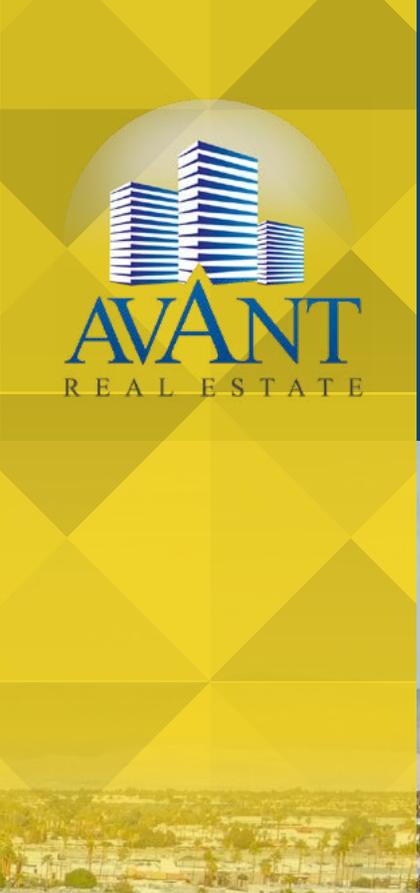


GROUND LEASE | BUILD TO SUIT QSR DRIVE-THRU TENANT OPPORTUNITY



68406 E PALM CANYON DR, CATHEDRAL CITY, CA 92234

Property Summary

BUILDING SIZE
±1,865 SQ. FT.

LAND AREA
±0.91 ACRES

TOTAL PARKING
±38 STALLS

PROPERTY ZONING
PCC

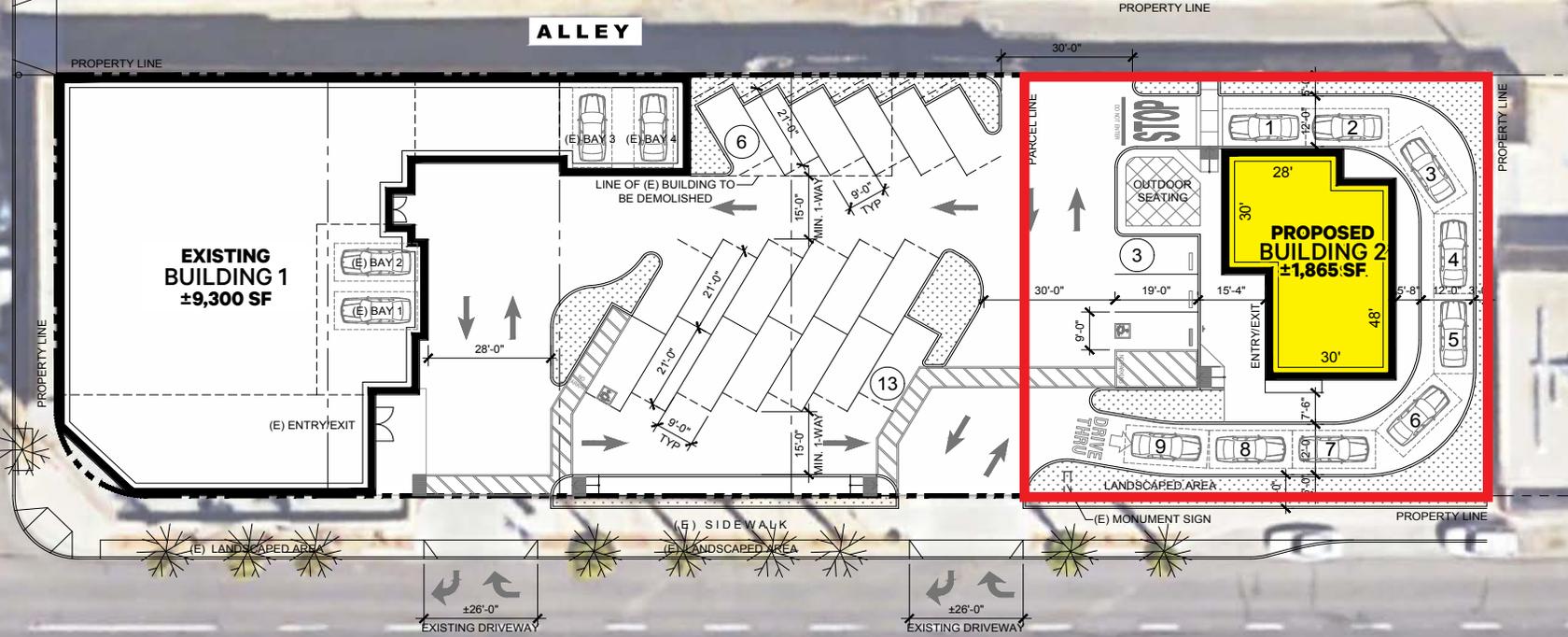
TRAFFIC COUNTS
32,828 CPD
(ON PALM CANYON DR)



Site Plan

COMMERCIAL ROAD

SUNAIR PLAZA



PCC (PLANNED COMMUNITY COMMERCIAL) N.A.P.

E. PALM CANYON DRIVE

Nearby Retailers



PALM CANYON DR

CATHEDRAL CANYON DR

32,828 CARS/DAY



Area Overview

CATHEDRAL CITY, CA

Located in the Coachella Valley of California, is a vibrant and diverse city known for its rich history, cultural landmarks, and scenic beauty. As one of the larger cities in the region, Cathedral City offers a unique blend of urban amenities and natural wonders, making it a popular destination for both tourists and residents alike. From the historic neighborhoods and bustling downtown area to the picturesque parks and outdoor recreational opportunities, Cathedral City has something to offer everyone. This essay will provide an overview of Cathedral City, highlighting its key features, attractions, and points of interest that make it a truly special place to visit and explore.

THE HISTORY

The history of Cathedral City, dates back to the early 19th century when the area was primarily used for agriculture and ranching. In the late 1920s, the area began to see development as a result of the Coachella Valley's growing popularity as a tourist destination. One of the key figures in the city's development was noted developer and businessman George Allan, who played a significant role in establishing Cathedral City as a city in 1981. Over the years, Cathedral City has continued to grow as a diverse community with a thriving economy fueled by tourism, agriculture, and a growing population. The city's rich history is reflected in its architecture, landmarks, and vibrant cultural scene, making it a fascinating place to explore for history enthusiasts and visitors alike.



GEOGRAPHY AND CLIMATE

Cathedral City, CA, is located in the Coachella Valley region of Southern California, known for its unique geography and climate. Nestled between the San Bernardino Mountains to the north and the Santa Rosa Mountains to the south, Cathedral City offers stunning vistas and outdoor recreational opportunities for residents and visitors alike. The city experiences a desert climate, characterized by hot summers and mild winters, with little precipitation throughout the year. These weather patterns make Cathedral City an ideal destination for those seeking sunny days and warm temperatures. Additionally, the city's proximity to popular attractions like Joshua Tree National Park and the Salton Sea further enhances its appeal to nature enthusiasts and adventure seekers alike.





ECONOMY AND EMPLOYMENT

The economy of Cathedral City, CA, is primarily driven by tourism and hospitality industries. With its proximity to popular tourist destinations such as Palm Springs, the city sees a high influx of visitors throughout the year, which in turn creates employment opportunities in hotels, restaurants, and entertainment venues. In addition to tourism, there is a growing focus on renewable energy and sustainability initiatives in Cathedral City, leading to new job opportunities in the green technology sector. The city's strategic location along major transportation routes also makes it attractive for businesses looking to establish a presence in Southern California, further boosting its economy and providing employment opportunities for residents. Overall, Cathedral City offers a diverse range of job prospects, contributing to a stable and thriving economy in the region.



CULTURAL ATTRACTIONS AND EVENTS

One of the most notable aspects of Cathedral City, CA, is its rich cultural scene filled with various attractions and events. The city hosts a multitude of cultural festivals throughout the year, celebrating its diverse heritage and traditions. From the Cathedral City Hot Air Balloon Festival to the Cathedral City LGBT Days, there is always something exciting happening in the city that appeals to a wide range of interests. Additionally, the Mary Pickford Theatre is a popular spot for locals and visitors alike to enjoy independent films and performances by local artists. With such a vibrant cultural scene, Cathedral City provides a lively and stimulating environment for residents and tourists alike to explore and appreciate different aspects of art and culture.



Area Demographics

POPULATION	MILE 1	MILE 3	MILE 5	HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Population 2020	5,445	43,858	97,097	2020 Households	2,796	18,405	42,967
Population 2024	7,349	56,018	126,201	2024 Households	3,711	24,620	57,765
Population Projection 2029	8,094	61,256	138,324	2029 Household Projection	4,078	27,087	63,589
Annual Growth 2020-2024	8.7%	6.9%	7.5%	Annual Growth 2020-2024	3.4%	3.2%	2.7%
Annual Growth 2024-2029	2.0%	1.9%	1.9%	Annual Growth 2024-2029	2.0%	2.0%	2.0%
Median Age	59.2	53.5	55.6	Owner Occupied Households	2,808	18,597	43,514
Bachelor's Degree or Higher	31%	30%	34%	Renter Occupied Households	1,270	8,489	20,076
U.S. Armed Forces	1	18	45	Avg Household Size	1.9	2.2	2.1
				Avg Household Vehicles	1	2	2

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$77,853	\$90,079	\$100,516
Median Household Income	\$50,474	\$60,580	\$70,542
< \$25,000	949	5,458	10,753
\$25,000 - 50,000	898	5,244	11,019
\$50,000 - 75,000	494	3,747	8,641
\$75,000 - 100,000	401	2,753	6,353
\$100,000 - 125,000	327	1,916	5,166
\$125,000 - 150,000	221	1,447	4,151
\$150,000 - 200,000	148	1,450	4,567
\$200,000+	274	2,605	7,115

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$467,481	\$546,269	\$599,880
Median Year Built	1982	1984	1984

CONSUMER SPENDING DETAILS	1 MILE		3 MILE		5 MILE	
Expand All	Total Spending	Avg Household	Total Spending	Avg Household	Total Spending	Avg Household
Apparel	\$4,668,748	\$1,258	\$35,617,681	\$1,447	\$87,217,945	\$1,510
Entertainment, Hobbies & Pets	\$16,552,639	\$4,460	\$116,359,233	\$4,726	\$294,312,370	\$5,095
Food & Alcohol	\$29,425,024	\$7,929	\$209,927,932	\$8,527	\$519,118,894	\$8,987
Household	\$19,365,018	\$5,218	\$136,743,544	\$5,554	\$351,320,426	\$6,082
Transportation & Maintenance	\$23,178,837	\$6,246	\$176,249,352	\$7,159	\$442,238,304	\$7,656
Health Care	\$6,103,318	\$1,645	\$41,359,650	\$1,680	\$103,678,069	\$1,795
Education & Daycare	\$6,338,705	\$1,708	\$49,604,768	\$2,015	\$133,607,615	\$2,313
Total Specified Consumer Spending	\$105,632,289	\$28,465	\$765,862,160	\$31,107	\$1,931,493,623	\$33,437



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