

35-325 DATE PALM DRIVE
CATHEDRAL CITY, CA 92234

WILSON MEADE
COMMERCIAL REAL ESTATE



EXECUTIVE SUITES
ESPLANADE
SHOPPING CENTER

MICHAEL C. MEADE

Broker | Co-Founder
DRE# 01480973
mmeade@wilson-meade.com
760.409.6474

CAMERON RAWLINGS

Executive Vice President
DRE# 02102158
crawlings@wilson-meade.com
760.534.2584

72100 MAGNESIA FALLS DRIVE, SUITE 2 | RANCHO MIRAGE, CA 92270

WILSON-MEADE.COM

PROPERTY OVERVIEW

Wilson-Meade CRE is proud to offer executive suites for lease at the Esplanade ranging from 188 SF – 577 SF.

The suites are perfect for 1-3 professionals needing a small space away from home to work.

Each unit includes electricity and there is a shared conference room available with reservations.

The Esplanade is located on Date Palm Drive, one of the main traveling arteries of Cathedral City with over 20K cars daily.

Reach out for an exclusive showing.

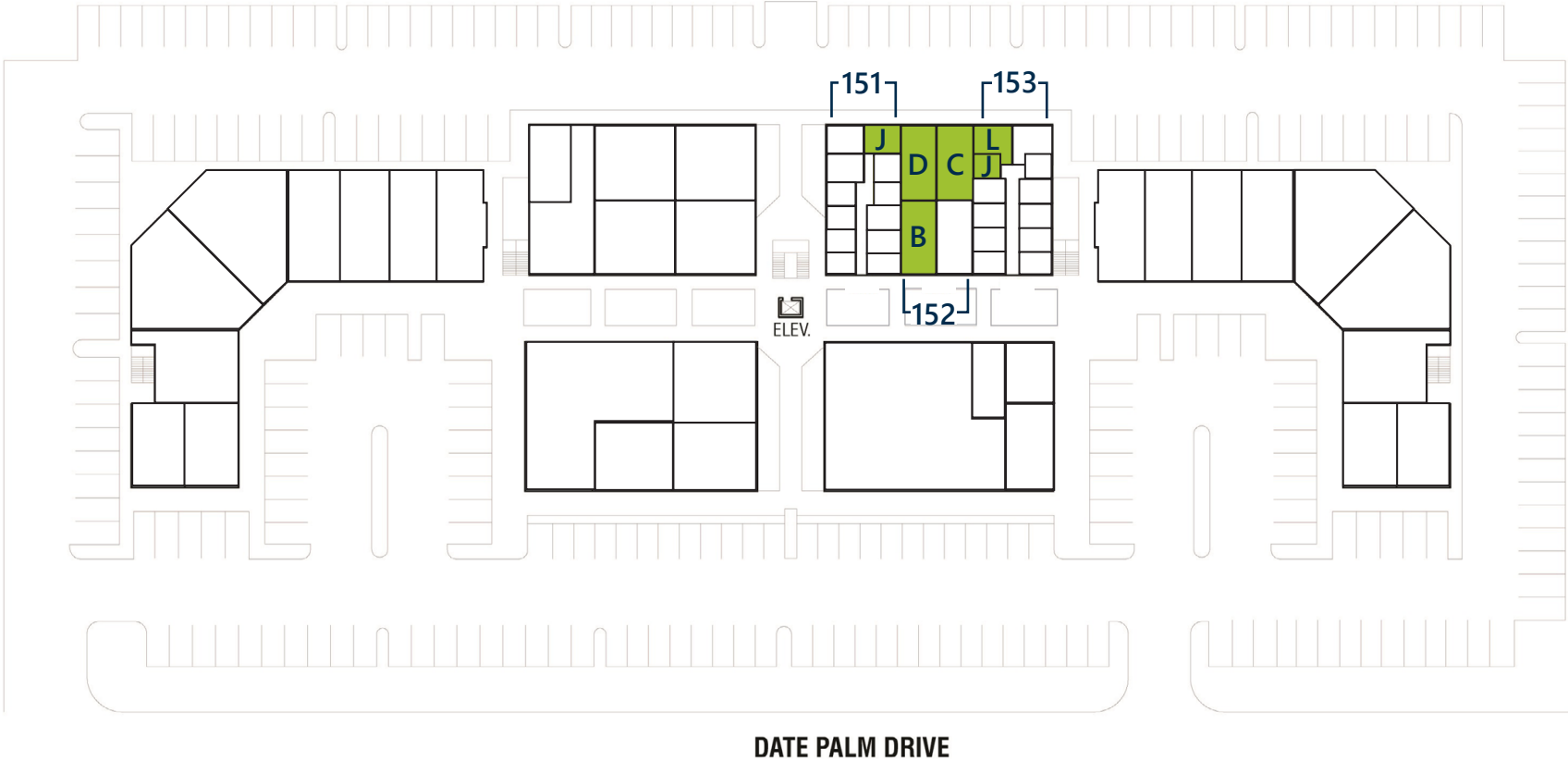


PROPERTY HIGHLIGHTS

Total Executive Suites:	31
Available:	14
Rate:	\$2.10/SF
Type:	Full Service
Notes:	Rates include electricity
Zoning:	PPO - Planned Professional Office

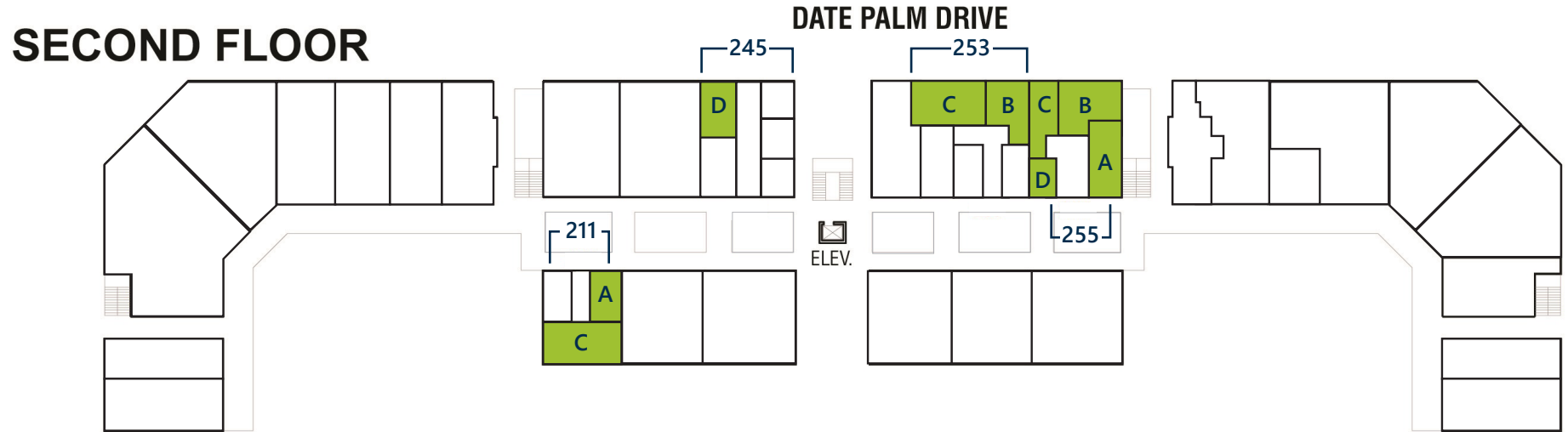
AVAILABLE SUITES

FIRST FLOOR



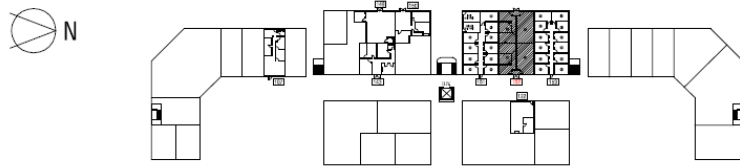
SUITE	SIZE	RATE	MONTHLY
151J	188 SF	\$2.10/SF	\$395.00
152B	577 SF	\$2.10/SF	\$1,212.00
152C	572 SF	\$2.10/SF	\$1,201.00
152D	500 SF	\$2.10/SF	\$1,050.00
153J/L	290 SF	\$2.10/SF	\$609.00

AVAILABLE SUITES

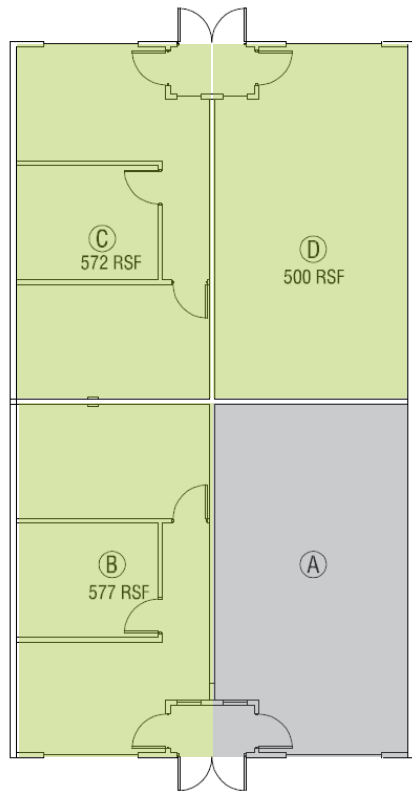


SUITE	SIZE	RATE	MONTHLY
211A	208 SF	\$2.10/SF	\$437.00
211C	574 SF	\$2.10/SF	\$1,205.00
245D	254 SF	\$2.10/SF	\$533.00
253B	325 SF	\$2.10/SF	\$683.00
253C	525 SF	\$2.10/SF	\$1,103.00
255A	310 SF	\$2.10/SF	\$651.00
255B	349 SF	\$2.10/SF	\$733.00
255C	255 SF	\$2.10/SF	\$536.00
255D	190 SF	\$2.10/SF	\$399.00

FLOOR PLAN | SUITE 152



KEY PLAN

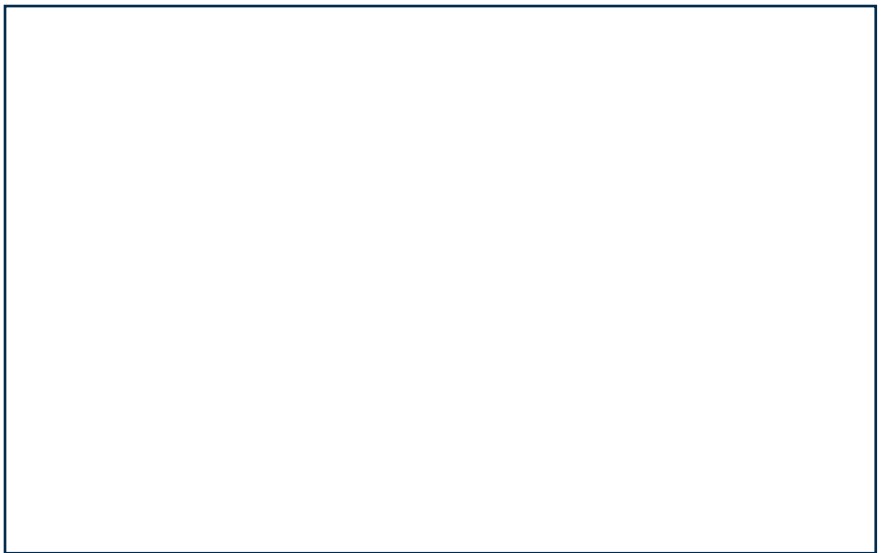


S-152

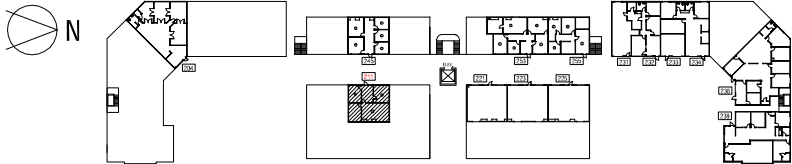
FLOOR PLAN

SUITE	SIZE	MONTHLY
152B	577 SF	\$1,212.00
152C	572 SF	\$1,201.00
152D	500 SF	\$1,050.00

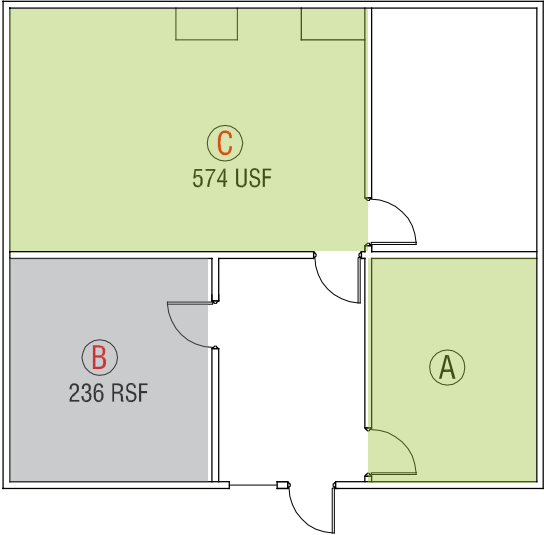
Monthly rates include tenants share of electricity



FLOOR PLAN | SUITE 211



KEY PLAN



S-211

SUITE	SIZE	MONTHLY
211A	208 SF	\$437.00
211C	574 SF	\$1,205.00

Monthly rates include tenants share of electricity



UNIT 211A

PROPERTY PHOTOS



MICHAEL C. MEADE
mmeade@wilson-meade.com
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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 MAP



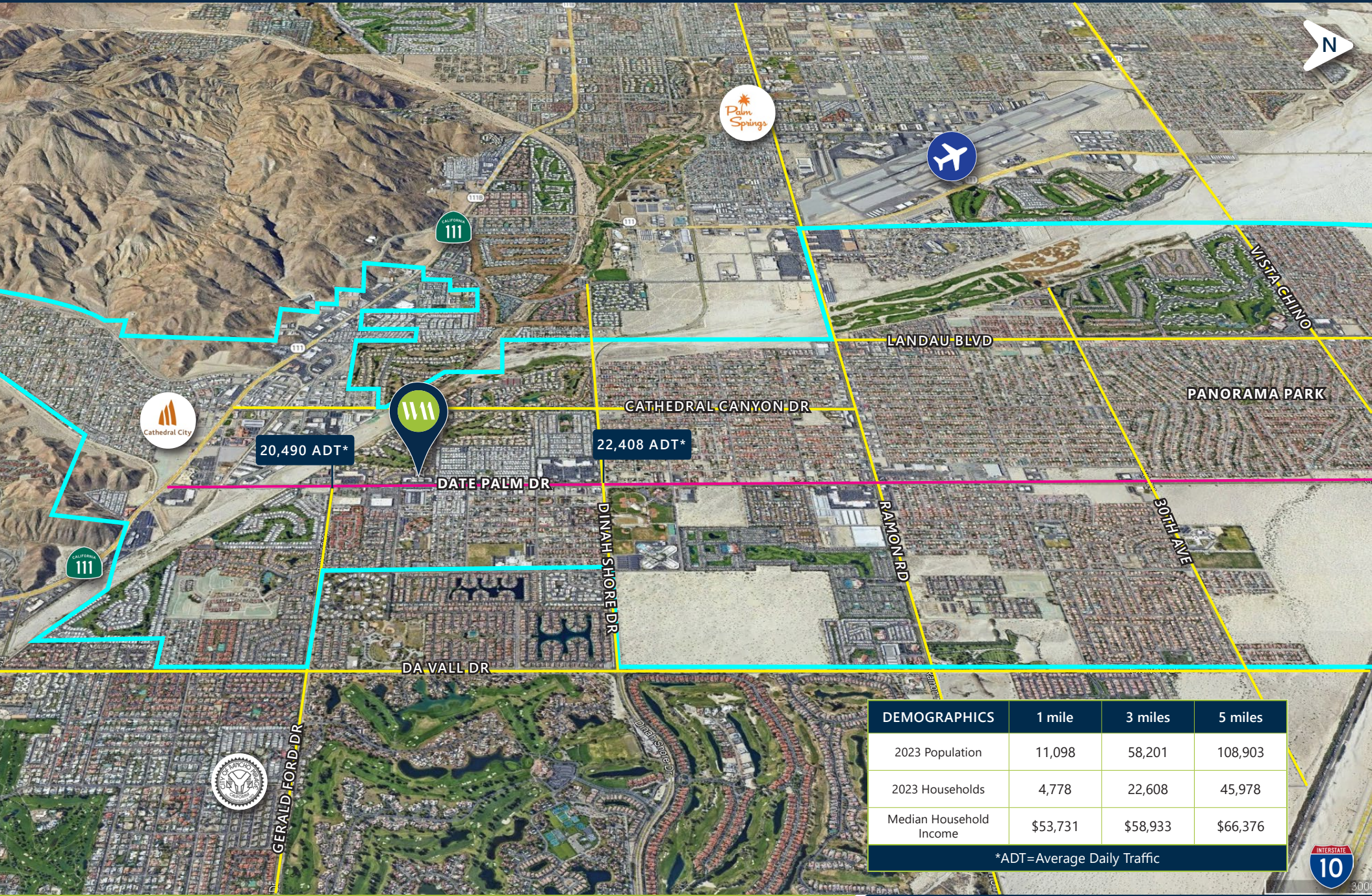
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AERIAL MAP - DEMOGRAPHICS



20,490 ADT*

22,408 ADT*

DEMOGRAPHICS	1 mile	3 miles	5 miles
2023 Population	11,098	58,201	108,903
2023 Households	4,778	22,608	45,978
Median Household Income	\$53,731	\$58,933	\$66,376

*ADT=Average Daily Traffic

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YOUR ADVISORS



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CAMERON RAWLINGS
EXECUTIVE VICE PRESIDENT
DRE# 02102158
crawlings@wilson-meade.com
760.534.2584

O: 760.837.1880 | 72100 Magnesia Falls Drive, Ste 2 | Rancho Mirage, CA 92270
wilson-meade.com

