

68828 Ramon Road
Cathedral City, CA



CONFIDENTIAL OFFERING MEMORANDUM

Leasing Opportunity

3,000 Sq. Ft. Retail/Office Opportunity



DISCLAIMER

The information provided has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your need

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PROPERTY OVERVIEW

68828 Ramon Road Cathedral City, CA 92234

Executive Summary

This freestanding 3,000 sq ft space at 68828 Ramon Road in Cathedral City offers a versatile environment perfect for retail or office use. With high ceilings and an open floor plan, the space provides an airy, expansive feel that can be easily customized to suit a variety of business needs. The property features ample parking with over 40 spaces, ensuring convenience for both customers and staff. Located in a high traffic area with prominent exposure on Ramon Road, this location guarantees maximum visibility and foot traffic. Surrounded by thriving businesses and residential communities, it attracts both local and regional traffic, making it an ideal spot for retailers, professional offices, showrooms, fitness studios, or any business seeking a flexible and high visibility space. Don't miss the chance to establish your business in this prime location. Contact us today to schedule a tour!

- Traffic Counts - +40,000 per day
- 40+ Parking Spaces
- Conveniently located between Interstate 10, Highway 111 and close to Palm Springs Airport

Cathedral

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PROPERTY DETAILS

APN: 678-312-024

Year Built/ Renovated: 1991

Property Type: Retail/Office

Property Subtype: Freestanding

Storefront

Building Size: 3,000 SF

Parking: 40+

Lot Size: .63 ACRES

Zoning Code: PLC (Planned Limited
Commercial)

Restrooms: 2



Neighborhood Overview

Ramon Road is one of Cathedral City's primary east-west arterials, connecting Palm Springs, Cathedral City, and Thousand Palms, and serving as a key route to Palm Springs International Airport and Interstate 10. This steady flow of local and regional traffic provides consistent exposure throughout the day from commuters, residents, and visitors moving across the valley.





Cathedral City, California

Situated at the center of the Coachella Valley, Cathedral City is a vibrant and growing community between Palm Springs and Rancho Mirage. With direct connections along Highway 111 and convenient access to Interstate 10, it serves as a strategic gateway to the west valley and the greater Southern California region. Home to more than 50,000 residents, Cathedral City offers a diverse, family oriented population and some of the most accessible housing and business costs in the area. This creates strong demand for neighborhood services, daily needs retail, and professional services. The revitalized downtown core features City Hall, the Mary Pickford theater complex, a new community amphitheater, and an emerging arts and entertainment district that hosts festivals and events throughout the year.

