

# 6,560 SF BUILDING

DATE PALM DRIVE | FOR SALE OR LEASE

OPPORTUNITY  
ZONE



32475 DATE PALM DR, CATHEDRAL CITY

## FEATURES

- 6,560 SF multi-tenant retail building on bustling Date Palm Drive in Cathedral City
- Suite B (5,360 SF) was renovated in 2020 with over \$500,000 in upgrades and is available for lease
- Great property for owner/user or investment
- Ideal for medical office or retail
- Key location on Date Palm Drive, a major corridor with easy access to I-10 and Highway 111
- Impressive traffic counts of 50,351 cars per day
- Less than 4 miles to Palm Springs International Airport
- In the Opportunity Zone, with potential for tax incentives

**PRICE: \$1,474,000 (\$225/SF)**

**LEASE RATE: \$1.60/SF/MO NNN**



VICINITY MAP



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**EMILY HARVEY**

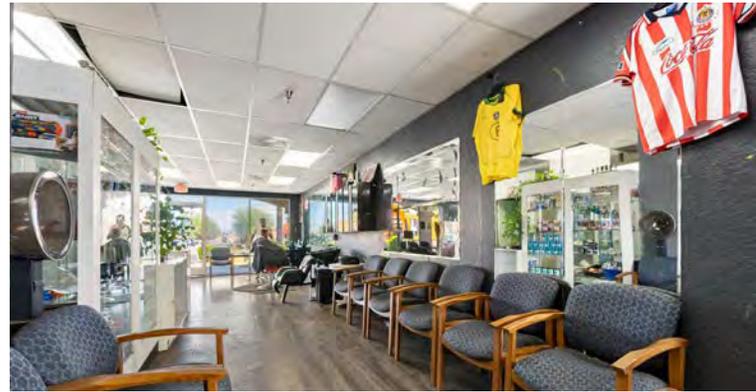
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# 6,560 RETAIL BUILDING

32475 DATE PALM

SITE PHOTOS & AMENITIES



## SITE AMENITIES

- **Location:** 32475 Date Palm Drive, Cathedral City
- **APNs:** 680-292-027
- **Parcel Size:** 0.41 AC (According to County Assessor's Information)
- **Zoning:** [Click here to view Planned Community Commercial](#)
- **General Plan:** [Click here to view General Commercial](#)
- **NNN:** TBD
- **Year Built:** 1991
- **Electricity:** Separately metered
- **Parking:** 20 spaces
- **Roll-Up Doors:** One (1) Ground Level
- **Airport Compatibility Zone:** [Zone D \(Click for information\)](#)  
[Click for PSP Airport Compatibility Plan](#)
- **Comments:** Prominent location on Date Palm Drive. Well-maintained building with corner location in bustling Cathedral City. Suite B recent improvements include handicap accessible ramp, ADA compliance upgrades, upgraded electrical panel, wiring and lighting, new flooring, new HVAC and duct work, and new roof.

## INTERIOR VIEW - SUITE B



## TRAFFIC COUNTS

|                        |        |
|------------------------|--------|
| Date Palm Dr S/O Ramon | 27,433 |
| Date Palm N/O Ave 33   | 22,918 |

760.360.8200 | [DesertPacificProperties.com](http://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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## LOCATION OVERVIEW



## 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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## SITE PLAN & PROFORMA RENT ROLL

### PROFORMA RENT ROLL

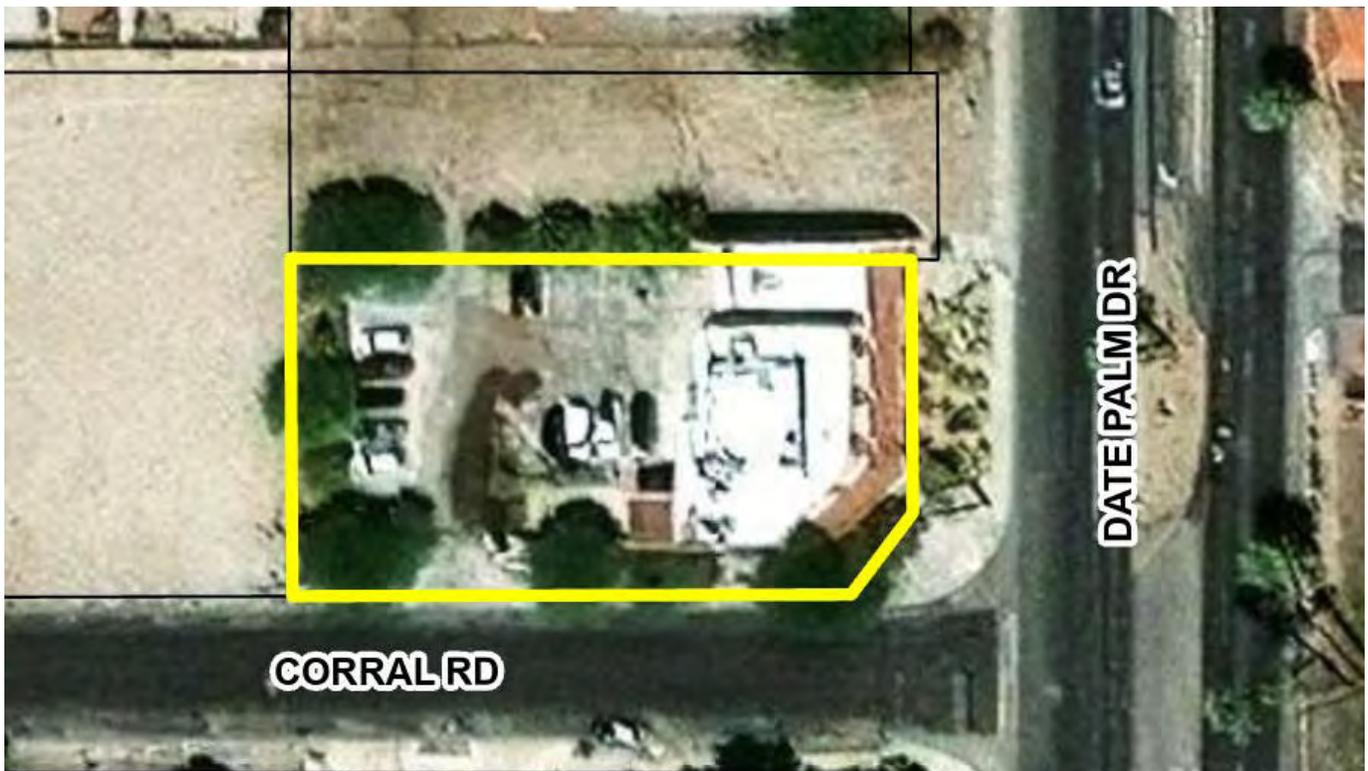
| Suite        | SF    | Tenant | Rent/Mo         | Rent/SF | Lease Start | Lease End | Rent Adjustments  |
|--------------|-------|--------|-----------------|---------|-------------|-----------|-------------------|
| A            | 1,200 | Vacant | \$2,030         | \$1.69  | N/A         | N/A       | Proforma - Vacant |
| B            | 5,360 | Vacant | \$8,576         | \$1.60  | N/A         | N/A       | Proforma - Vacant |
| <b>TOTAL</b> |       |        | <b>\$10,606</b> |         |             |           |                   |

### EXPENSES (MONTHLY)

|                  |                  |
|------------------|------------------|
| Water            | \$170            |
| Trash            | \$260            |
| Landscaping      | \$350            |
| Insurance        | \$248.92         |
| Parking Electric | \$80             |
| <b>Total</b>     | <b>\$1108.92</b> |

### INCOME/EXPENSES

|                          |             |
|--------------------------|-------------|
| Annual Income (Proforma) | \$127,272   |
| Property Taxes (1.256%)  | \$18,513.44 |
| Annual Expenses          | \$13,307.04 |
| Net Income (Proforma)    | \$95,451.52 |
| Cap Rate (Proforma)      | 6.47%       |



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