

35-325 DATE PALM DRIVE
CATHEDRAL CITY, CA 92234

WILSON MEADE
COMMERCIAL REAL ESTATE

ESPLANADE

SHOPPING CENTER



RETAIL/OFFICE SPACES AVAILABLE FROM 611-3,506 SF

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PROPERTY OVERVIEW

THE ESPLANADE | RETAIL-OFFICE SUITES
35325 DATE PALM DRIVE, CATHEDRAL CITY, CA 92234

Wilson Meade Commercial Real Estate is proud to offer retail and office suites for lease at The Esplanade in Cathedral City.

The Esplanade is located on Date Palm Drive, one of the main traveling arteries of Cathedral City with over 20K cars daily.

We have spaces available from 611 SF up to 3,506 SF with recent renovations in many of the units. The property is in the Planned Professional Office District allowing many business use types.

Reach out today for an exclusive showing.

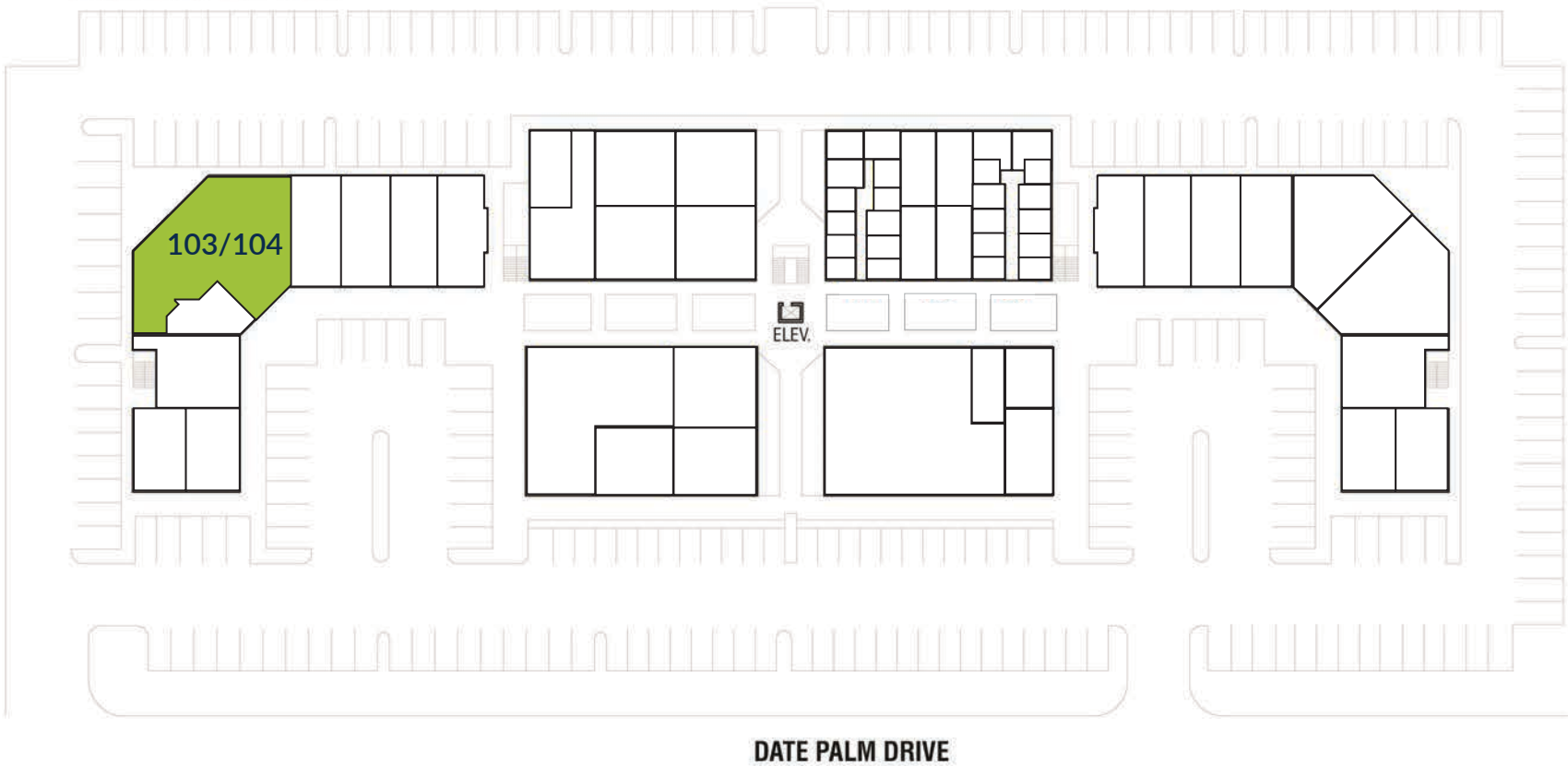


PROPERTY HIGHLIGHTS

Total SF:	76,757 SF
Size Available:	611 SF - 3,506 SF
Base Rate:	\$1.00/SF - \$1.25/SF*
Type:	Modified Gross/NNN
Zoning:	PPO - Planned Professional Office

*Promotional Year-1: Rates on approved tenants and terms

FIRST FLOOR



SUITE	SIZE	TYPE	BASE RATE	MONTHLY
103/104	3,506 SF	Retail	\$1.00/SF	\$3,506.00

Base rent does not include NNN's, current NNN's are estimated at \$0.38/SF

*Promotional Year-1: Rates on approved tenants and terms

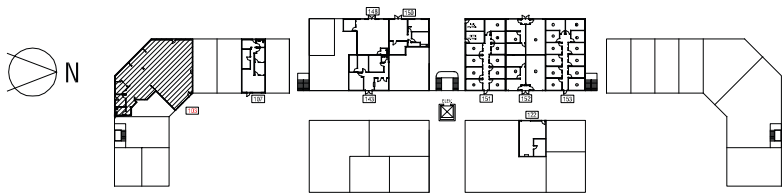
DATE PALM DRIVE

SECOND FLOOR

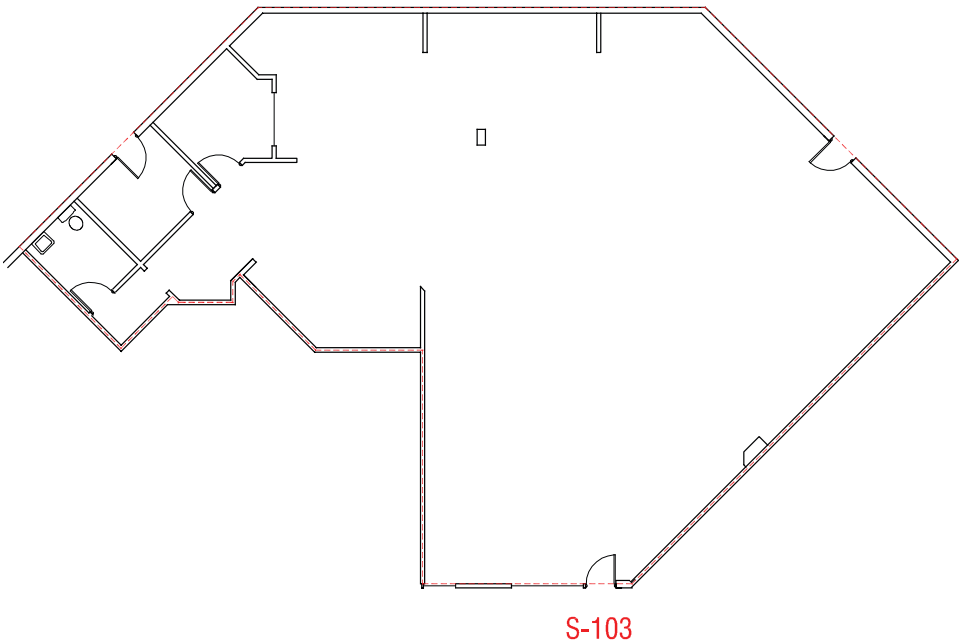


SUITE	SIZE	TYPE	BASE RATE	MONTHLY	TYPE
204	2,071 SF	Office	\$1.00/SF	\$2,071.00	Modified Gross
221	1,147 SF	Office/Retail	\$1.00/SF	\$1,147.00	Modified Gross
223	1,141 SF	Office/Retail	\$1.00/SF	\$1,141.00	TBD
225	1,180 SF	Office/Retail	\$1.00/SF	\$1,180.00	Modified Gross
232	1,275 SF	Office	\$1.00/SF	\$1,275.00	Modified Gross
234	1,654 SF	Office	\$1.00/SF	\$1,654.00	Modified Gross
238	2,139 SF	Office	\$1.00/SF	\$2,139.00	TBD
251	611 SF	Office	\$1.00/SF	\$611.00	TBD

*Promotional Year-1: Rates on approved tenants and terms

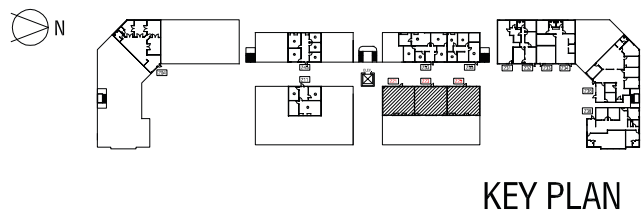


Suite:	103/104
Size:	3,506 SF
Base Rate:	\$1.00/SF
Type:	NNN
Monthly:	\$3,506.00
Layout:	Open floorplan with two (2) offices and restroom

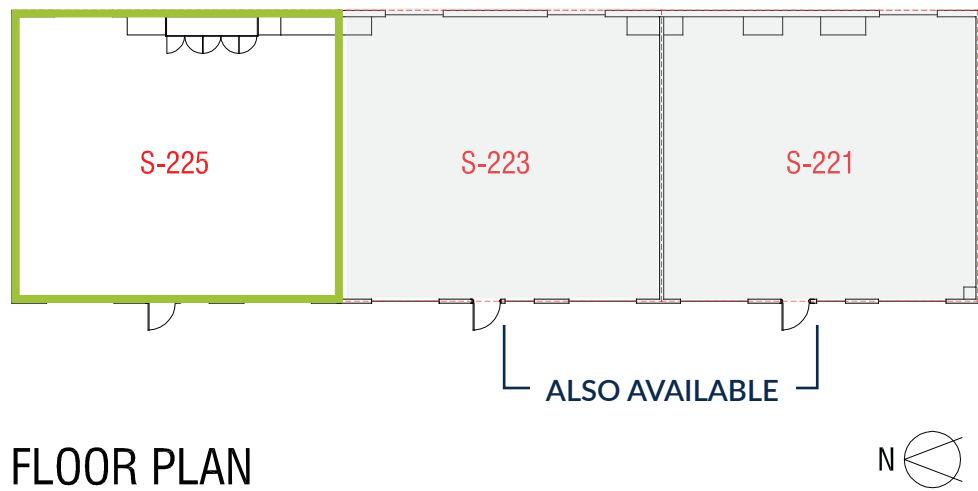


Base rent does not include NNN's, current NNN's are estimated at \$0.38/SF

*Promotional Year-1: Rates on approved tenants and terms



Suite:	225
Size:	1,180 SF
Base Rate:	\$1.00/SF
Type:	Modified Gross
Monthly:	\$1,180.00
Layout:	Open flood plan with new carpet and lots of natural light



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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YOUR ADVISORS



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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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