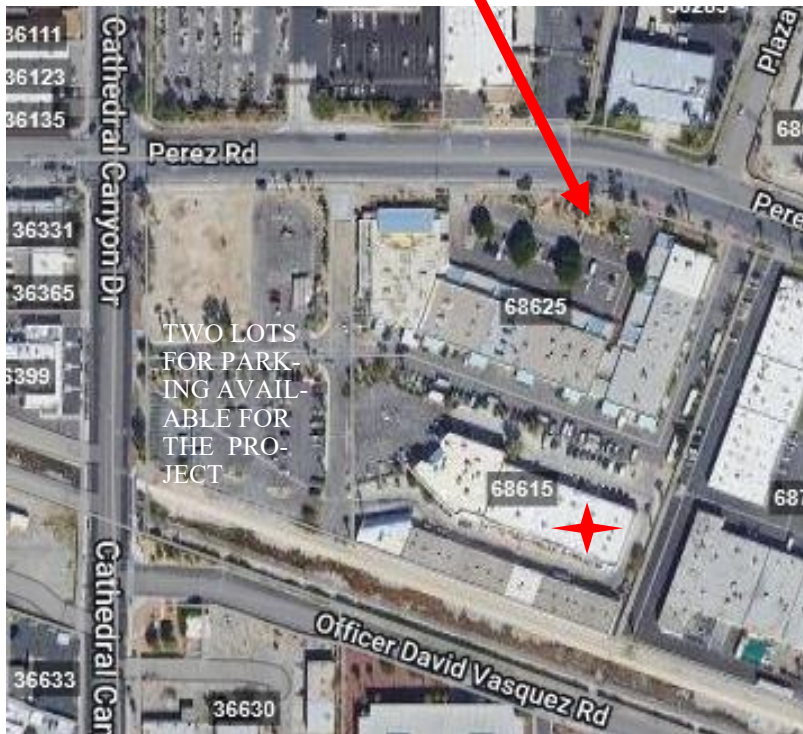


## OFFICE UNITS FOR LEASE

- ♦ ESTABLISHED PAJARO BUSINESS CENTER
- ♦ EXISTING 100,000 ± SF COMMERCIAL COMPLEX
- ♦ RIVERSIDE COUNTY OFFICES NEXT DOOR
- ♦ WELL MAINTAINED AND MANAGED PROPERTY
- ♦ TWO PARKING LOTS FOR AMPLE PARKING
- ♦ #1-2 3840 SF SPACES
- ♦ #3-7 9600SF SPACES AVAIL
- ♦ # 8 2400 SF SPACE AVAIL
- ♦ SPACES FROM 2400 SF TO 15840 IF ASSEMBLED
- ♦ SIGNAGE ON PEREZ RD



## 68615 Bldg A Perez Rd.



### Demographics >>

	1 mile	3 miles
Population	7,957	49,948
Households	3,866	20,038
Median Age	58	47.80
Median HH Income	\$49,935	\$57,282
Daytime Employees	4,793	18,436
Population Growth '23 - '28	▲ 1.08%	▼ -0.36%
Household Growth '23 - '28	▲ 0.70%	▼ -0.14%

### Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Cathedral Canyon Dr	Perez Rd N	13,662	2018	0.12 mi
Cathedral Canyon Dr	Ave Lalo Guerrero N	11,075	2022	0.21 mi
Cathedral Canyon Dr	Kieley Rd N	15,576	2022	0.21 mi
Glenn Ave	E Palm Canyon Dr S	1,275	2018	0.22 mi
E Palm Canyon Dr	Glenn Ave E	29,125	2018	0.23 mi
E Palm Canyon Dr	Palo Verde Dr NW	32,828	2022	0.24 mi
Glenn Ave	Grove St S	697	2018	0.27 mi
Cathedral Canyon Dr	Cove Ln S	8,687	2022	0.27 mi
Monty Hall Dr	1st St N	1,809	2018	0.29 mi
Van Fleet St	A St S	1,600	2018	0.32 mi

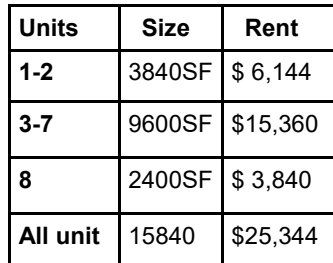
Made with TrafficMetrix® Products

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# Cathedral City, Ca

## SITE PLAN OF AVAILABLE SPACES



**PHOTOS ON PAGE THREE.**

The above information, while not guaranteed, has been obtained from sources deemed reliable and is subject to change without notice. Tenant must verify the information and bears all risk for any inaccuracies.





FRONT WITH PARKING FOR UNITS 1-8



HIGHLY VISABLE SIGNAGE ON PEREZ RD



UNIT 8 LOBBY AREA



UNIT 8 OFFICE AREA



UNIT 3-7 LARGE CONFERENCE ROOM



UNIT 3-7