

RETAIL/  
LAND

# FOR LEASE DATE PALM PLAZA

6,357 - 110,016 SF Available Space

\$1.00 - \$1.50/SF/MO Modified Gross



Motivated Landlord



**Michael Lyle**  
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**Steve Lyle**  
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COLDWELL BANKER COMMERCIAL LYLE & ASSOCIATES  
78000 FRED WARING DR | SUITE 200  
PALM DESERT, CA 92211  
760.772.6400

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# OFFERING SUMMARY

## LEASE HIGHLIGHTS

**Lease Rate/  
SF/MO:** \$1.00 - \$1.50/SF/MO

**Service  
Type:** Modified Gross

**Available  
Space:** 6,537 - 110,016 SF

**Zoning:** PLC

**Parking:** 812

**City:** Cathedral City

**State:** California

**County:** Riverside

**Sub-market:** Coachella Valley

**Market:** Inland Empire



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## AVAILABLE SPACE

| SUITE/PAD (TENANT):          | SIZE SF AC:          | PRICE/ MO:      | PRICE/ YR:       |
|------------------------------|----------------------|-----------------|------------------|
| A-1 (VACANT)                 | 19,992 SF            | \$1.00/SF       | \$12.00/SF       |
| A 2-3 (BIG 5)                | 10,780 SF            |                 |                  |
| A 4-5 (VACANT)               | 6,537 SF             | \$1.50/SF       | \$18.00          |
| A-6 (VACANT-FORMER 99 CENTS) | 34,506 SF            | \$1.25/SF       | \$15.00          |
| A-7 (VACANT)                 | 25,130 SF            | \$1.15/SF       | \$13.80/SF       |
| A-8 (VACANT)                 | 22,037 SF            | \$1.00/SF       | \$12.00/SF       |
| A-9 (Metro PCS)              | 2,006 SF             |                 |                  |
| A-10 (VACANT)                | 962 SF               | \$1.50/SF       | \$18.00/SF       |
| A-11 (VACANT)                | 855 SF               | \$1.50/SF       | \$18.00/SF       |
| PAD B1 (VACANT)<br>Will Sell | 10,846 SF<br>0.25 AC | \$10,000/<br>MO | \$120,000/<br>YR |
| PAD B2 (VACANT)<br>Will Sell | 8,260 SF<br>0.19 AC  | \$10,833/<br>MO | \$130,000/<br>YR |
| PAD C (VACANT)<br>Will Sell  | 11,817 SF<br>0.27 AC | \$10,000/<br>MO | \$120,000/<br>YR |
| PAD D (VACANT)<br>Will Sell  | 9,570 SF<br>0.22 AC  | \$10,000/<br>MO | \$120,000/<br>YR |
| PAD F (VACANT)<br>Will Sell  | 9,310 SF<br>0.21 AC  | \$8,333/<br>MO  | \$100,000/<br>YR |
| PAD G (VACANT)<br>Will Sell  | 19,390 SF<br>0.45 AC | \$10,000/<br>MO | \$120,000/<br>YR |
| PAD H (VACANT)<br>Will Sell  | 14,214 SF<br>0.33 AC | \$9,166/<br>MO  | \$110,000/<br>YR |


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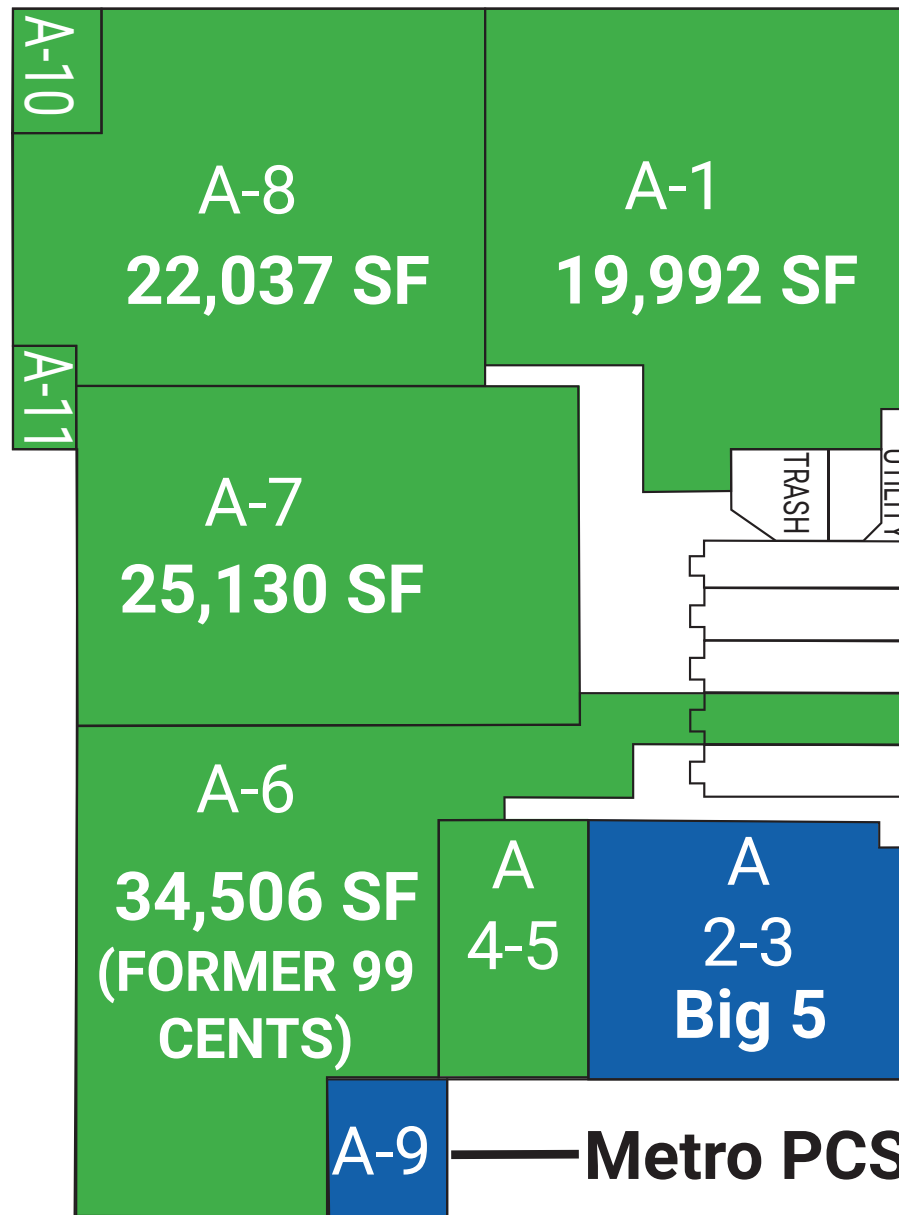
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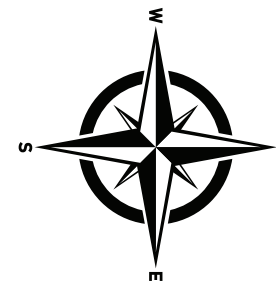
FLOOR PLAN BUILDING A



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, and government offices.
- Abundant reciprocal parking
- Pads available for drive-thru and other retail, office or medical tenants.



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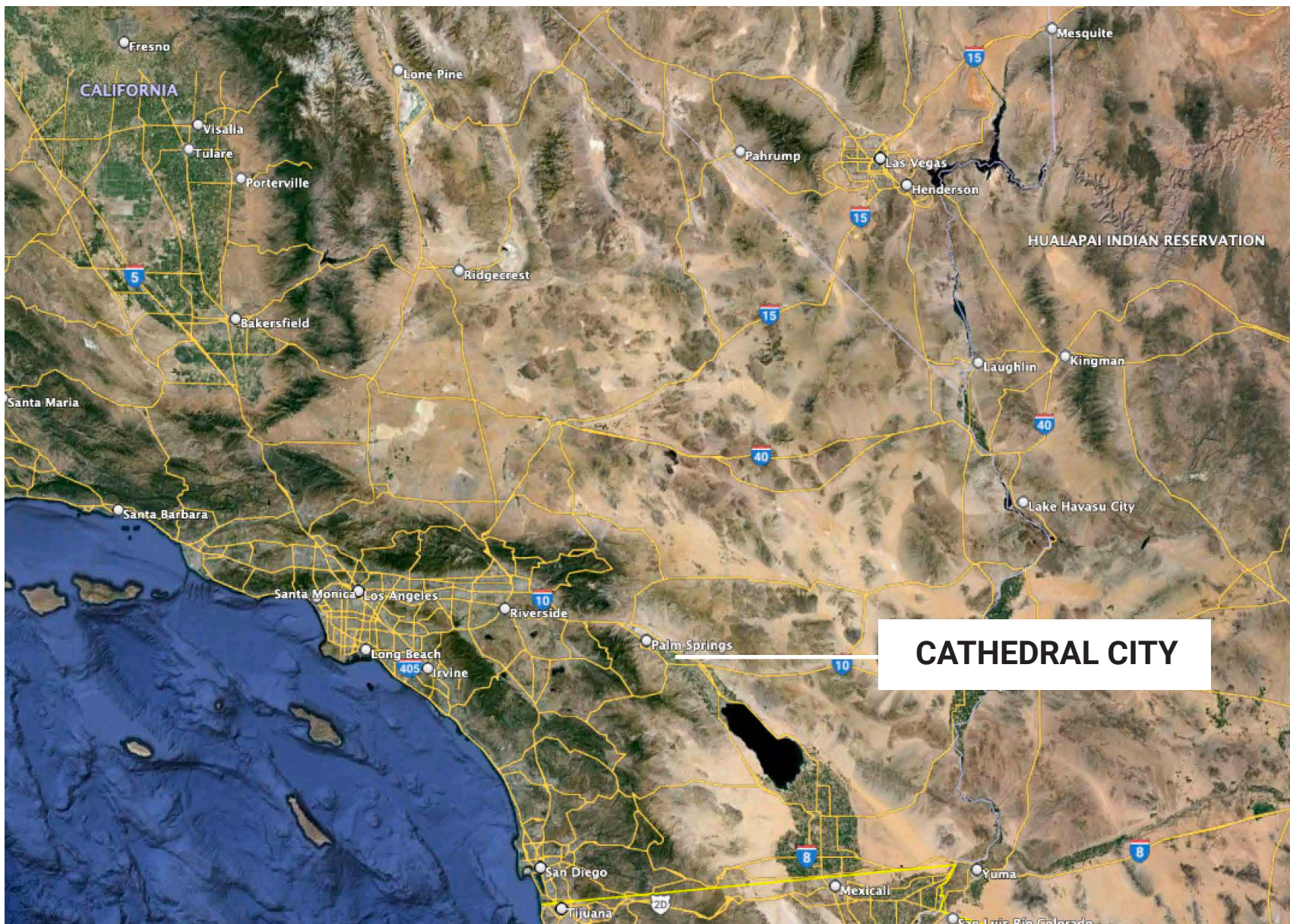
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REGIONAL MAP



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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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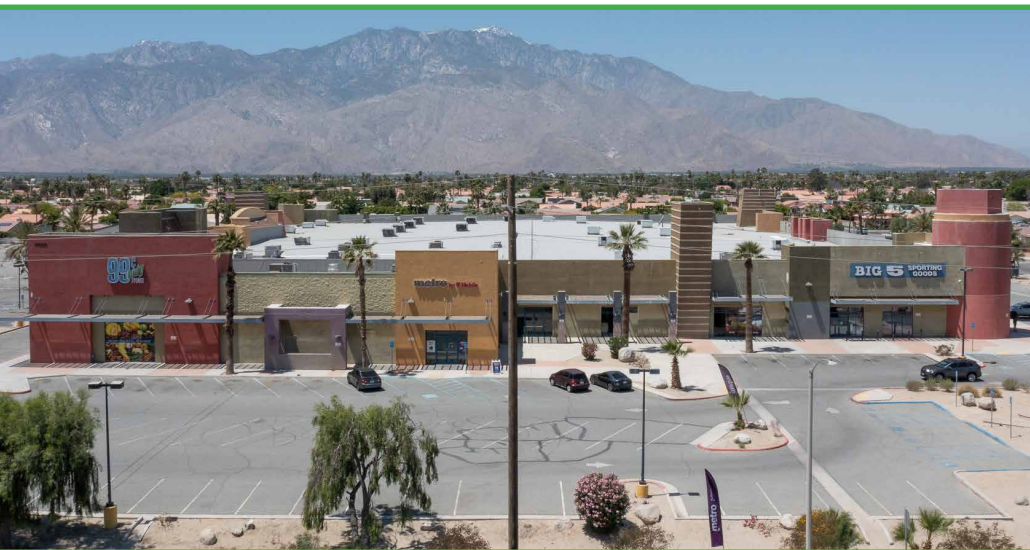
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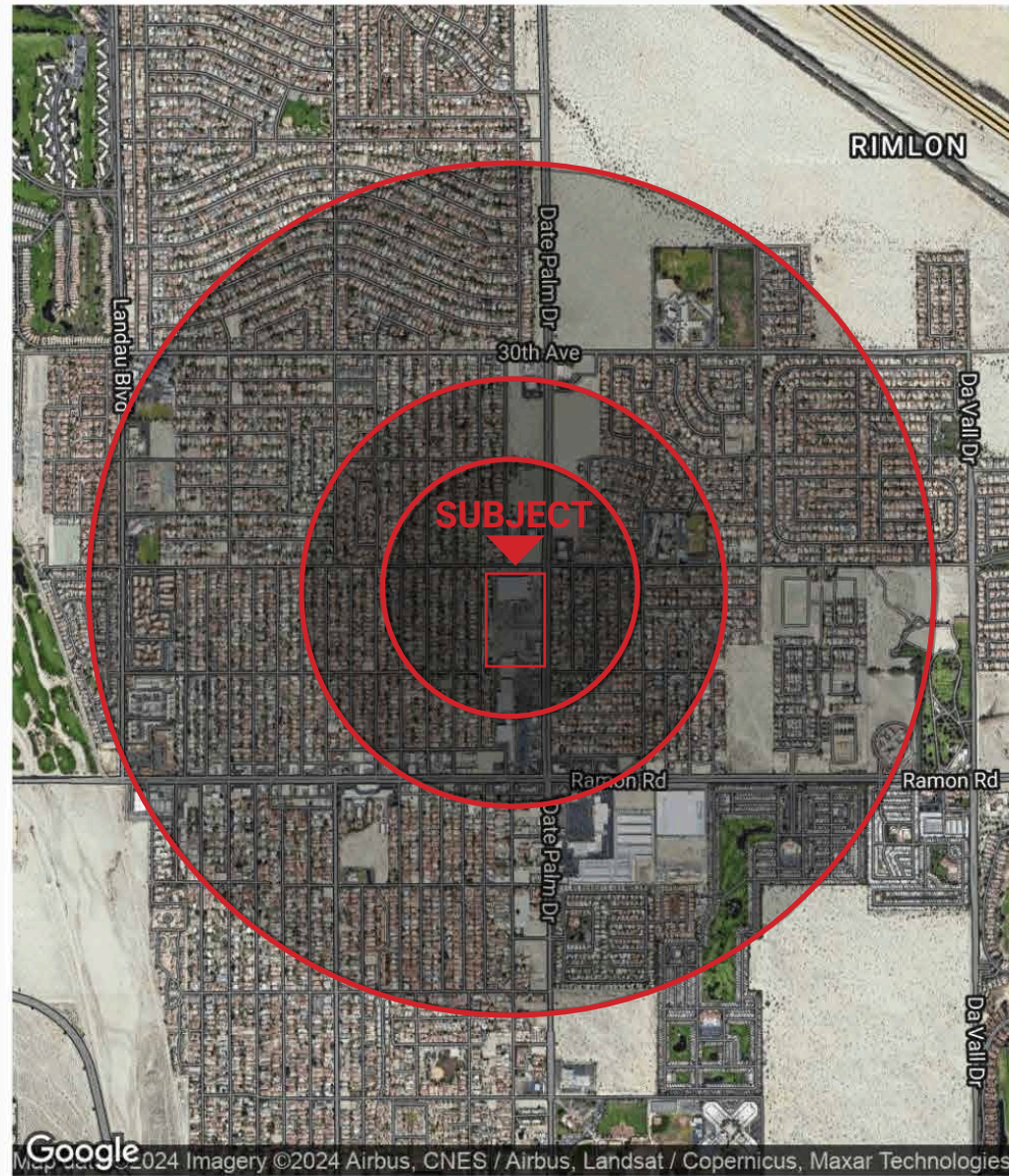
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## DEMOGRAPHICS

| 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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