

7,000 SF BUILDING ON 0.91 ACRE

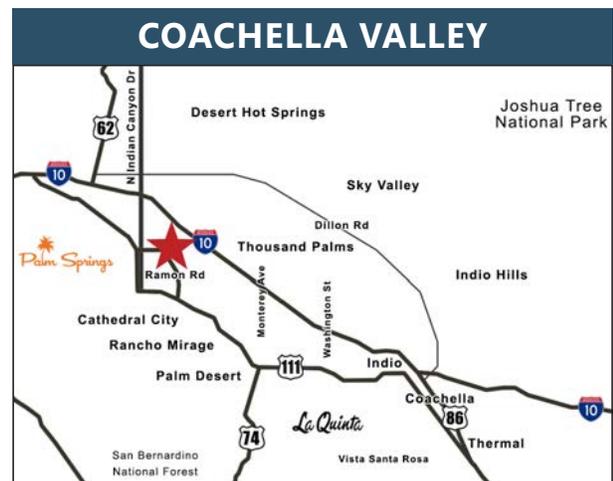
DATE PALM DRIVE, CATHEDRAL CITY



30900 DATE PALM DR, CATHEDRAL CITY

FEATURES

- 7,000 SF retail/commercial building on .91 acre lot
- Impressive traffic counts with 96' of frontage on Date Palm Dr
- Large showroom and one roll-up door
- Leased until 4/30/2026
- Located at the signalized intersection of Date Palm Dr and McCallum Way
- Easy access to Interstate 10 and major arterial roads
- Excellent building signage including freestanding pylon signs
- Adjacent to Dollar Tree and Rosemount Self Storage/retail center, including Kaiser Permanente, coming soon
- In an area of explosive growth, with a 204-unit apartment complex coming soon and a proposed retail center just north of the subject property with Kaiser Permanente coming soon!



VICINITY MAP

PRICE: \$1,575,000 (\$225/SF)



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7,000 SF BUILDING ON 0.91 ACRE

SITE AMENITIES

30900 DATE PALM DR, CATHEDRAL CITY, CA



SITE AMENITIES

- **Location:** 30900 Date Palm Drive, Cathedral City
- **APNs:** 670-110-055
- **Parcel Size:** 0.91 AC (According to County Assessor's Information)
- **Zoning:** [Click here to view Planned Community Commercial](#)
- **General Plan:** [Click here to view General Commercial](#)
- **Airport Compatibility Zone:** Zone E - [Click to view](#)
- **Year Built:** 2014
- **Lease:** Leased until 4/30/26 at \$9,916.67/mo NNN. Two 5-year options to extend.
- **Parking:** 23 spaces (Including 2 accessible)
- **Comments:** Freestanding commercial/retail building positioned along a high-traffic commercial corridor, ensuring excellent visibility and constant drive-by exposure. The structure features a clean, contemporary façade and the building is fronted by a large, easily accessible parking lot designed to accommodate high customer volumes.

PROPERTY PHOTO



TRAFFIC COUNTS

Date Palm Dr & McCallum Wy	22,946 cars per day
Date Palm Dr & Baristo Rd	18,029 cars per day

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

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SITE AERIAL & LOCATION INFO

30900 DATE PALM DR, CATHEDRAL CITY, CA



CATHEDRAL CITY SUMMARY

Cathedral City, nestled in the Coachella Valley of Southern California, offers a vibrant blend of natural beauty and recreational opportunities. With its array of golf courses, including the popular Desert Princess Country Club, and access to hiking and biking trails, outdoor enthusiasts can enjoy the stunning desert landscapes. The city's annual events, such as the Cathedral City Hot Air Balloon Festival add to its cultural vibrancy. Cathedral City's thriving tourism industry, diverse dining options, and growing retail sector make it an engaging destination for residents and visitors alike.

CITY DEMOGRAPHICS



52,494
POPULATION

40.1
MEDIAN AGE



\$325,200
AVERAGE HOME VALUE

\$56,671
AVERAGE HOMEHOLD INCOME



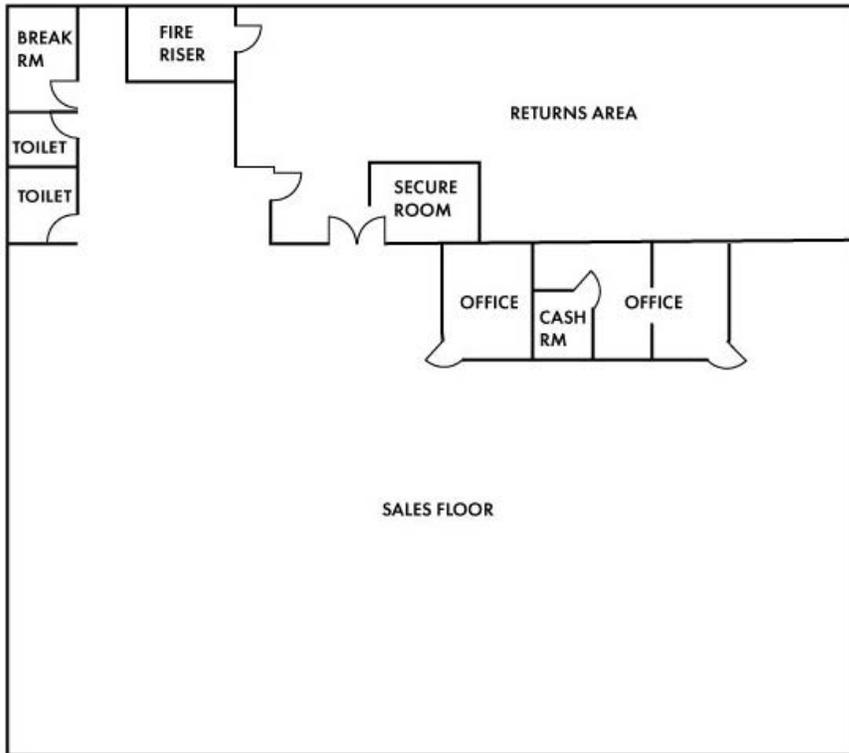
18,640
LABOR FORCE

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PHOTOS & FLOOR PLAN | 30900 DATE PALM DR



FLOOR PLAN

For informational purposes only, not to scale



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