

FINISHED RETAIL PADS AVAILABLE FOR SALE | GROUND LEASE

The Crossings | Cathedral City
Interstate 10 and Bob Hope Drive, Cathedral City, CA



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PROPERTY OVERVIEW

RETAIL PADS AVAILABLE FOR LEASE
THE CROSSINGS | I-10 & BOB HOPE DRIVE | CATHEDRAL CITY, CA



PROPERTY OVERVIEW

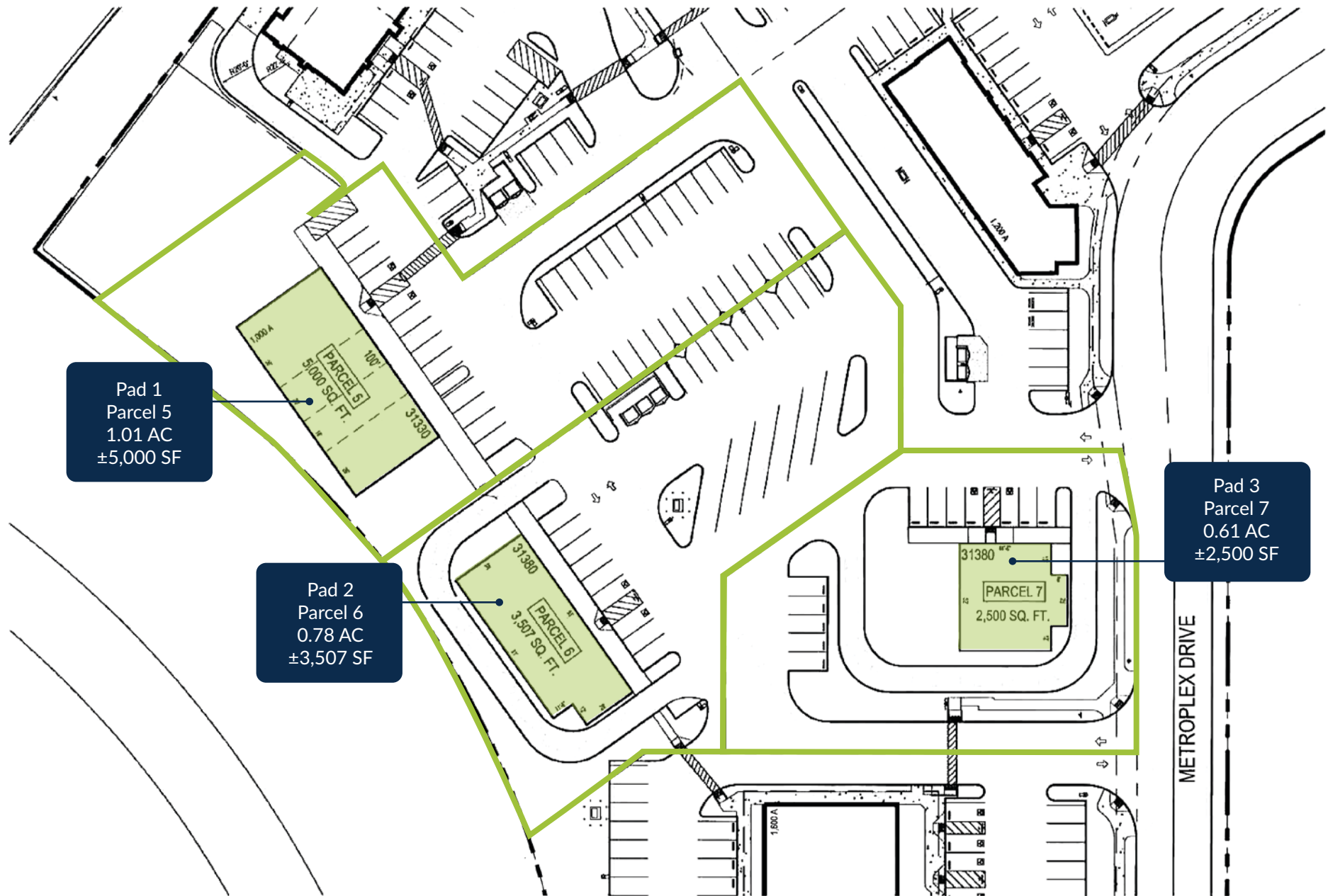
Welcome to Cathedral City, The Crossings, located on the North side of Interstate 10 on the signalized intersection of Bob Hope and Varner. This property serves the West bound off ramp of the I-10 at the Bob Hope exit. Available are three (3) separate pads with site work completed, two (2) approved for drive-thru and one approved for a 5,000 SF retail. Current tenants include Best Western PLUS, McDonalds, Starbucks, Taco Bell and ARCO AM/PM. There is also signage available on a 55-foot freeway pylon for incoming tenants. Reach out to Broker for more details and pricing.

PAD INFO

PAD 1 APN: 650-090-049	Parcel 5 Size: 1.01 AC Approvals: ±5,000 SF Retail
PAD 2 APN: 650-090-050	Parcel 6 Size: 0.78 AC Approvals: ±3,507 SF Retail
PAD 3 APN: 650-090-051	Parcel 7 Size: 0.61 AC Approvals: ±2,500 SF Retail
ZONING:	MU-U - Mixed Use - Urban

SITE PLAN

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RETAIL MAP

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AREA DEMOGRAPHICS

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	1-mile	3-mile	5-mile
Population			
2024 Estimated Population	2,726	28,171	102,853
2029 Projected Population	2,892	30,753	111,856
Annual Growth 2020-2024	1.2%	6.5%	5.7%
Annual Growth 2024-2029	1.2%	1.8%	1.7%
Median Age	35	53.5	52.2
Households and Growth			
2024 Estimated Households	792	11,463	42,716
2029 Household Projection	845	12,554	46,651
Annual Growth 2020 to 2024	1.2%	2.6%	2.0%
Annual Growth 2024 to 2029	1.3%	1.9%	1.8%
Average Household Size	3.3	2.3	2.3
Estimated Population by Race			
2024 White	804	14,999	50,711
2024 Black	31	632	2,511
2024 Asian	92	1,977	5,811
2024 Hawaiian and Pacific Islander	2	45	155
2024 American Indian/Native Alaskan	47	284	1,092
2024 Two or More Races	1,749	10,234	42,573
2024 Hispanic Origin	1,978	10,738	44,934
Estimated Income			
2024 Average Household Income	\$92,025	\$112,516	\$97,115
2024 Median Household Income	\$72,797	\$81,593	\$69,275
Estimated Businesses and Employees			
2024 Total Businesses	273	1,194	4,379
2024 Total Employees	4,815	12,757	38,376

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.



PHOTOS

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YOUR ADVISORS



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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.

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