

35-325 DATE PALM DRIVE  
CATHEDRAL CITY, CA 92234

**WILSON MEADE**  
COMMERCIAL REAL ESTATE



EXECUTIVE SUITES  
**ESPLANADE**  
SHOPPING CENTER

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# PROPERTY OVERVIEW

THE ESPLANADE | EXECUTIVE SUITES  
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Wilson Meade Commercial Real Estate is proud to offer Executive Suites for lease at the Esplanade ranging from 254 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 Esplanade is located on Date Palm Drive, one of the main traveling arteries of Cathedral City with over 20K cars daily.

Reach out for an exclusive showing.



## PROPERTY HIGHLIGHTS

Total Executive Suites:	31
Available:	7
Rate:	\$2.10/SF
Type:	Full Service
Notes:	Rates include electricity
Zoning:	PPO - Planned Professional Office

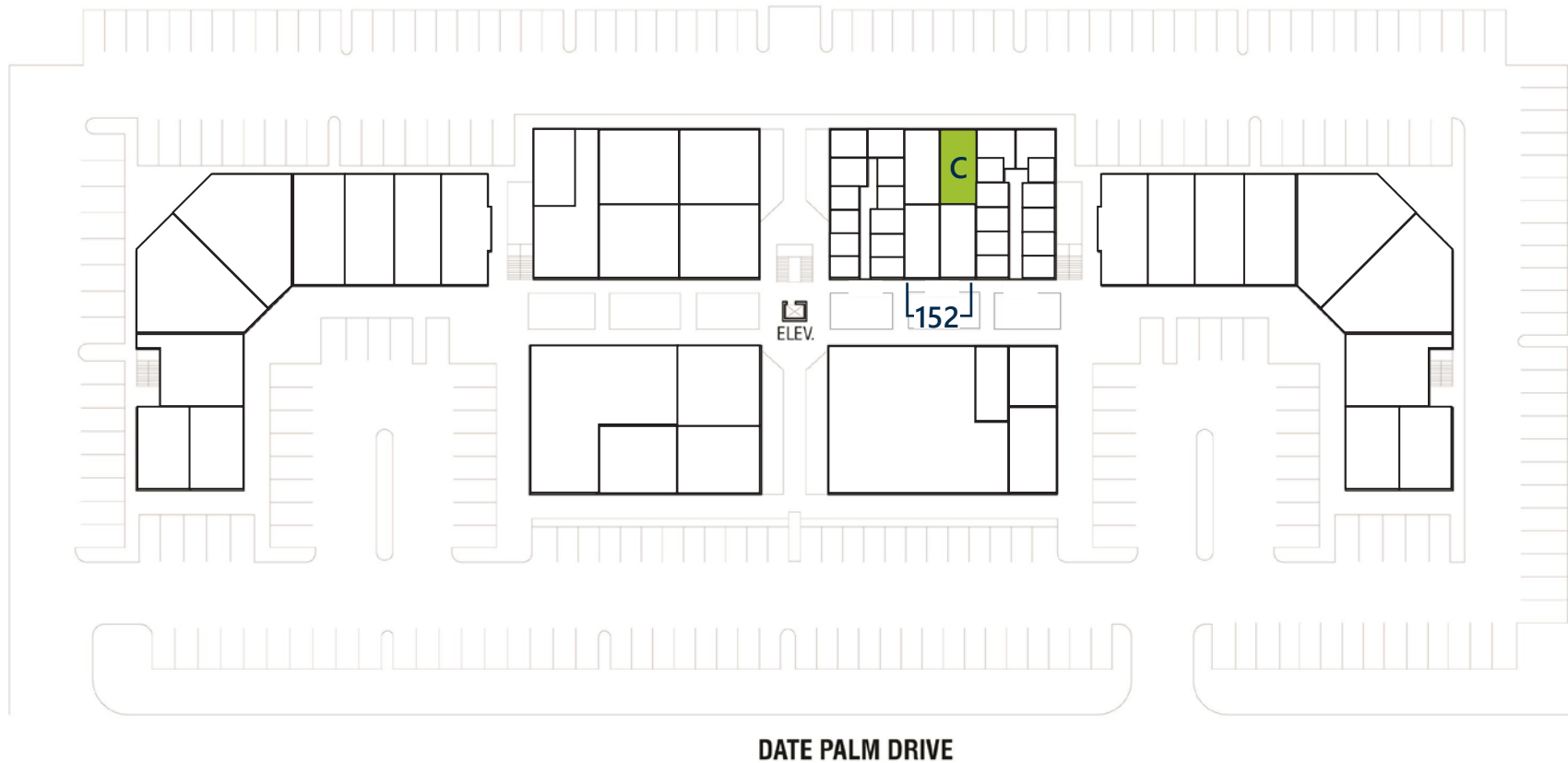
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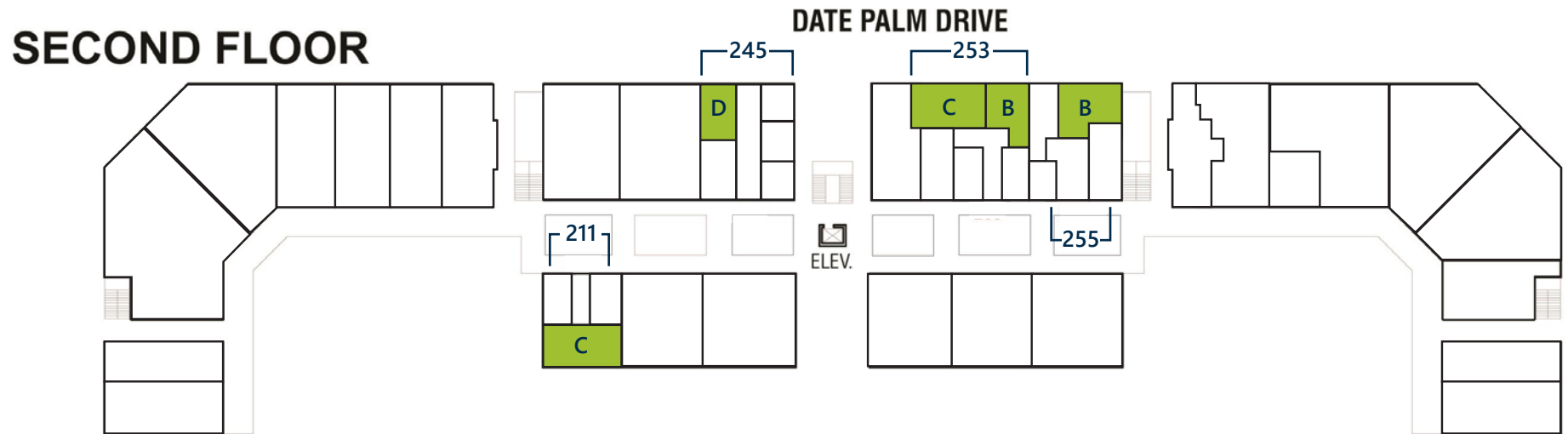
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## FIRST FLOOR



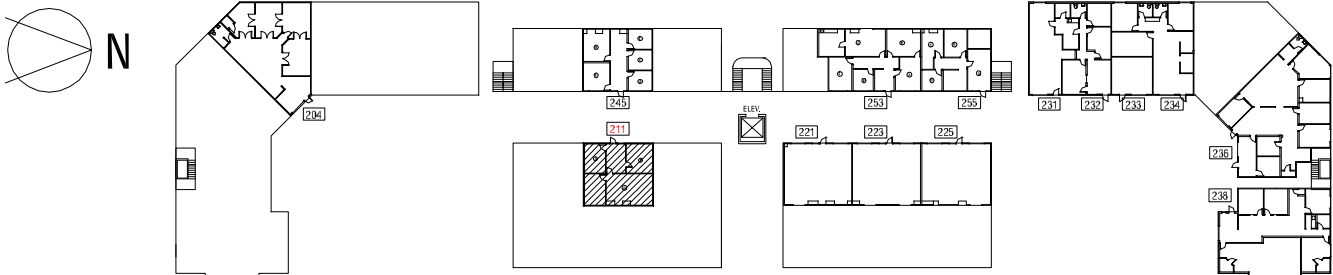
SUITE	SIZE	RATE	MONTHLY
152C	572 SF	\$2.10/SF	\$1,201.00



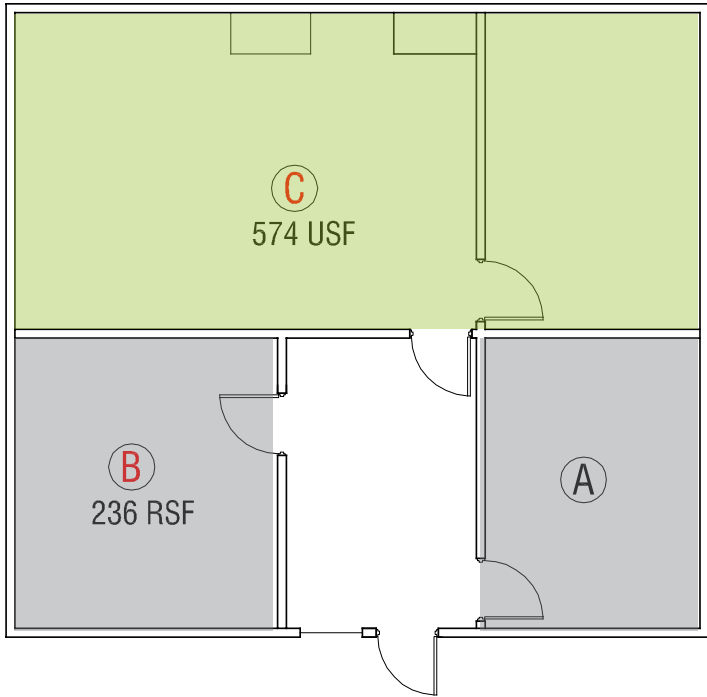
SUITE	SIZE	RATE	MONTHLY
211C	574 SF	\$2.10/SF	\$1,205.00
245D	254 SF	\$2.10/SF	\$533.00
253B	325 SF	\$2.10/SF	\$683.00
253C	525 SF	\$2.10/SF	\$1,103.00
255B	349 SF	\$2.10/SF	\$733.00

# FLOOR PLAN | SUITE 211

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SUITE	SIZE	MONTHLY
211C	574 SF	\$1,205.00
Monthly rates include tenants share of electricity		



# PROPERTY PHOTOS

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## 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!

# AERIAL MAP

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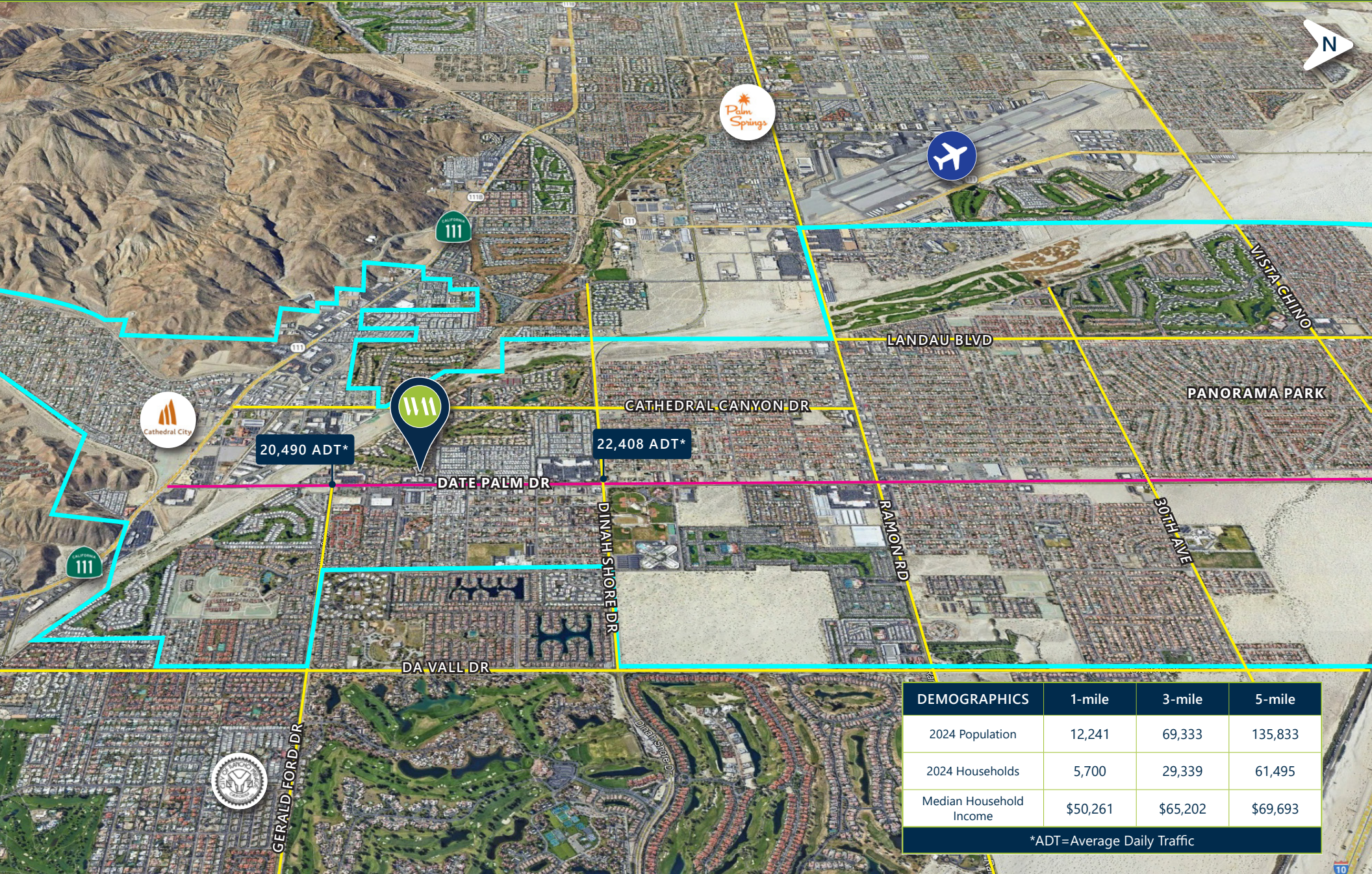
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# AERIAL MAP - DEMOGRAPHICS

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DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Population	12,241	69,333	135,833
2024 Households	5,700	29,339	61,495
Median Household Income	\$50,261	\$65,202	\$69,693

\*ADT=Average Daily Traffic

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# YOUR ADVISORS



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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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