

SHOWROOM
WAREHOUSE

FOR LEASE 3,075 - 9,823 SF AVAILABLE

PRIME LOCATION ON PEREZ RD. IN THE CITY OF
CATHEDRAL CITY

**COLDWELL
BANKER
COMMERCIAL**
LYLE & ASSOCIATES
CALDRE 01462012



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68945 PEREZ RD., CATHEDRAL CITY, CA 92234

FOR LEASE



OFFERING SUMMARY

AVAILABLE SF:	3,075 - 9,823 SF
LEASE RATE:	\$0.95 SF/month (NNN)
YEAR BUILT:	1999
YEAR RENOVATED:	2023
BUILDING SIZE:	29,416
ZONING:	I-1 (Light Industrial)
MARKET:	Inland Empire
SUBMARKET:	Coachella Valley

PROPERTY OVERVIEW

68945 Perez Rd. is a 29,416 SF multi-tenant industrial showroom/warehouse building located in the Perez Road arts and design corridor in Cathedral City, Ca. The property has eight units, with three units currently available. Sizes for the available units range from 3,075 SF - 9,823 SF.

The building and its common areas are well-maintained and consist of quality construction. The exterior and any load-bearing walls are concrete construction. The parking lot is also concrete instead of asphalt.

PROPERTY HIGHLIGHTS

- 68945 Perez Rd. is a 29,416 SF multi-tenant industrial showroom/warehouse building located in the Perez Road arts and design corridor and one block from the new Agua Caliente Casino!
- Spaces available range from 3,075 SF - 9,823 SF
- Outstanding signage from significant frontage on Perez Road.
- Excellent parking ratio at 4 per 1000 SF.
- 17 FT ceiling heights throughout.
- New ownership and Property Management Team!
- Adjacent to Dunn Edwards Paints and Caliber Collision.

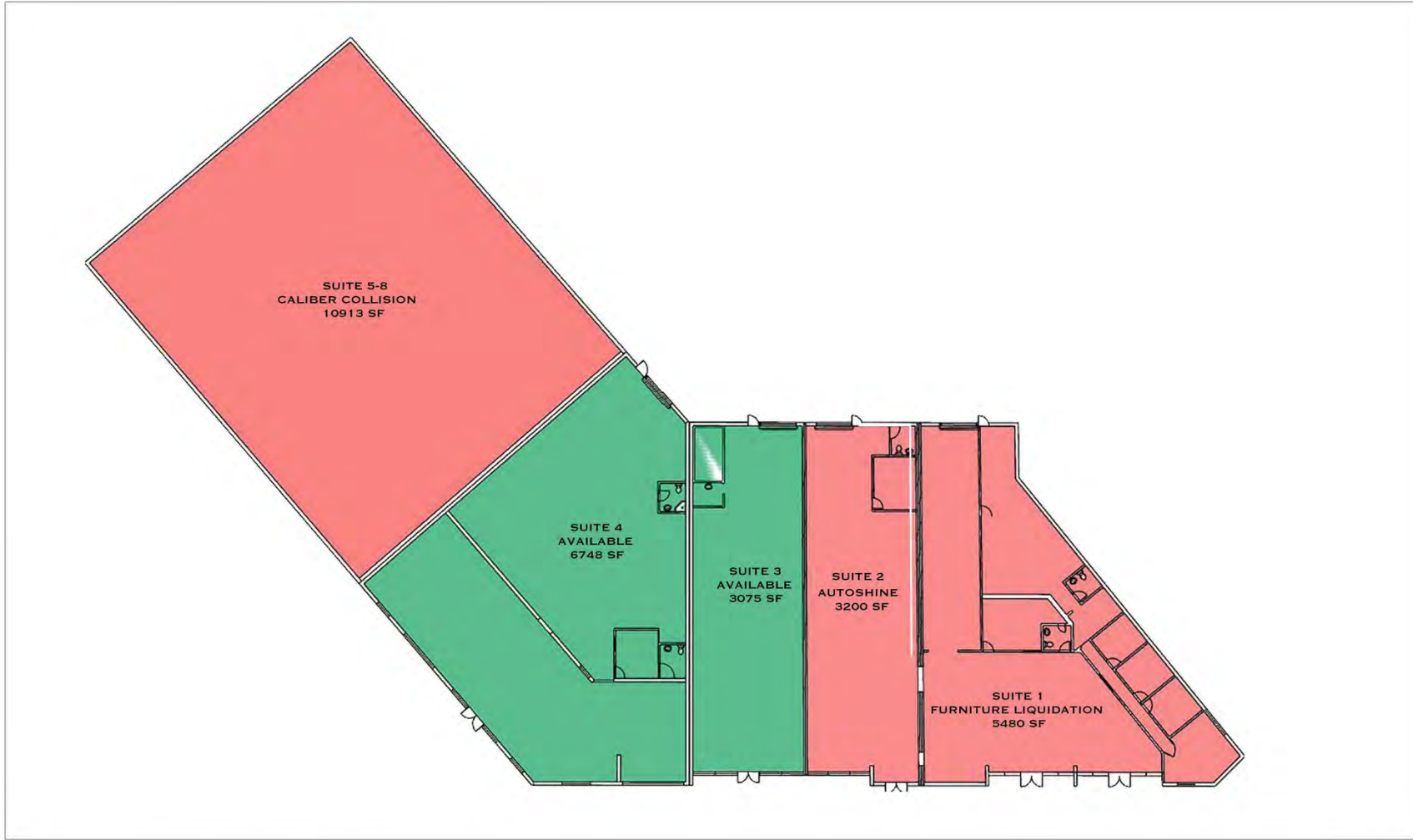
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The ShowRooms on Perez	68945 Perez Road Cathedral City, CA 92234	AVAILABLE SUITES
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,075 - 9,823 SF	Lease Rate:	\$0.95 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
68945-3 Perez Rd.	Available	3,075 - 9,823 SF	NNN	\$0.95 SF/month	Unit 3 has significant frontage on Perez Road with 8 (ft) glass windows that look onto the entire space, which is entirely open with no interior walls other than an area for a restroom in the rear of the premises. The Unit also includes a roll-up door and a man door in the rear of the space. The improvements to the restroom currently need to be included, and the Landlord will deliver the space with the bathroom complete. Unit 3 can be combined with Unit 4 if additional space is needed.
68945-4 Perez Rd.	Available	6,748 - 9,823 SF	NNN	\$0.95 SF/month	Unit 4 has significant frontage on Perez Road with 8 (ft) glass windows that look onto the showroom portion of the space. The front doors to the space face the parking lot. The Unit has one interior room that can be used as an office and two restrooms. The warehouse space is carpeted and can be used as additional showroom space or converted back into warehouse. The space also consists of one roll-up and a man door in the rear. Unit 4 can be combined with Unit 3 if additional space is needed.

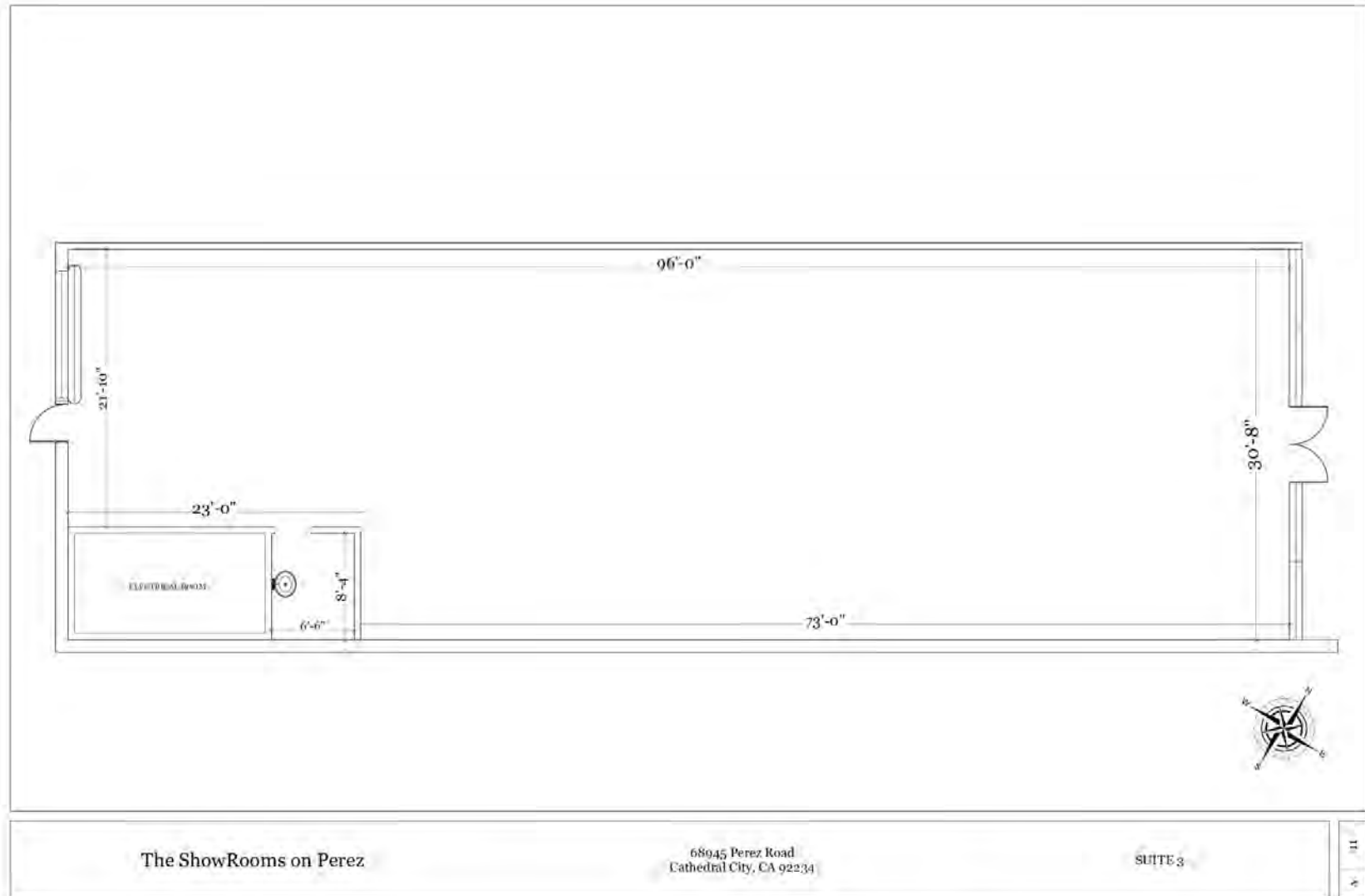
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Front of space



Inside (front to back)



Inside (back to front)

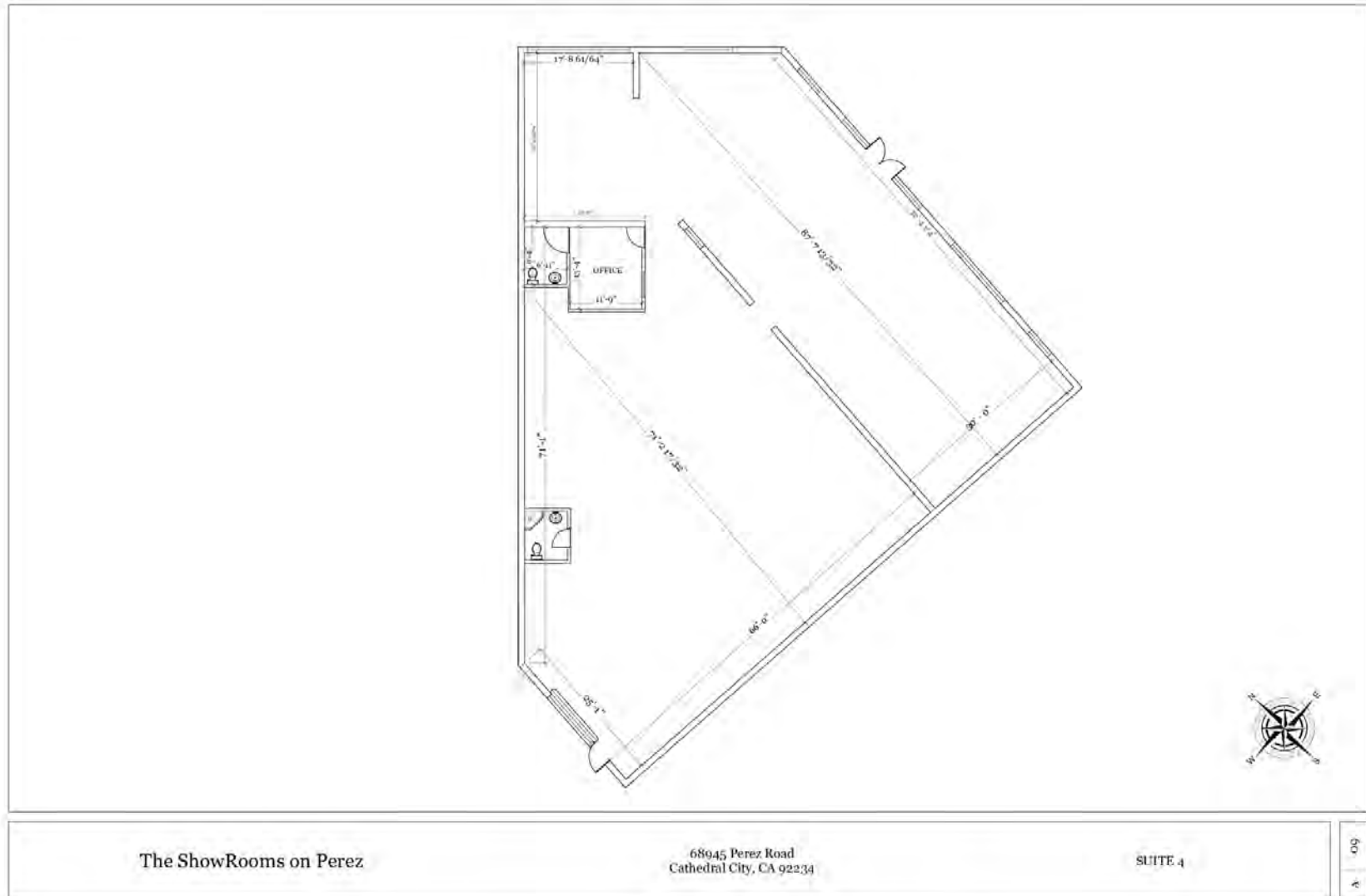
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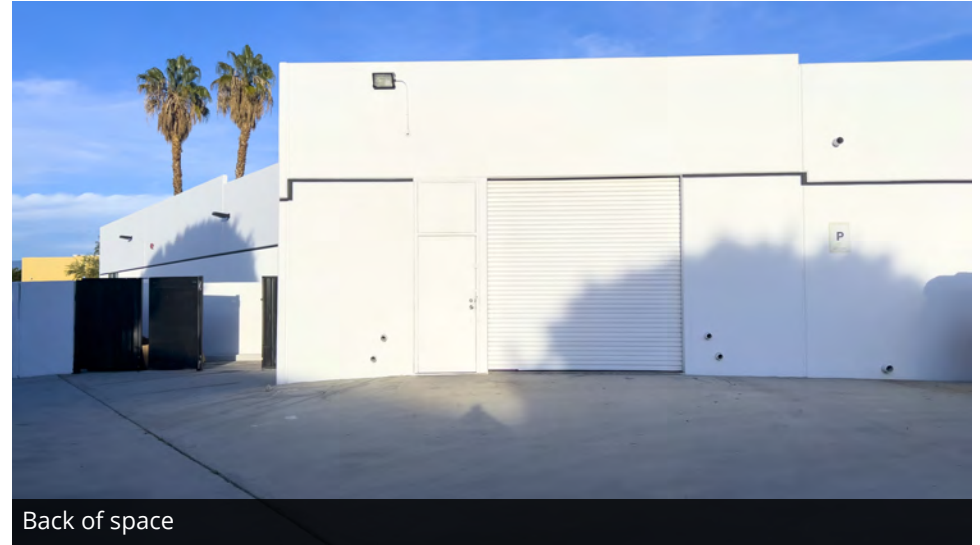
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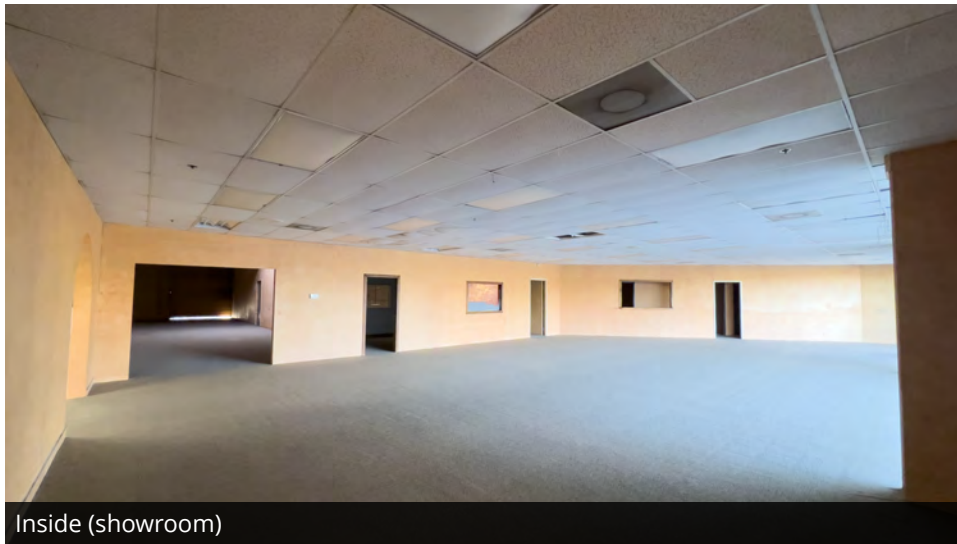
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Front of space



Back of space



Inside (showroom)



Inside (warehouse)

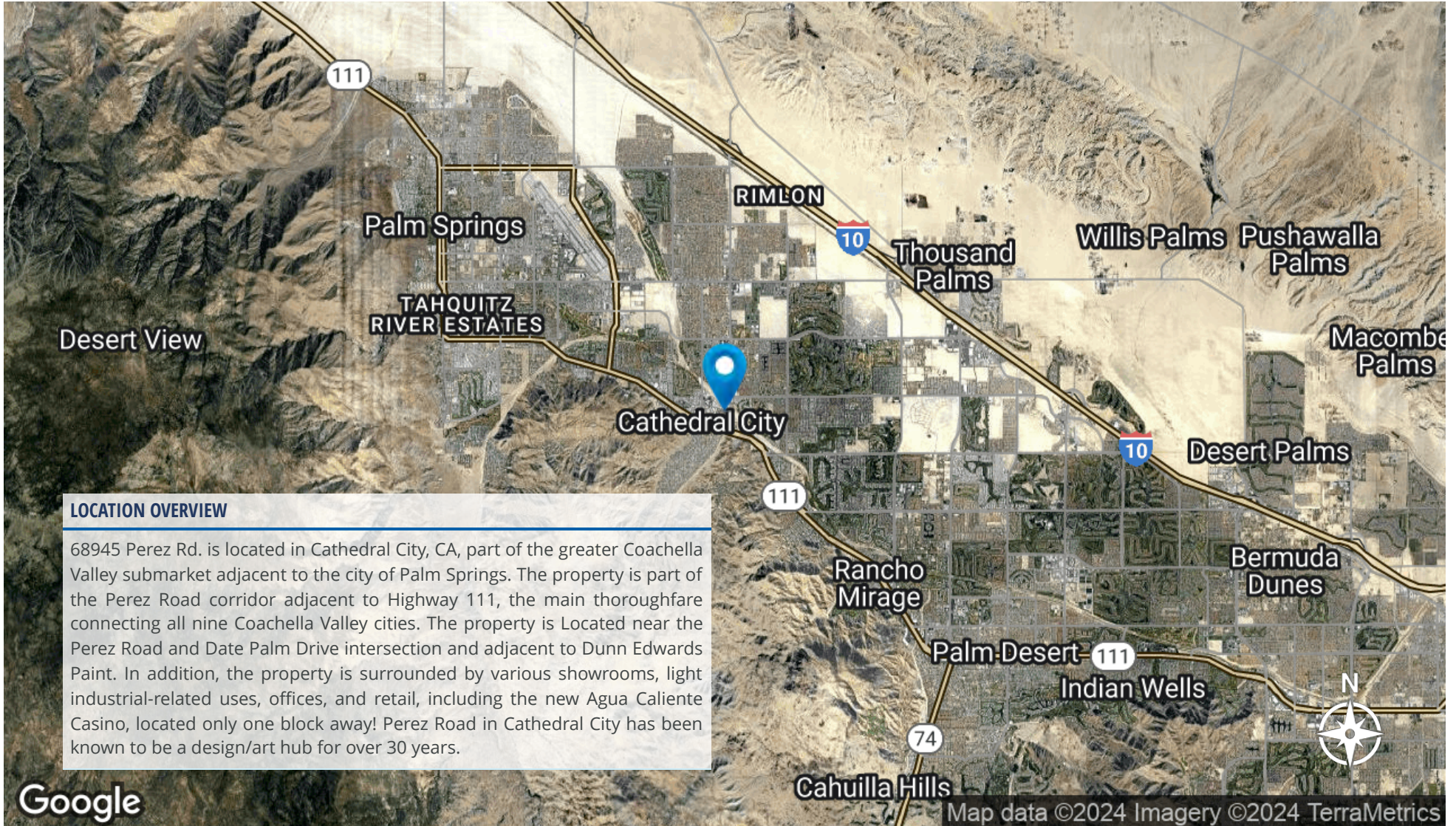
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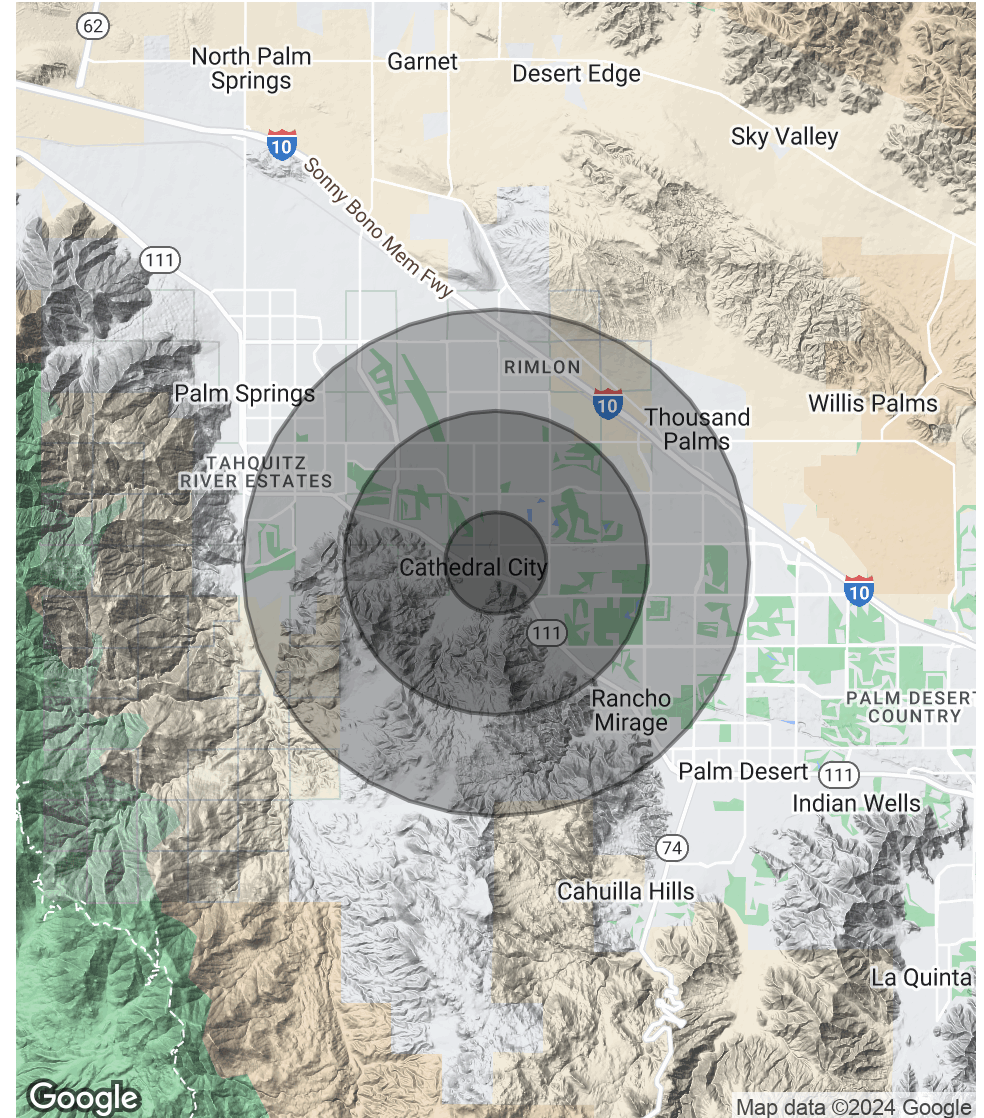
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,221	47,588	104,544
Average Age	54.1	47.8	49.3
Average Age (Male)	57.0	48.2	49.4
Average Age (Female)	46.7	46.6	48.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,959	28,376	64,696
# of Persons per HH	1.5	1.7	1.6
Average HH Income	\$53,139	\$60,577	\$64,711
Average House Value	\$293,283	\$354,751	\$391,591

* Demographic data derived from 2020 ACS - US Census



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