

# AVAILABLE FOR LEASE



ADJACENT TO:



**28051 DATE PALM DR**  
CATHEDRAL CITY, CA

**±0.73 Acres**  
**(31,899 SF)**



**AVAILABLE PARCELS**

**GAS STATION AND CAR WASH**  
**PROJECTED OPENING Q4 2026**

## PROPERTY FEATURES

- Located at the high traffic intersection of Date Palm Drive, Vista Chino and the I-10 Freeway.
- Major artery of Date Palm Drive utilized as a commuter route.
- Supporting residential in immediate proximity to the site.
- Accompanied by Mobile Fuel adjacent to Valero; frequented by commuters.
- Approximately 5 minutes from a plethora of attractions including but not limited to golf courses, hotels and Palm Springs Airport.
- Currently zoned PCCS.

## 3 MILE RADIUS DEMOS

**45,333**  
POPULATION



**\$75,458**

AVERAGE  
HOUSEHOLD  
INCOME

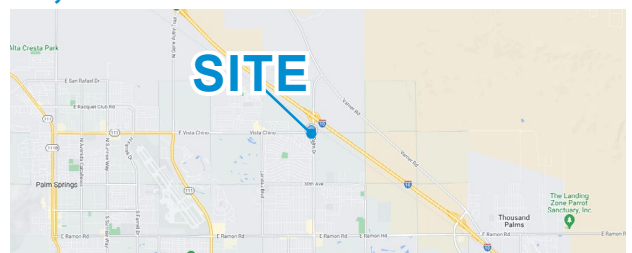
DAYTIME  
DEMOGRAPHICS

**22,134**

## TRAFFIC COUNTS

At Date Palm Dr & Vista Chino

**77,395 CPD**



**Daniel Watson**  
Associate  
+1 951 395 0000  
dwatson@catalystretail.com  
Lic. #02165277

**Chase Harvey**  
Vice President  
+1 909 406 4000  
charvey@catalystretail.com  
Lic. #01954291

**Jay Nichols**  
Managing Partner  
+1 909 406 4000  
jnichols@catalystretail.com  
Lic. #01905191

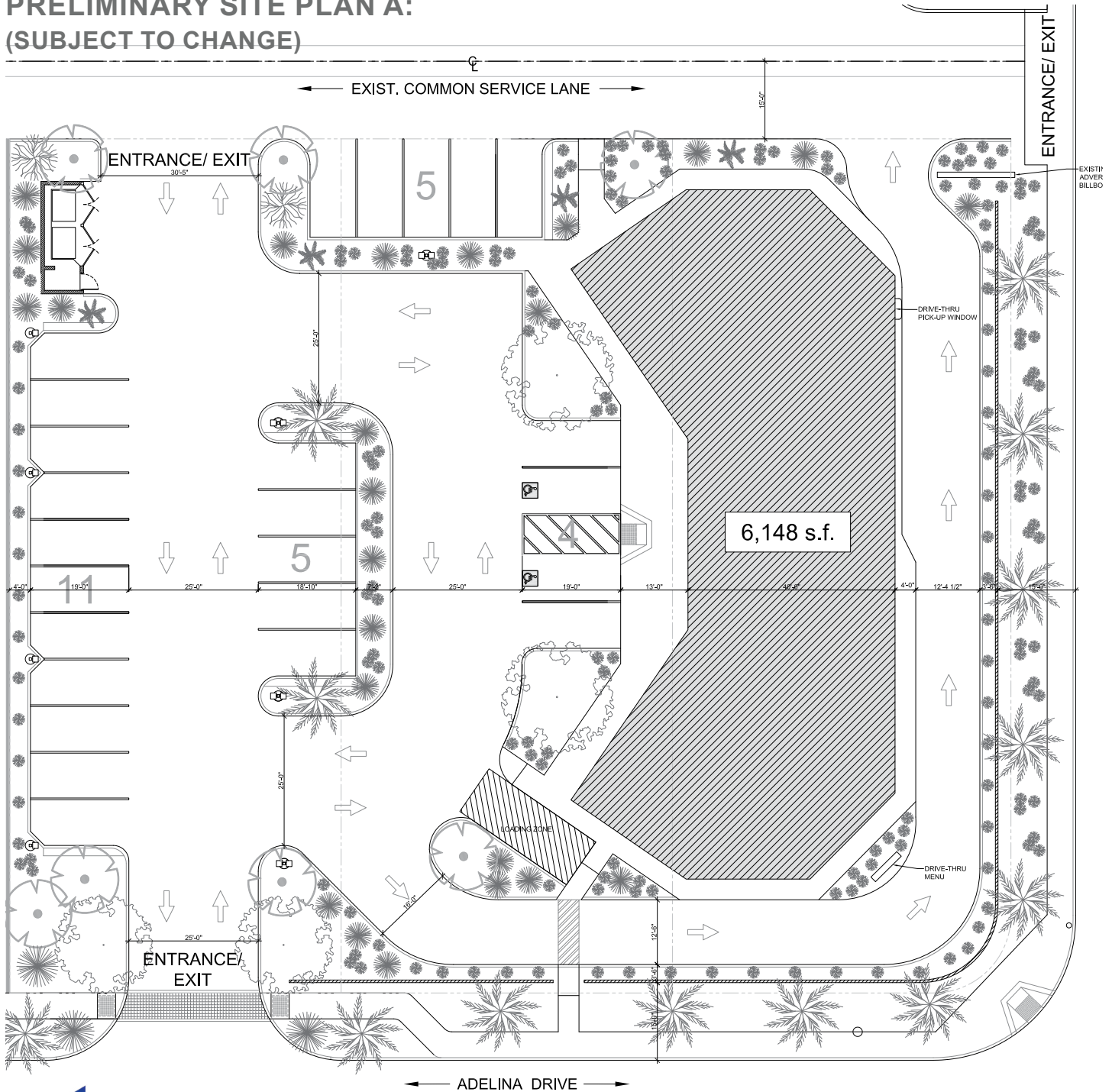
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: October 17, 2023 5:15 PM

# AVAILABLE FOR LEASE



**28051 DATE PALM DR**  
CATHEDRAL CITY, CA

**PRELIMINARY SITE PLAN A:**  
(SUBJECT TO CHANGE)



**Daniel Watson**  
Associate  
+1 951 395 0000  
dwatson@catalystretail.com  
Lic. #02165277

**Chase Harvey**  
Vice President  
+1 909 406 4000  
charvey@catalystretail.com  
Lic. #01954291

**Jay Nichols**  
Managing Partner  
+1 909 406 4000  
jnichols@catalystretail.com  
Lic. #01905191

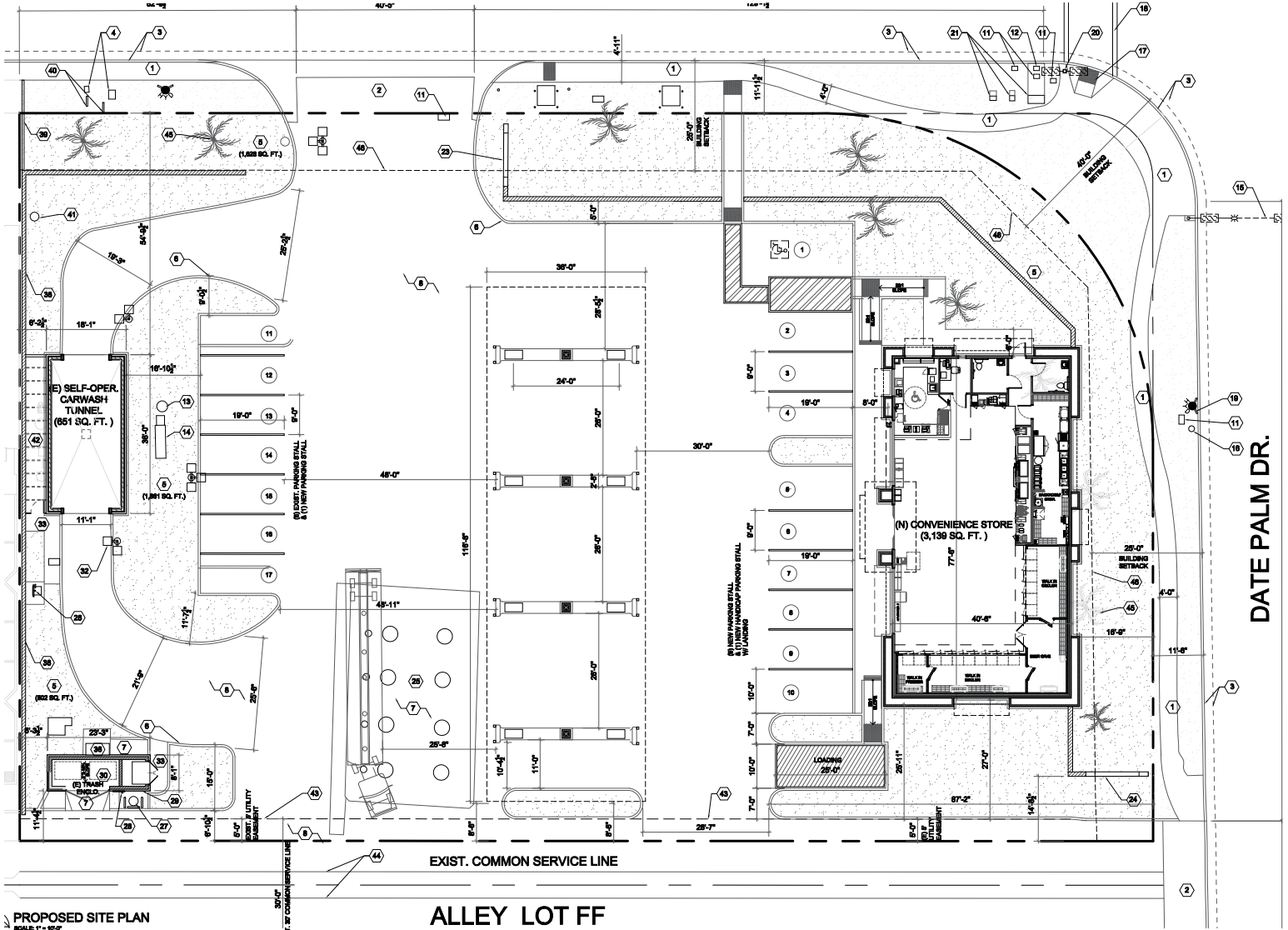


# AVAILABLE FOR LEASE



**28051 DATE PALM DR**  
CATHEDRAL CITY, CA

**PRELIMINARY SITE PLAN B:**  
(SUBJECT TO CHANGE)



PROPOSED SITE PLAN  
SCALE 1" = 10'-0"

**GAS STATION AND CAR WASH  
PROJECTED OPENING Q4 2026**



**Daniel Watson**  
Associate  
+1 951 395 0000  
dwatson@catalystretail.com  
Lic. #02165277

**Chase Harvey**  
Vice President  
+1 909 406 4000  
charvey@catalystretail.com  
Lic. #01954291

**Jay Nichols**  
Managing Partner  
+1 909 406 4000  
jnichols@catalystretail.com  
Lic. #01905191

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: October 17, 2023 5:15 PM



# AVAILABLE FOR LEASE



**28051 DATE PALM DR  
CATHEDRAL CITY, CA**



**Daniel Watson**  
Associate  
+1 951 395 0000  
dwatson@catalystretail.com  
Lic. #02165277

**Chase Harvey**  
Vice President  
+1 909 406 4000  
charvey@catalystretail.com  
Lic. #01954291

**Jay Nichols**  
Managing Director  
+1 909 406 4000  
jnichols@catalystretail.com  
Lic. #01905191