

Mission Plaza

35871-35963 Date Palm Dr

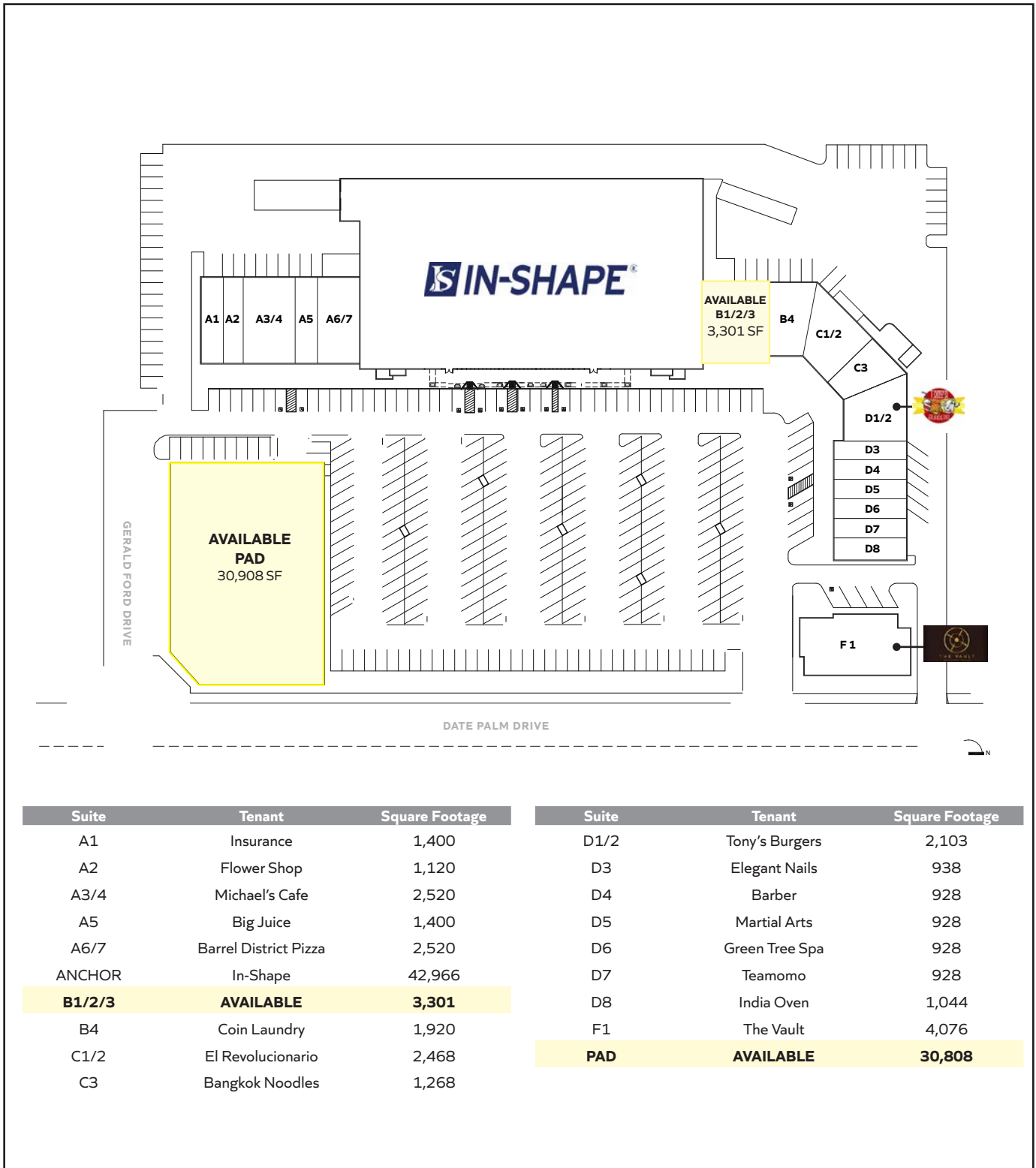
Cathedral City, CA

FOR LEASE. OUTPARCEL PAD AVAILABLE IN CATHEDRAL CITY, CALIFORNIA



Property Features.

- + Highly visible 30,808 SF outparcel available for ground lease or build-to-suit
- + Suite B1/2/3 available: 3,301 SF
- + Heavily trafficked signalized intersection along main commercial thoroughfare
- + Surrounded by dense residential communities that daily-needs-shop along Date Palm
- + Within close proximity to major retailers including Burlington, Big Lots, Stater Bros, Target, Food 4 Less, and more



Suite	Tenant	Square Footage	Suite	Tenant	Square Footage
A1	Insurance	1,400	D1/2	Tony's Burgers	2,103
A2	Flower Shop	1,120	D3	Elegant Nails	938
A3/4	Michael's Cafe	2,520	D4	Barber	928
A5	Big Juice	1,400	D5	Martial Arts	928
A6/7	Barrel District Pizza	2,520	D6	Green Tree Spa	928
ANCHOR	In-Shape	42,966	D7	Teamomo	928
B1/2/3	AVAILABLE	3,301	D8	India Oven	1,044
B4	Coin Laundry	1,920	F1	The Vault	4,076
C1/2	El Revolucionario	2,468	PAD	AVAILABLE	30,808
C3	Bangkok Noodles	1,268			

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



PROPOSED PAD SITE PLAN



EXISTING ALB

A-8
42,966 S.F.

PARCE
6.569

PARCE

DATE PALM DRIVE



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35871-35963 Date Palm Dr, Cathedral City, CA 92234

POPULATION

	1 mile	3 miles	5 miles
Total Population	9,301	53,314	106,812
Projected Population (2028)	9,424	53,790	108,891

HOUSING

Total Households	4,483	22,124	46,996
Projected Total Households (2028)	4,558	22,404	48,050

INCOME

Median Household Income	\$51,185	\$61,579	\$67,460
Average Household Income	\$86,934	\$103,383	\$109,712
Per Capita Income	\$41,779	\$42,749	\$48,583
Median Disposable Income	\$43,903	\$52,628	\$56,459
Average Disposable Income	\$65,057	\$75,064	\$79,348

DAYTIME DEMOS

Total Daytime Population	12,194	54,653	122,323
Daytime Population Workers	6,237	22,720	59,409
Daytime Population Residents	5,957	31,933	62,914

RACE & ETHNICITY

White	5,146 55.33%	24,829 46.57%	56,218 52.63%
Black or African American	264 2.84%	1,213 2.28%	2,635 2.47%
American Indian & Alaska Native Population	153 1.64%	837 1.57%	1,525 1.43%
Asian Population	228 2.45%	2,804 5.26%	6,137 5.75%
Pacific Islander Population	8 0.09%	61 0.11%	147 0.14%
Other Race Population	2,165 23.28%	15,518 29.11%	25,176 23.57%
Population of Two or More Races	1,337 14.37%	8,051 15.10%	14,974 14.02%
Hispanic Population	3,915 42.09%	26,591 49.88%	45,003 42.13%
Non-Hispanic Population	5,386 57.91%	26,723 50.12%	61,809 57.87%

EDUCATION

Bachelor's Degree	1,550 21.42%	7,417 18.87%	17,492 21.23%
Graduate/Professional Degree	1,057 14.61%	5,086 12.94%	12,544 15.22%

AGE

Median Age	56.4	47.6	51.9
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