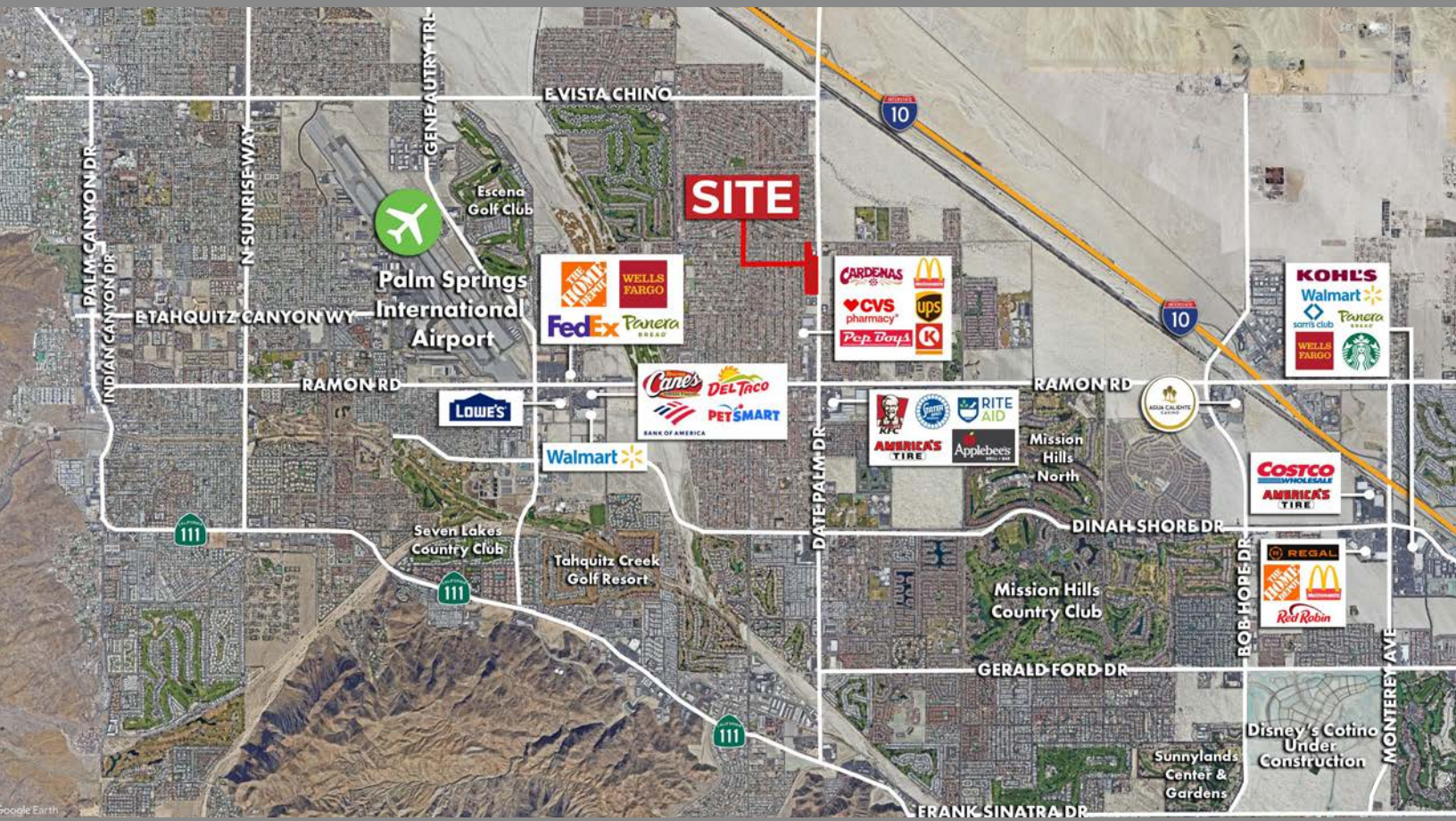


16 ACRES COMMERCIAL

DATE PALM DR & 30TH AVE, CATHEDRAL CITY

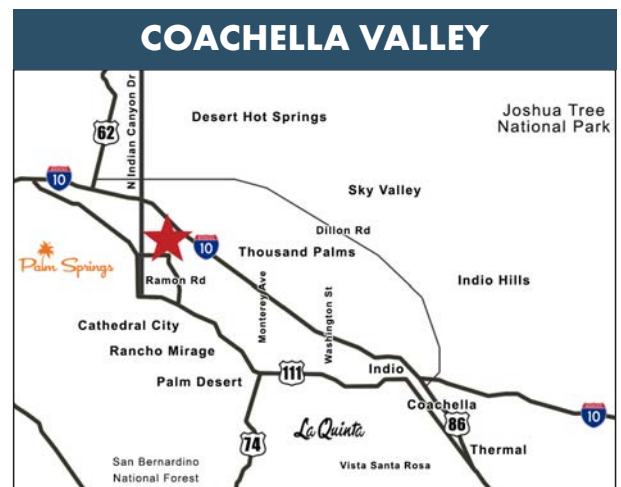


DATE PALM DR & 30TH AVE, CATHEDRAL CITY, CA

FEATURES

- Commercial land with frontage on three road and approx. 1,328 ft of frontage on Date Palm
- Potential grocery store anchor tenant upon development via seller leaseback
- Impressive traffic counts of 22,000 cars/day on Date Palm and 14,000 cars/day on 30th Ave
- Great location 1 mile south of I-10
- Minutes away from Palm Springs Airport, Agua Caliente Resort Casino and Mission Hills Country Club
- Cathedral City has the second highest full-time population in the Coachella Valley
- Cathedral City has a pro growth and business friendly environment
- 100,000 year round west valley residents within 5-mile radius

PRICE: \$4,375,000 (\$6.27/SF)



VICINITY MAP

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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16 ACRES COMMERCIAL LAND

AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** Located on Date Palm Drive and 30th Ave in Cathedral City, CA
- **General Plan:** C - N (Neighborhood Commercial & C-G (General Commercial))
- **Zoning:** PCC (Planned Community Commercial)
- **APN:** 678-160-022
- **Total Size** (According to County Assessor's Information): 16.02 AC (697,831 SF)
- **Utilities:**
Water: 12" main line on the east side of Date Palm Dr
Sewer: 15" sewer main on the west side of Date Palm Drive
- **Comments:** Great demographics surrounded by multiple large housing communities. The site is just one mile from I-10, has frontage on three streets providing easy access and great visibility. Curb on Date Palm & curb and sidewalk on 30th Ave.

DEMOGRAPHICS

| | 1 MI | 3MI | 5MI |
|-----------------------|----------|----------|----------|
| Total Population Est. | 22,694 | 57,653 | 117,771 |
| Avg. Household Income | \$84,667 | \$81,149 | \$90,747 |
| Median Age | 37.55 | 42 | 49 |



760.360.8200 | DesertPacificProperties.com | 44-267 Monterey Ave. Suite 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.

16 ACRES COMMERCIAL LAND

SITE AERIALS



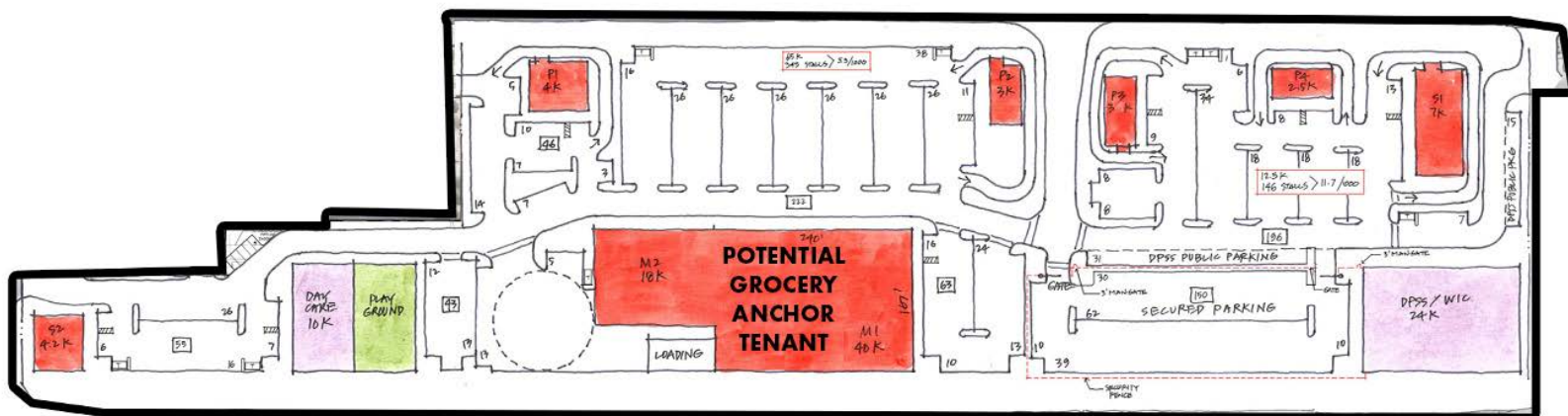
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16 ACRES COMMERCIAL LAND

PROPOSED SITE PLAN & LOCATION OVERVIEW

PROPOSED SITE PLAN



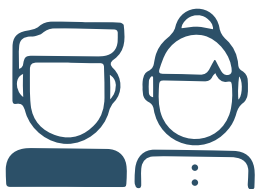
LOCATION OVERVIEW



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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