

RETAIL/
LAND

FOR SALE - DATE PALM PLAZA

\$13,900,000 "REDEVELOPMENT OPPORTUNITY"

Fully Improved Land with Building



LAND: 14.23 AC (\$977K/AC)
619,859 SF (\$22/SF)

BUILDING: 124,305 SF (\$112/SF)



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OFFERING SUMMARY

SALE HIGHLIGHTS

Sale Price:	\$13,900,000
Price/:	Land Value \$977k/AC Building Value \$112/SF
Land Size:	619,859 SF 14.23 AC
Building A Size (SF):	124,305 SF
Zoning:	PLC
Parking:	812
City:	Cathedral City
State:	California
County:	Riverside
Sub-market:	Coachella Valley
Market:	Inland Empire



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RENT ROLL

SUITE/PAD (TENANT):	SIZE SF AC:	LEASE START - LEASE END:	OPTIONS TO EXTEND:	MONTHLY RENT:	ANNUAL RENT:	PRICE/ SF/MO:	PRICE/ SF/YR:	ESCALATION DATE:	LEASE SERVICE TYPE:
A-1 (VACANT)	19,992 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
A 2-3 (BIG 5)	10,780 SF	02/01/2015 - 02/01/2025	Two 5 YR	\$13,341.00	\$160,092.00	\$1.23/SF	\$14.85/SF	02/25	GROSS
A 4-5 (VACANT)	6,537 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
A-6 (VACANT-FORMER 99 CENTS)	34,506 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
A-7 (VACANT)	25,130 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
A-8 (VACANT)	22,037 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
A-9 (Metro PCS)	2,006 SF	01/01/2022-12/31/2026	One 5 YR	\$1,243.95	\$14,927.40	\$0.62/SF	\$7.44/SF		NNN
A-10 (VACANT)	962 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
A-11 (VACANT)	855 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PAD B1 (VACANT)	10,846 SF 0.25 AC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PAD B2 (VACANT)	8,260 SF 0.19 AC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PAD C (VACANT)	11,817 SF 0.27 AC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PAD D (VACANT)	9,570 SF 0.22 AC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PAD F (VACANT)	9,310 SF 0.21 AC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PAD G (VACANT)	19,390 SF 0.45 AC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PAD H (VACANT)	14,214 SF 0.33 AC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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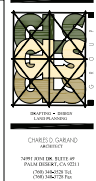
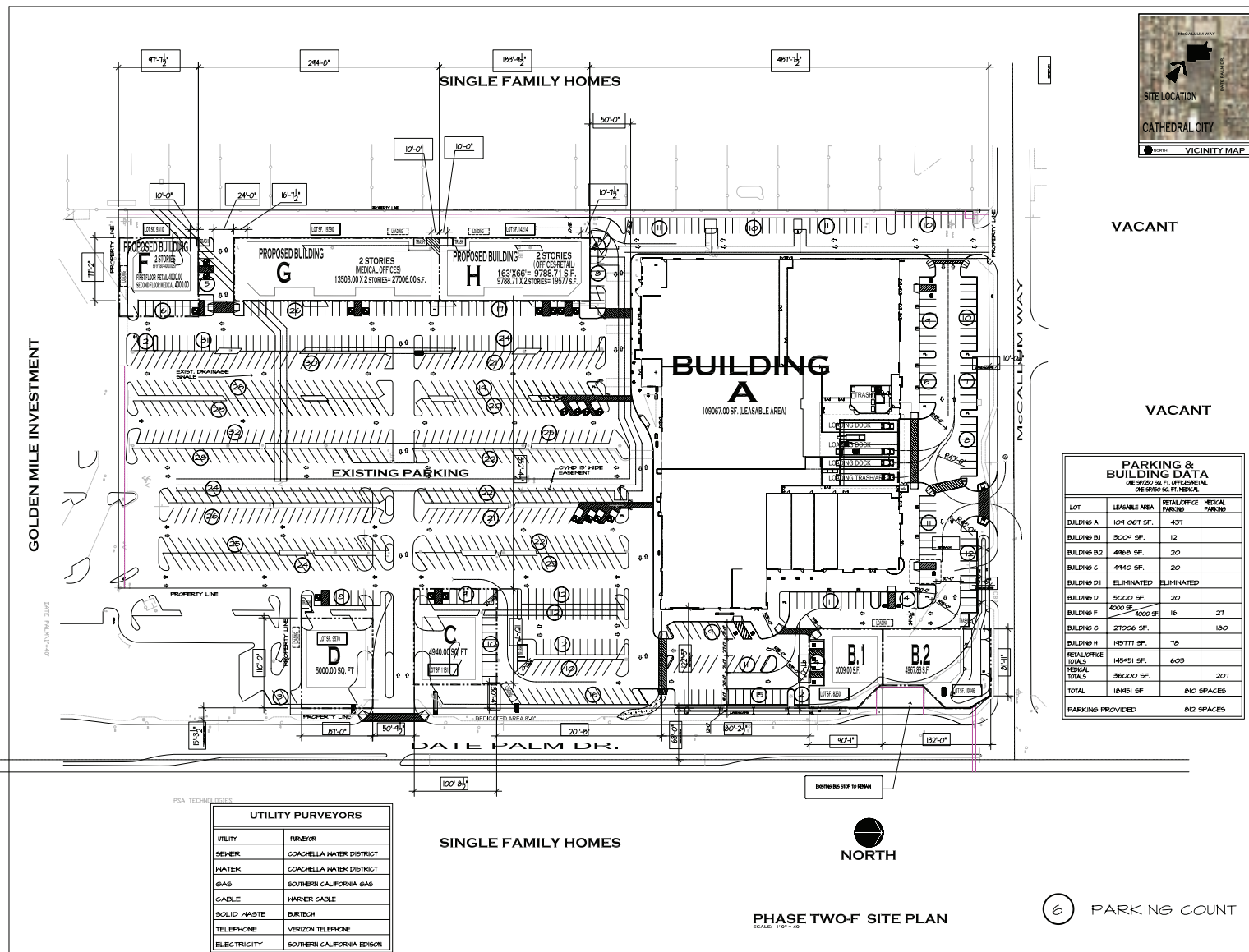
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APPROVED SITE PLAN



PARKING & BUILDING DATA
 ONE 27000 SF OFFICE/RETAIL
 ONE 9780 SF MEDICAL

LOT	LEASABLE AREA	RETAIL OFFICE	MEDICAL
BUILDING A	10967.00 SF.	497	
BUILDING B.1	3000 SF.	12	
BUILDING B.2	484.0 SF.	20	
BUILDING C	840 SF.	20	
BUILDING D	ELIMINATED	ELIMINATED	
BUILDING E	5000 SF.	20	
BUILDING F	4840 SF.	16	21
BUILDING G	27006 SF.		180
BUILDING H	9787 SF.	78	
RETAIL OFFICE TOTALS	145451 SF.	603	
MEDICAL TOTALS	36000 SF.		207
TOTAL	18191 SF.	810 SPACES	
PARKING PROVIDED		812 SPACES	

UTILITY PURVEYORS

UTILITY	IRVING
SEWER	COACHELLA WATER DISTRICT
WATER	COACHELLA WATER DISTRICT
GAS	SOUTHERN CALIFORNIA GAS
CABLE	HARRIER CABLE
SOLID WASTE	BURTECH
TELEPHONE	VERIZON TELEPHONE
ELECTRICITY	SOUTHERN CALIFORNIA EDISON

DATE PALM PLAZA
 PHASE I - A RENOVATION OF THE FORMER WALMART STORE
 31033 DATE PALM DR., CATHEDRAL CITY, CA

REVISION BY

1	DATE PALM PLAZA	DATE PALM PLAZA
2	DATE PALM PLAZA	DATE PALM PLAZA
3	DATE PALM PLAZA	DATE PALM PLAZA
4	DATE PALM PLAZA	DATE PALM PLAZA
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7	DATE PALM PLAZA	DATE PALM PLAZA
8	DATE PALM PLAZA	DATE PALM PLAZA
9	DATE PALM PLAZA	DATE PALM PLAZA
10	DATE PALM PLAZA	DATE PALM PLAZA

SHEET TITLE
 PHASE TWO-F SITE PLAN

SCALE: 1/8" = 1'-0"

DATE: 11/11/11

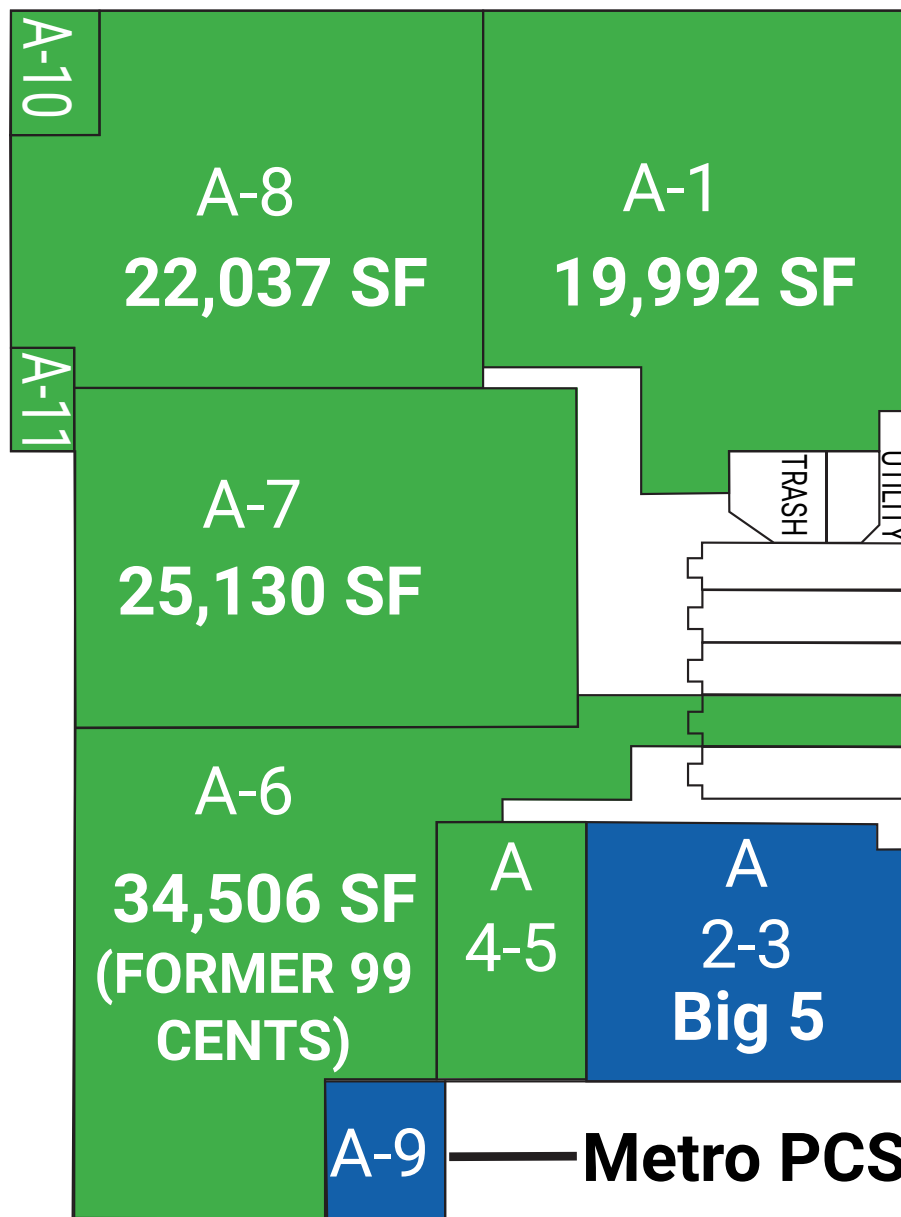
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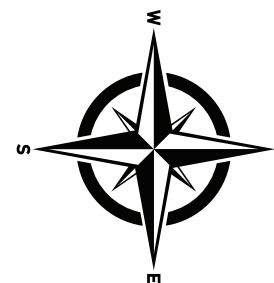
FLOOR PLAN BUILDING A



VACANT

LEASED

SUITE	TENANT	SIZE (SF)
A-1	VACANT	19,992
A-2-3	BIG 5	10,780
A-4-5	VACANT	6,537
A-6	VACANT	34,506
A-7	VACANT	25,130
A-8	VACANT	22,037
A-9	METRO PCS	2,006
A-10	VACANT	962
A-11	VACANT	855



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HIGHLIGHTS

- Established center in Cathedral City.
- Centrally located at the Date Palm exit off Interstate 10 for access to all of the Coachella Valley.
- 533.41 feet of frontage on Date Palm Drive.
- Proximate to “Golden Mile” center anchored by Cardenas
- Former Walmart building now anchored with Big 5.
- Many possible uses including retail, warehouse, medical, storage, multi-family and government offices.
- Abundant reciprocal parking
- Prime development opportunity.



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REGIONAL MAP



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LOCATION MAP



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AERIAL MAP



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RETAILER MAP



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ADDITIONAL PHOTOS



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DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,744	4,925	20,539
Average Age	40	40	39
Average Age (Male)	39	39	39
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	484	1,384	6,260
# of Persons per HH	3.6	3.6	3.3
Average HH Income	\$98,821	\$98,484	\$86,727
Average House Value	\$553,934	\$550,056	\$552,660
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	69.1%	69.2%	69.7%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	429	1,239	5,416
Total Population - Black	38	107	415
Total Population - Asian	188	508	1,739
Total Population - Hawaiian	1	0	15
Total Population - American Indian	41	108	438
Total Population - Other	728	2,071	8,720

Demographics data derived from AlphaMap



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