

35-325 DATE PALM DRIVE
CATHEDRAL CITY, CA 92234

WILSON MEADE
COMMERCIAL REAL ESTATE



ESPLANADE

SHOPPING CENTER

RETAIL/OFFICE SPACES AVAILABLE FROM 816-3,506 SF

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WILSON-MEADE.COM

PROPERTY OVERVIEW

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 816 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.



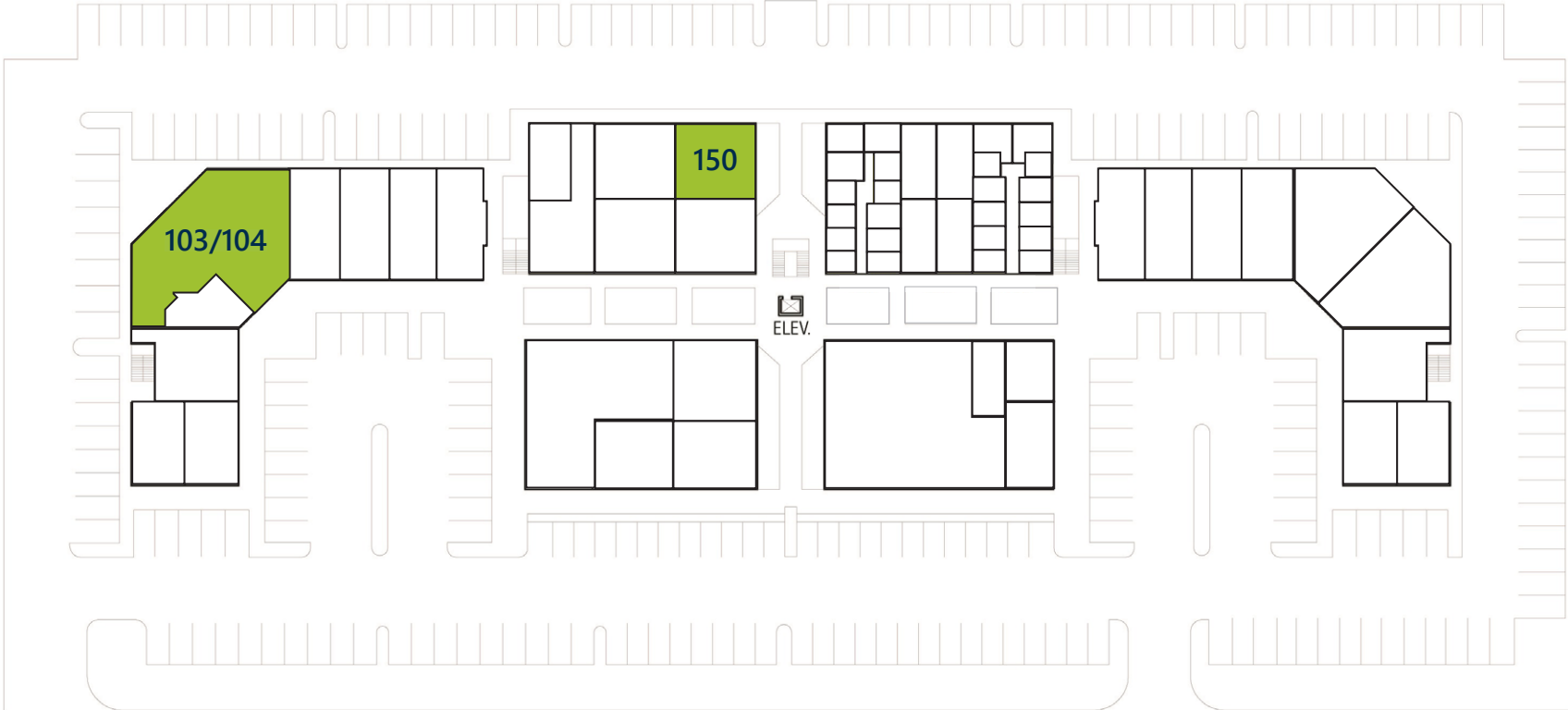
PROPERTY HIGHLIGHTS

Total SF:	76,757 SF
Units:	89
Vacant:	30
Size Available:	816 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

AVAILABLE SUITES

FIRST FLOOR

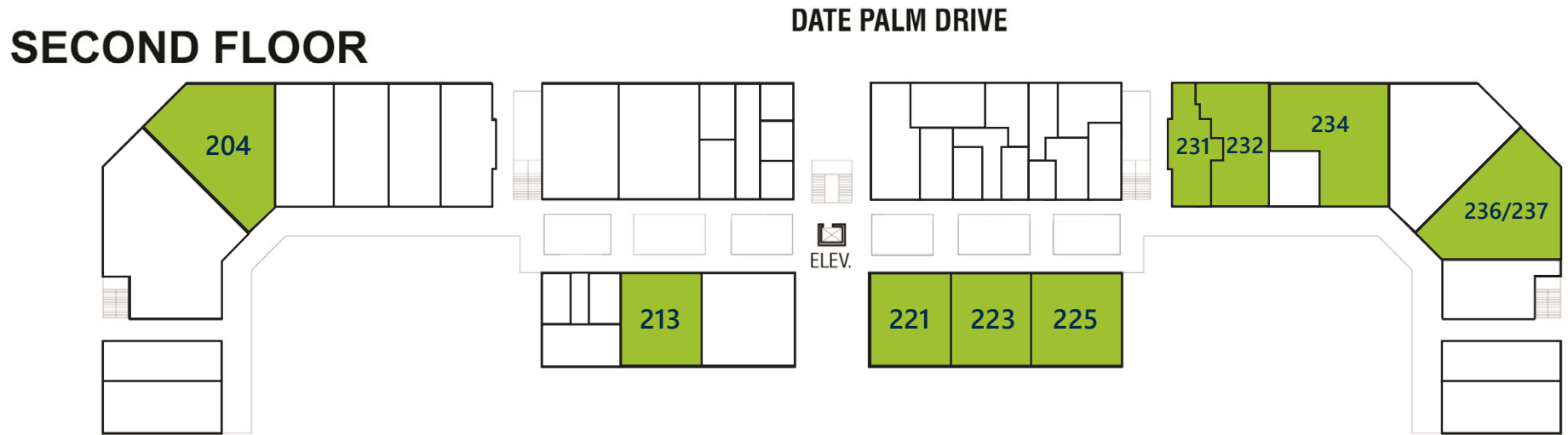


DATE PALM DRIVE

SUITE	SIZE	TYPE	BASE RATE	MONTHLY
103/104	3,506 SF	Retail	\$1.00/SF	\$3,506.00
150	1,024 SF	Office	\$1.25/SF	\$1,280.00

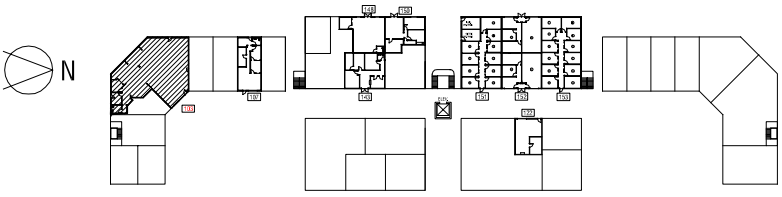
Base rent does not include NNN's, current NNN's are estimated at \$0.38/SF

AVAILABLE SUITES

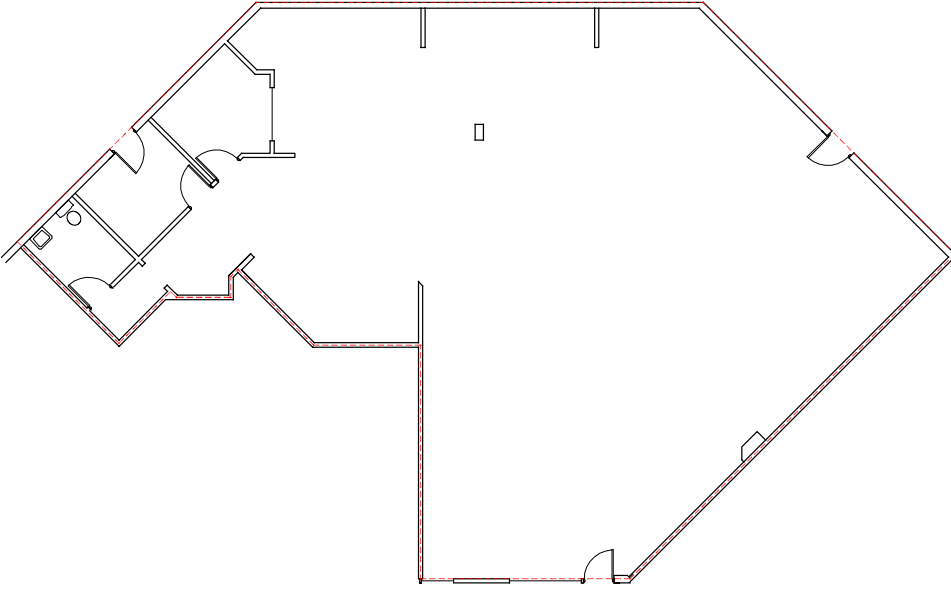


SUITE	SIZE	TYPE	BASE RATE	MONTHLY
204	2,071 SF	Office	\$1.00/SF	\$2,071.00
213	1,018 SF	Office/Retail	\$1.00/SF	\$1,018.00
221	1,147 SF	Office/Retail	\$1.00/SF	\$1,147.00
223	1,141 SF	Office/Retail	\$1.00/SF	\$1,141.00
225	1,180 SF	Office/Retail	\$1.00/SF	\$1,180.00
231	816 SF	Office/Retail	\$1.00/SF	\$816.00
232	1,275 SF	Office	\$1.00/SF	\$1,275.00
234	1,654 SF	Office	\$1.00/SF	\$1,654.00
236	2,915 SF	Office	\$1.00/SF	\$2,915.00

FLOOR PLAN | SUITE 103/104



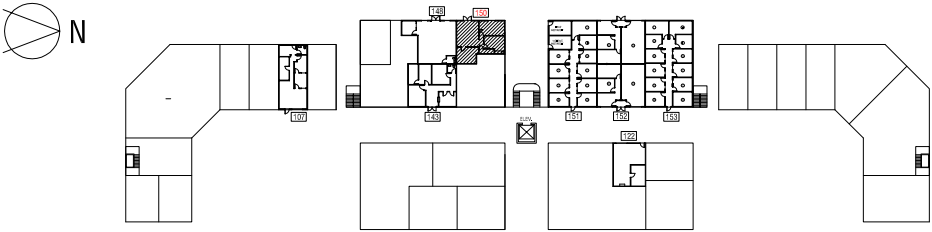
Suite:	103/104
Size:	3,506 SF
Base Rate:	\$1.00/SF
Type:	NNN
Monthly:	\$3,506.00
Layout:	Open floorplan with two (2) offices and restroom



S-103

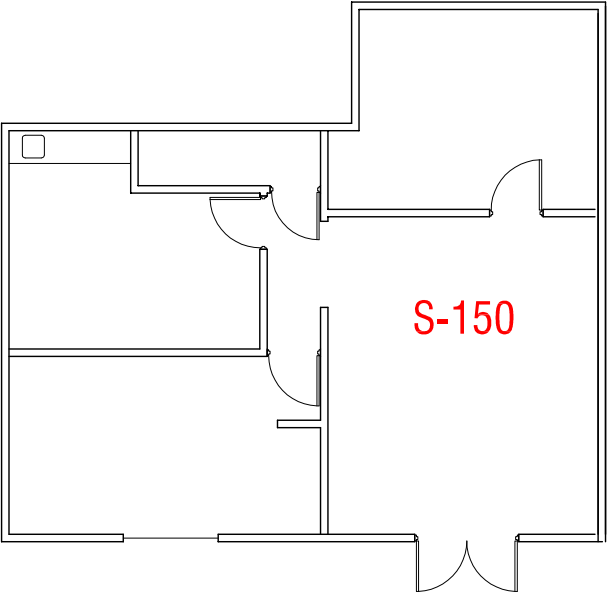


FLOOR PLAN | SUITE 150

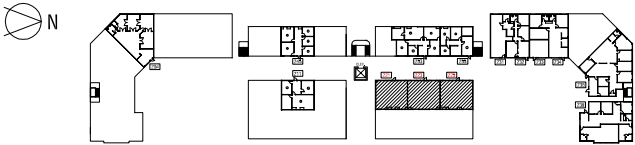


KEY PLAN

Suite:	150
Size:	1,024 SF
Base Rate:	\$1.25/SF
Type:	NNN
Monthly:	\$1,280.00
Layout:	Waiting area, three (3) offices

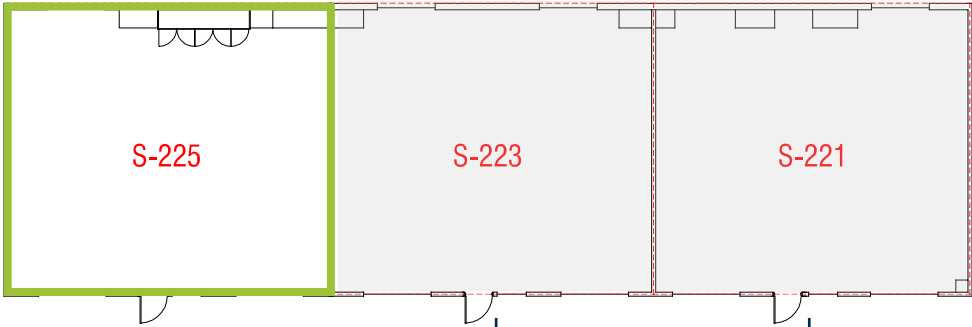


FLOOR PLAN | SUITE 225



KEY PLAN

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



ALSO AVAILABLE

FLOOR PLAN



PROPERTY PHOTOS



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AREA OVERVIEW

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



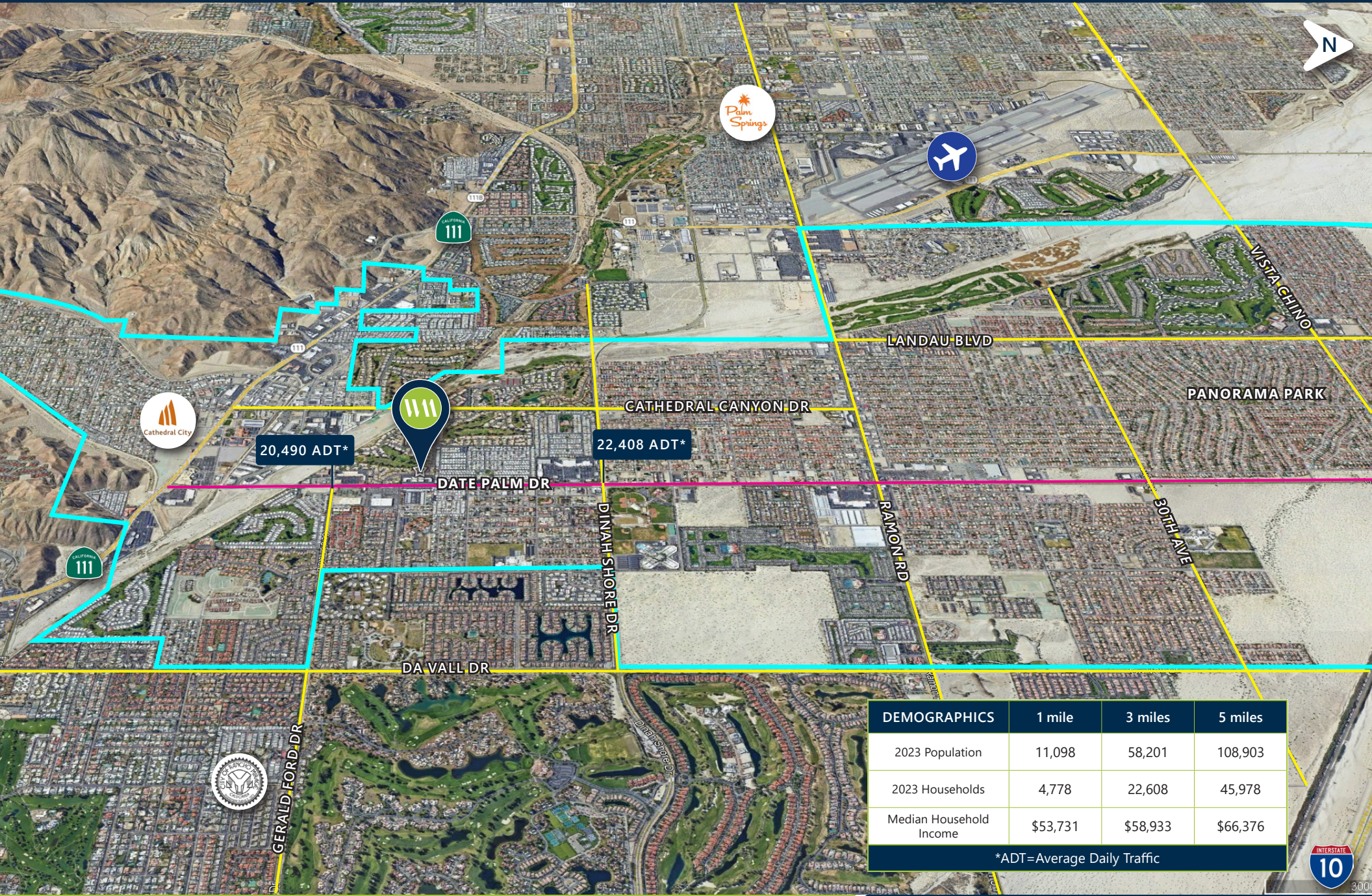
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AERIAL MAP - DEMOGRAPHICS



20,490 ADT*

22,408 ADT*

DEMOGRAPHICS	1 mile	3 miles	5 miles
2023 Population	11,098	58,201	108,903
2023 Households	4,778	22,608	45,978
Median Household Income	\$53,731	\$58,933	\$66,376

*ADT=Average Daily Traffic

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YOUR ADVISORS



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