

FOR SALE

# TIRE & AUTO SERVICE CENTER WITH REAR PARKING LOT



68406 E PALM CANYON DR, CATHEDRAL CITY, CA 92234



# Property Highlights

68406 E PALM CANYON DR  
CATHEDRAL CITY, CA 92234



PURCHASE PRICE	BUILDING SIZE	LAND AREA	NO. OF BAYS	REAR PARKING LOT SIZE	PROPERTY ZONING
CONTACT AGENT	±11,272 SF	±1.17 ACRES	8	±7,840 SF	PCC

YEAR BUILT	PROPERTY ZONING	PARKING STALLS	TRAFFIC COUNTS
2018	PCC	30 SPACES	32,828 CPD (ON PALM CANYON DR)





# Nearby Retailers



CATHEDRAL CANYON DR

**MAIN BUILDING  
±11,272 SQ. FT.**

**REAR PARKING LOT  
±7,840 SQ. FT.**



PALM CANYON DR

32,828 CARS/DAY







REAR PARKING LOT  
±7,840 SQ. FT.

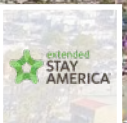
MAIN BUILDING  
±11,272 SQ. FT.

CATHEDRAL CANYON DR

CATHEDRAL CITY  
COMMUNITY AMPHITHEATER

32,828 CARS/DAY

PALM CANYON DR





# Area Overview

## CATHEDRAL CITY, CA

Located in the Coachella Valley of California, is a vibrant and diverse city known for its rich history, cultural landmarks, and scenic beauty. As one of the larger cities in the region, Cathedral City offers a unique blend of urban amenities and natural wonders, making it a popular destination for both tourists and residents alike. From the historic neighborhoods and bustling downtown area to the picturesque parks and outdoor recreational opportunities, Cathedral City has something to offer everyone. This essay will provide an overview of Cathedral City, highlighting its key features, attractions, and points of interest that make it a truly special place to visit and explore.

## THE HISTORY

The history of Cathedral City, dates back to the early 19th century when the area was primarily used for agriculture and ranching. In the late 1920s, the area began to see development as a result of the Coachella Valley's growing popularity as a tourist destination. One of the key figures in the city's development was noted developer and businessman George Allan, who played a significant role in establishing Cathedral City as a city in 1981. Over the years, Cathedral City has continued to grow as a diverse community with a thriving economy fueled by tourism, agriculture, and a growing population. The city's rich history is reflected in its architecture, landmarks, and vibrant cultural scene, making it a fascinating place to explore for history enthusiasts and visitors alike.



## GEOGRAPHY AND CLIMATE

Cathedral City, CA, is located in the Coachella Valley region of Southern California, known for its unique geography and climate. Nestled between the San Bernardino Mountains to the north and the Santa Rosa Mountains to the south, Cathedral City offers stunning vistas and outdoor recreational opportunities for residents and visitors alike. The city experiences a desert climate, characterized by hot summers and mild winters, with little precipitation throughout the year. These weather patterns make Cathedral City an ideal destination for those seeking sunny days and warm temperatures. Additionally, the city's proximity to popular attractions like Joshua Tree National Park and the Salton Sea further enhances its appeal to nature enthusiasts and adventure seekers alike.







## ECONOMY AND EMPLOYMENT

The economy of Cathedral City, CA, is primarily driven by tourism and hospitality industries. With its proximity to popular tourist destinations such as Palm Springs, the city sees a high influx of visitors throughout the year, which in turn creates employment opportunities in hotels, restaurants, and entertainment venues. In addition to tourism, there is a growing focus on renewable energy and sustainability initiatives in Cathedral City, leading to new job opportunities in the green technology sector. The city's strategic location along major transportation routes also makes it attractive for businesses looking to establish a presence in Southern California, further boosting its economy and providing employment opportunities for residents. Overall, Cathedral City offers a diverse range of job prospects, contributing to a stable and thriving economy in the region.



## CULTURAL ATTRACTIONS AND EVENTS

One of the most notable aspects of Cathedral City, CA, is its rich cultural scene filled with various attractions and events. The city hosts a multitude of cultural festivals throughout the year, celebrating its diverse heritage and traditions. From the Cathedral City Hot Air Balloon Festival to the Cathedral City LGBT Days, there is always something exciting happening in the city that appeals to a wide range of interests. Additionally, the Mary Pickford Theatre is a popular spot for locals and visitors alike to enjoy independent films and performances by local artists. With such a vibrant cultural scene, Cathedral City provides a lively and stimulating environment for residents and tourists alike to explore and appreciate different aspects of art and culture.





# Area Demographics

## POPULATION

	MILE 1	MILE 3	MILE 5
Population 2020	5,531	43,854	97,176
Population 2024	7,447	56,056	126,220
Population Projection 2029	8,200	61,304	138,333
Annual Growth 2020-2024	8.7%	7.0%	7.5%
Annual Growth 2024-2029	2.0%	1.9%	1.9%
Median Age	59.2	53.6	55.5
Bachelor's Degree or Higher	31%	30%	34%
U.S. Armed Forces	1	18	44

## HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2020 Households	2,838	18,415	42,903
2024 Households	3,754	24,655	57,662
2029 Household Projection	4,124	27,127	63,473
Annual Growth 2020-2024	3.4%	3.2%	2.6%
Annual Growth 2024-2029	2.0%	2.0%	2.0%
Owner Occupied Households	2,847	18,658	43,502
Renter Occupied Households	1,277	8,469	19,971
Avg Household Size	2	2.2	2.1
Avg Household Vehicles	1	2	2

## CONSUMER SPENDING DETAILS

	1 MILE		3 MILE		5 MILE	
	Total Spending	Avg Household	Total Spending	Avg Household	Total Spending	Avg Household
Apparel	\$4,754,449	\$1,267	\$36,025,846	\$1,461	\$86,650,896	\$1,503
Entertainment, Hobbies & Pets	\$16,959,020	\$4,518	\$120,017,136	\$4,868	\$296,370,614	\$5,140
Food & Alcohol	\$29,832,650	\$7,947	\$212,812,138	\$8,632	\$516,199,419	\$8,952
Household	\$20,041,624	\$5,339	\$142,845,117	\$5,794	\$356,261,373	\$6,178
Transportation & Maintenance	\$23,724,976	\$6,320	\$178,888,974	\$7,256	\$440,743,598	\$7,644
Health Care	\$6,285,886	\$1,674	\$43,103,508	\$1,748	\$104,844,259	\$1,818
Education & Daycare	\$6,623,522	\$1,764	\$51,800,936	\$2,101	\$135,613,909	\$2,352
Total Specified Consumer Spending (\$)	\$108,222,127	\$28,828	\$785,493,655	\$31,859	\$1,936,684,068	\$33,587



## HOUSING

	1 MILE	3 MILE	5 MILE
Median Home Value	\$468,029	\$547,530	\$598,241
Median Year Built	1982	1984	1984

## INCOME

	1 MILE	3 MILE	5 MILE
Avg Household Income	\$77,842	\$90,364	\$100,546
Median Household Income	\$50,521	\$60,771	\$70,607
< \$25,000	962	5,452	10,739
\$25,000 - 50,000	905	5,237	10,966
\$50,000 - 75,000	500	3,751	8,634
\$75,000 - 100,000	405	2,754	6,357
\$100,000 - 125,000	332	1,925	5,166
\$125,000 - 150,000	223	1,451	4,138
\$150,000 - 200,000	151	1,455	4,556
\$200,000+	276	2,630	7,106





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