

25,000 SF AVAILABLE

HARBOR FREIGHT TOOLS

PARKING LOT SALE
FRI - SUN - MAR 10-12

25,000 SF ANCHOR BOX AVAILABLE
Join Cardenas Market, Harbor Freight Tools, and CVS

Golden Mile Shopping Center

31833 Date Palm Drive | Cathedral City, CA 92234

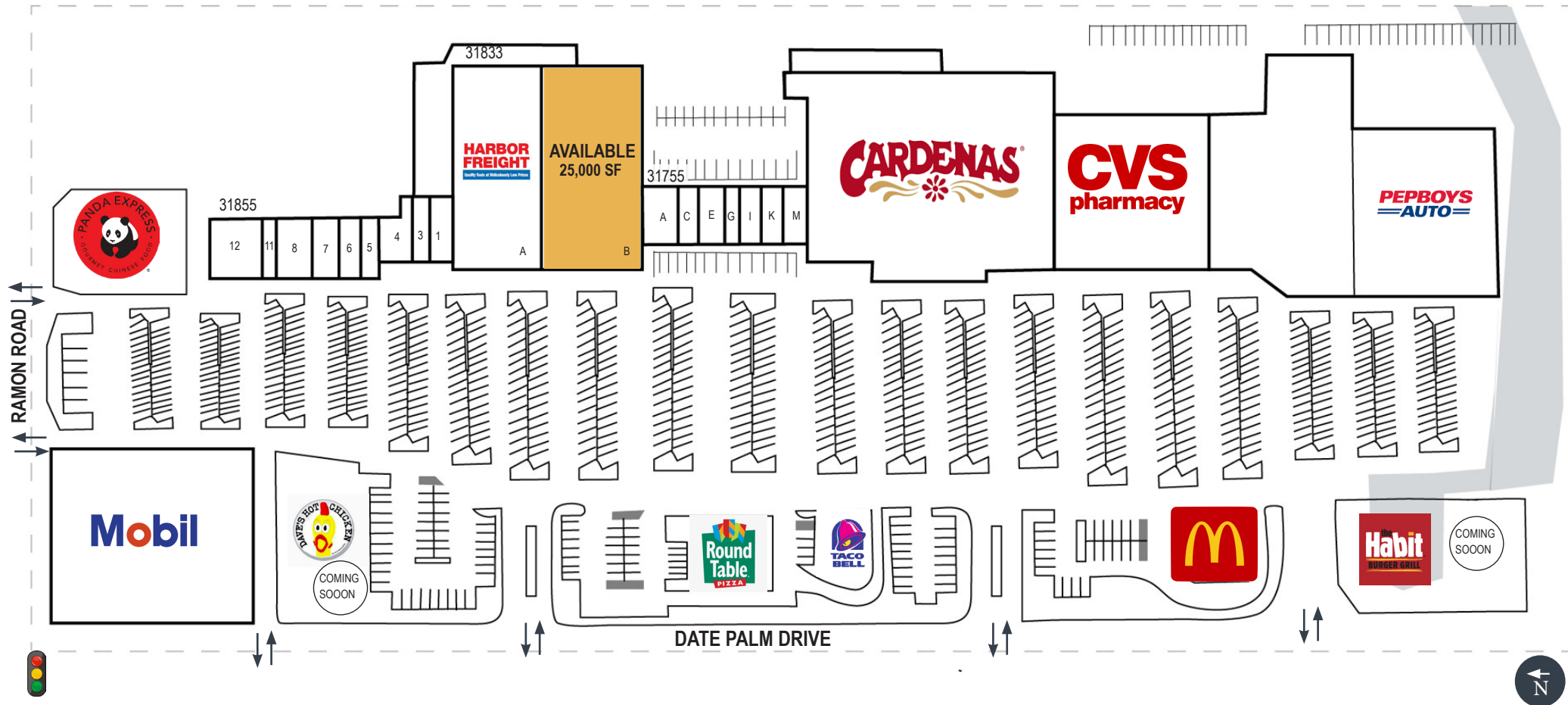
OMAR HUSSEIN, Principal
(214) 923-3246
omar@beaconrealtyadvisors.com
CA Lic. 01356731

AERIAL



The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date. The proforma revenues and expenses set forth in this brochure do not constitute a representation, warranty, or guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Independent estimates and proforma revenues and expenses should be developed before any decision is made on where to invest in the property.

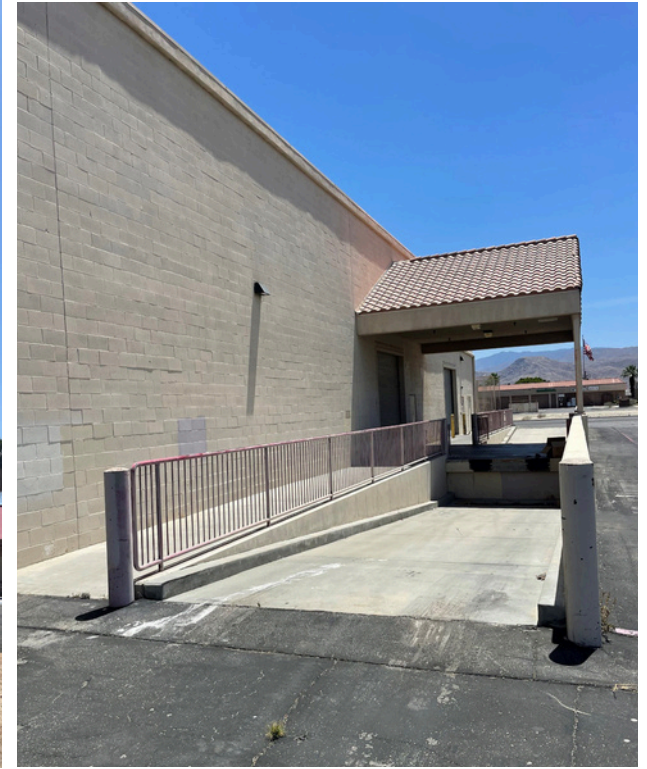
SITE PLAN



The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date. The proforma revenues and expenses set forth in this brochure do not constitute a representation, warranty, or guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Independent estimates and proforma revenues and expenses should be developed before any decision is made on where to invest in the property.

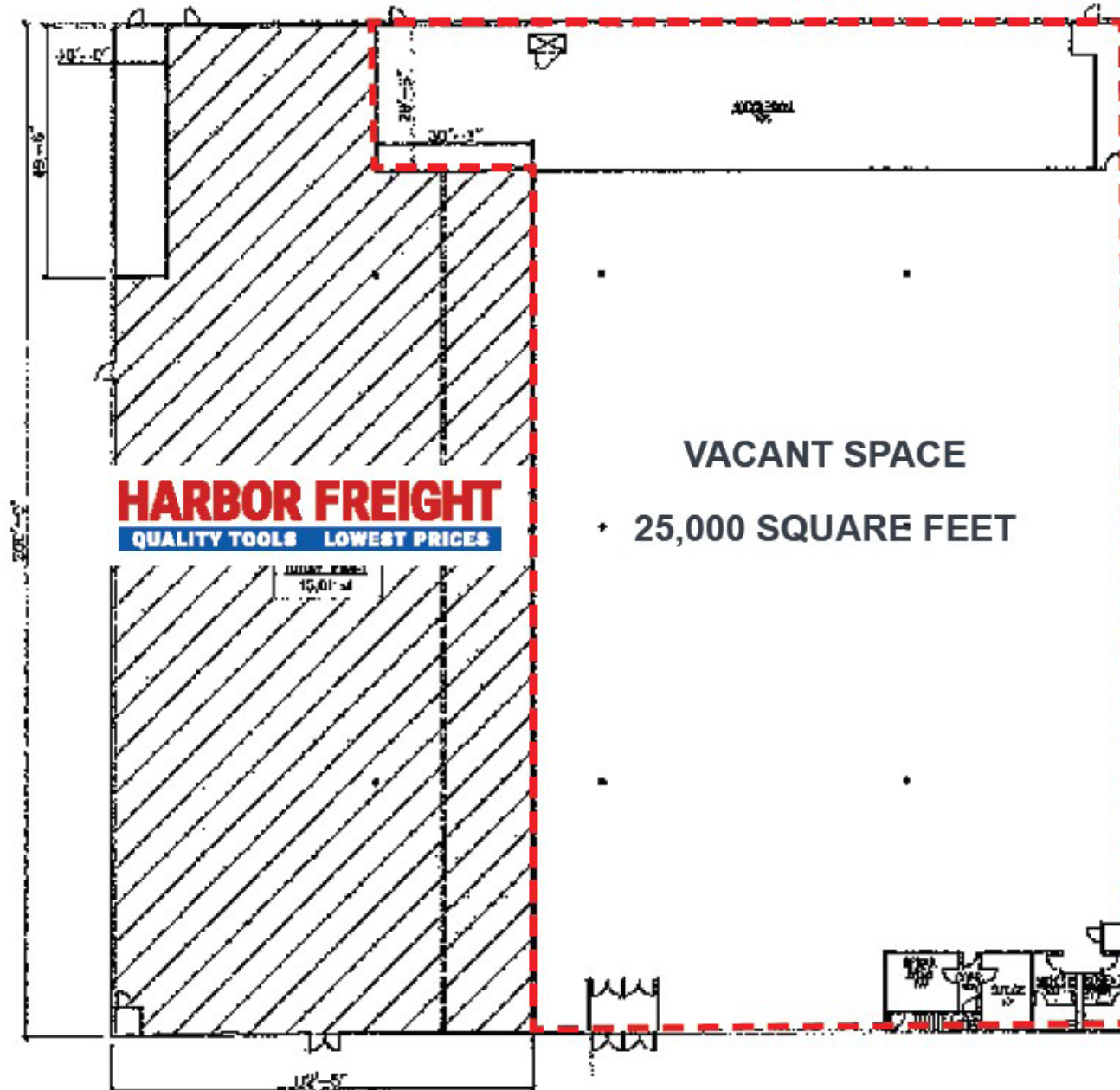
PROPERTY FEATURES

- 25,000 SF high profile building currently occupied by Furniture Depot/Jerry's Hot Deals who can vacate with 30 day notice
- Property anchored by Cardenas grocery and CVS Pharmacy
- Pylon signage available on Date Palm and Ramon Drive
- 20 FT ceiling clear height
- Full-sized truck well and loading dock
- Multiple access points to center
- Signalized intersection location at Date Palm Dr. & Ramon Rd., with more than 60,000 VPD



The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date. The proforma revenues and expenses set forth in this brochure do not constitute a representation, warranty, or guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Independent estimates and proforma revenues and expenses should be developed before any decision is made on where to invest in the property.

FLOOR PLAN



The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date. The proforma revenues and expenses set forth in this brochure do not constitute a representation, warranty, or guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Independent estimates and proforma revenues and expenses should be developed before any decision is made on where to invest in the property.

DEMOGRAPHICS

Population



1 Mile Radius	23,172
3 Mile Radius	70,009
5 Mile Radius	115,784

Average Annual HH Income



1 Mile Radius	\$65,419
3 Mile Radius	\$84,300
5 Mile Radius	\$89,944

Average Age



1 Mile Radius	34.9
3 Mile Radius	41.2
5 Mile Radius	45.1

Traffic Counts



Date Palm Dr.	25,639 VPD
Ramon Rd.	32,158 VPD
Intersection	57,797 VPD

* Source Costar 2022

CATHEDRAL CITY

- A desert city in Southern California's Riverside County located within the Coachella Valley (7 miles south-east of Palm Springs, 115 miles east of Los Angeles, and 126 northeast of San Diego.)
- Cathedral City is home to the second largest, year-round population in The Valley and greater than sixty percent of its residents are homeowners.
- Date Palm Drive, is a main corridor in Cathedral City and runs north/south through the Western part of the Coachella Valley.

COACHELLA VALLEY

- Tourism is the largest employer and the #1 contributor to the local economy employing 19,000 +
- \$4 Billion generated annually; 12+ million estimated number of day and overnight visits annually
- Plans to increase tourism to 16.8 million by 2026; a 30% increase from 2018
- "Golf Capital of the World" with 130+ golf courses
- Annual events include: Coachella Music and Arts Festival, Stage Coach Festival, PGA/LPGA Golf Tournaments, BNP Paribas Tennis Open, Food & Wine Festival
- Palm Springs International Airport - 5 minutes from downtown Palm Springs; 2.3 million passengers pass through annually

Golden Mile Shopping Center

31833 Date Palm Drive | Cathedral City, CA 92234



25,000 SF ANCHOR BOX AVAILABLE

CONTACT

OMAR HUSSEIN, Principal
(214) 923-3246
omar@beaconrealtyadvisors.com
CA Lic. 01356731