236-D	170 SF	\$595.00
236-E	204 SF	\$714.00
236-F	204 SF	\$714.00
236-G	204 SF	\$714.00
236-H	175 SF	\$612.50
236-I	158 SF	\$553.00
236-J	175 SF	\$612.50
236-K	217 SF	\$759.50

*Rent includes electricity





Cathedral City, CA: Where Desert Charm Meets Opportunity

Attention, savvy investors and business leaders! Cathedral City, nestled in the Coachella Valley's heart, isn't just a sun-kissed paradise – it's a thriving commercial hub poised for explosive growth. Here's why leasing a property in Cathedral City is a move you won't regret:

Strategic Location: Cathedral City isn't just a desert oasis; it's a gateway to Southern California's lucrative markets. Palm Springs International Airport is a stone's throw away, connecting you to major cities like Los Angeles and San Diego. Plus, proximity to I-10 puts you on the trade route to major economic centers.

Thriving Tourism Industry: Cathedral City basks in sunshine and tourism dollars year-round. From world-class golf courses to vibrant festivals, the city attracts millions of visitors annually. This translates to a steady stream of potential customers for your business, be it retail, hospitality, or entertainment.

Booming Residential Market: The Coachella Valley's population is on the rise, driven by retirees and young professionals seeking a dynamic lifestyle. This surge in residents creates a stable and growing consumer base, ensuring your business has a loyal local clientele.

Cost-Effective Advantage: Compared to its pricier neighbors, Cathedral City offers excellent value for your real estate dollar. Lease rates are competitive, and the city boasts a business-friendly environment with lower taxes and operational costs.

Diverse Property Landscape: Whether you seek a bustling retail storefront on Highway 111, a spacious industrial warehouse near the airport, or a charming office space in the historic downtown, Cathedral City has the perfect property for your needs.

Quality of Life: Let's not forget the lifestyle factor! Cathedral City offers stunning mountain views, outdoor recreation galore, and a vibrant arts and culture scene. This translates to a happy, motivated workforce and a community that embraces your business.

Ready to unlock your business potential? Cathedral City is more than just a beautiful place to live; it's a strategic location with a bright future. Contact us today to explore the diverse leasing opportunities and turn your entrepreneurial dreams into reality!



DEMOGRAPHICS	1-Mile	5-Mile	10-mile
2024 Population	12,241	135,833	262,837
2024 Households	5,700	61,495	122,138
Median Household Income	\$50,261	\$69,693	\$70,688
Traffic Volume	Date Palm Drive and Gerald Ford Dr: 22,043		

YOUR ADVISORS



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

Phone Number: 760.837.1880 | wilson-meade.com

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