

**+/-3,635 SF RESTAURANT SPACE AVAILABLE**  
**\$1.25/SF | NNN**

**ONE  
RESTAURANT  
SPACE LEFT!**

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# PROPERTY OVERVIEW

Wilson Meade Commercial Real Estate is proud to offer one (1) restaurant space available at the Esplanade shopping center in Cathedral City, CA. The suite is equipped with grease traps, hoods bar areas and restrooms. The suite is +/-3,635 SF with a patio area for outdoor seating.

The Esplanade is located on Date Palm Drive, one of the most traveled roads in the City. The center is in close proximity to the Agua Caliente Casino, Amazon last mile distribution center, and many more businesses.

Tenant improvement allowance will be available for qualified tenants, reach out to Broker for an exclusive showing.



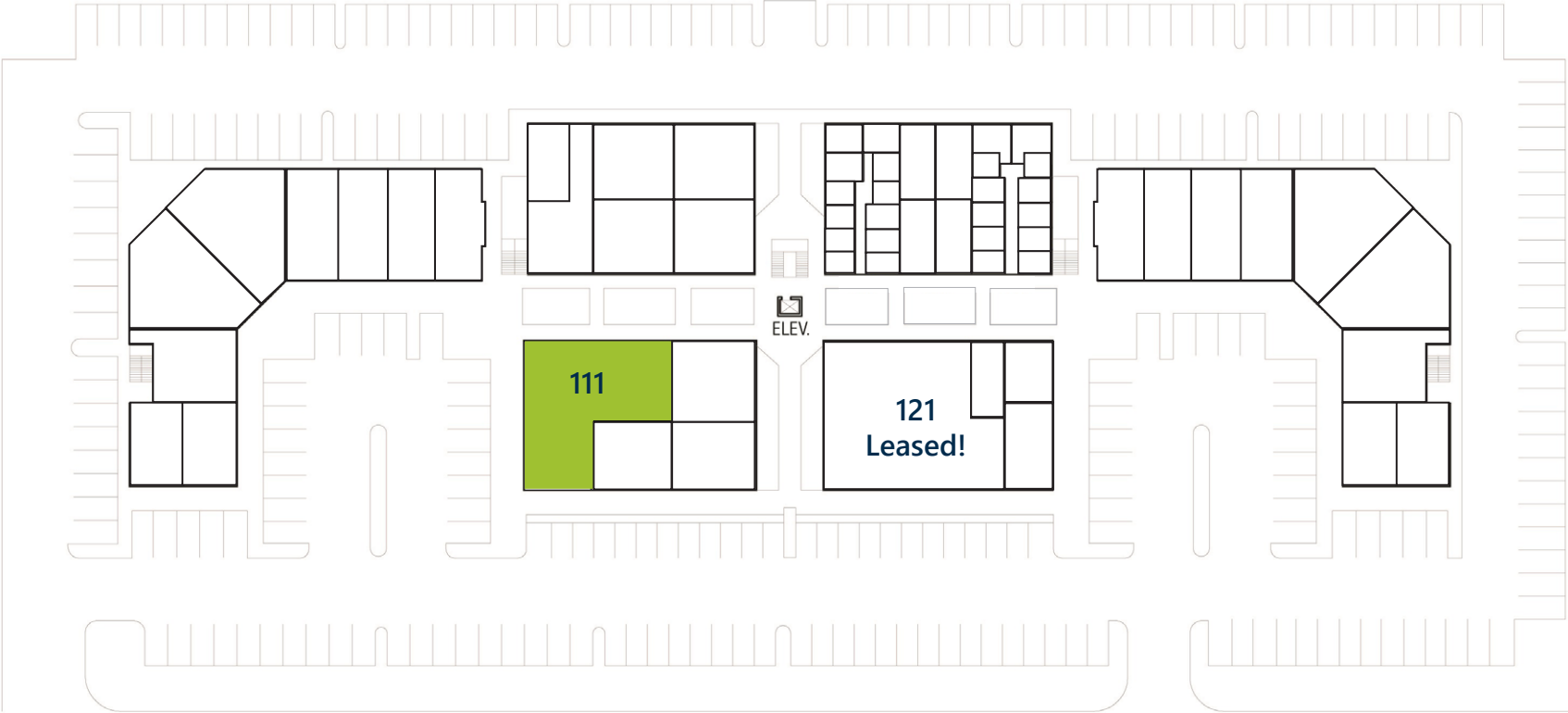
## SPACE OVERVIEW

Suites Available:	1
Size:	+/-3,635 SF
Use:	Restaurant
Buildout:	Grease Trap, Hood, Bar, Restrooms, Patio
Rate:	\$1.25/SF*
Type:	NNN
TI Allowance:	Available for qualified tenants

*\*Promotional year one (1) rate on a new five (5) year lease.*

# AVAILABLE SUITES

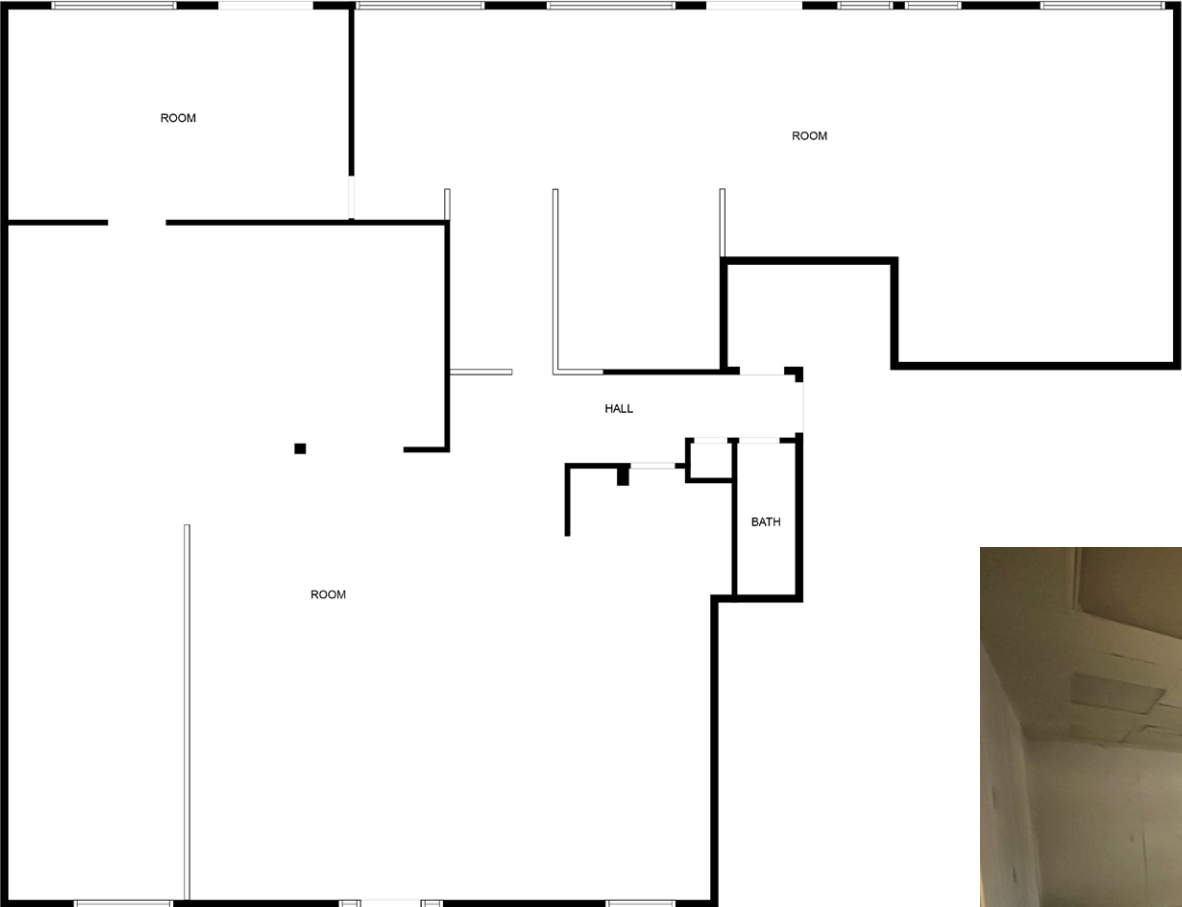
## FIRST FLOOR



DATE PALM DRIVE

SUITE	SIZE	RATE/SF	TYPE	MONTHLY RENT
111	3,635 SF	\$1.25/SF*	NNN	\$4,544*
*Year 1 promotional lease rate on new 5-year lease.				

# FLOOR PLAN | SUITE 111



## SPACE OVERVIEW

- Size: +/-3,635 SF
- Rate: \$1.25/SF\*
- Type: NNN
- TI Allowance: On approved tenants and terms
- Layout: Restaurant - Two (2) dining areas, bar, kitchen with hood, prep area and sinks, two (2) restrooms, and patio area.

*\*Promotional year one (1) rate on a new five (5) year lease.*



# 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 VIEW



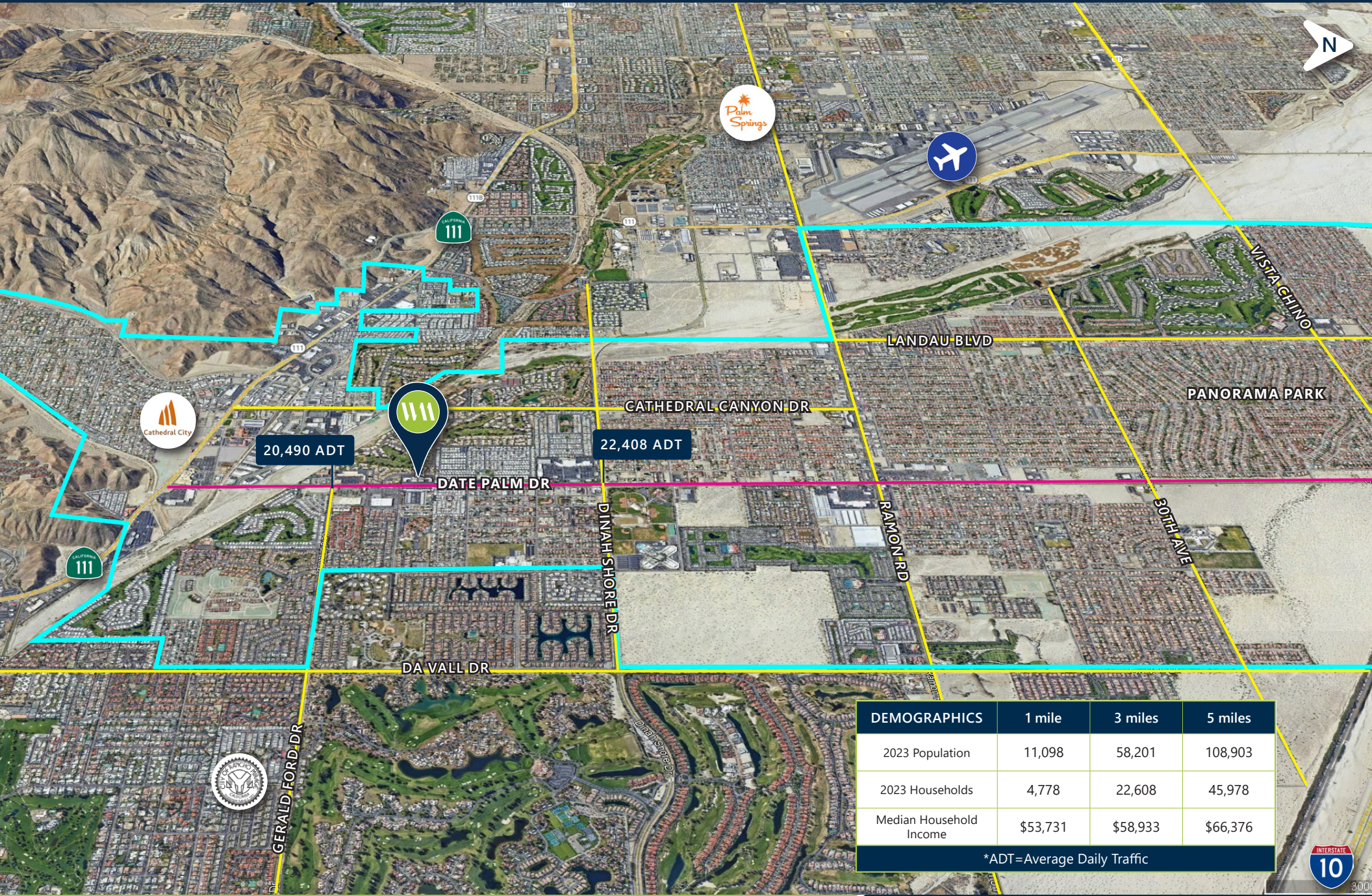
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WILSON MEADE COMMERCIAL REAL ESTATE | 2024

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

# AERIAL MAP - DEMOGRAPHICS



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# YOUR ADVISORS



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