

SHOWROOM
WAREHOUSE

FOR LEASE

LAST SUITE! ±6,748 SF

PRIME LOCATION ON PEREZ RD. IN THE CITY OF CATHEDRAL CITY

 **COLDWELL
BANKER
COMMERCIAL**
LYLE & ASSOCIATES
CALDRE 01462012



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68945 PEREZ RD., CATHEDRAL CITY, CA 92234

FOR LEASE



OFFERING SUMMARY

AVAILABLE SF:	6,748 SF
LEASE RATE:	\$0.95 SF/month (NNN)
YEAR BUILT:	1995
YEAR RENOVATED:	2023
BUILDING SIZE:	29,416
RENOVATED:	2023
ZONING:	I-1 (Light Industrial)
MARKET:	Inland Empire
SUBMARKET:	Coachella Valley

PROPERTY OVERVIEW

68945 Perez Rd. is a 29,416 SF multi-tenant industrial showroom/warehouse building located in the Perez Road arts and design corridor in Cathedral City, Ca. The property has eight units, with three units currently available.

The building and its common areas are well-maintained and consist of quality construction. The exterior and any load-bearing walls are concrete construction. The parking lot is also concrete instead of asphalt.

PROPERTY HIGHLIGHTS

- 68945 Perez Rd. is a 29,416 SF multi-tenant industrial showroom/warehouse building located in the Perez Road arts and design corridor and one block from the new Agua Caliente Casino!
- Only 1 suite available! 6,748 SF
- Outstanding signage from significant frontage on Perez Road.
- Excellent parking ratio at 4 per 1000 SF.
- 17 FT ceiling heights throughout.
- New ownership and Property Management Team!
- Adjacent to Dunn Edwards Paints and anchored by Caliber Collision.

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LEASE INFORMATION

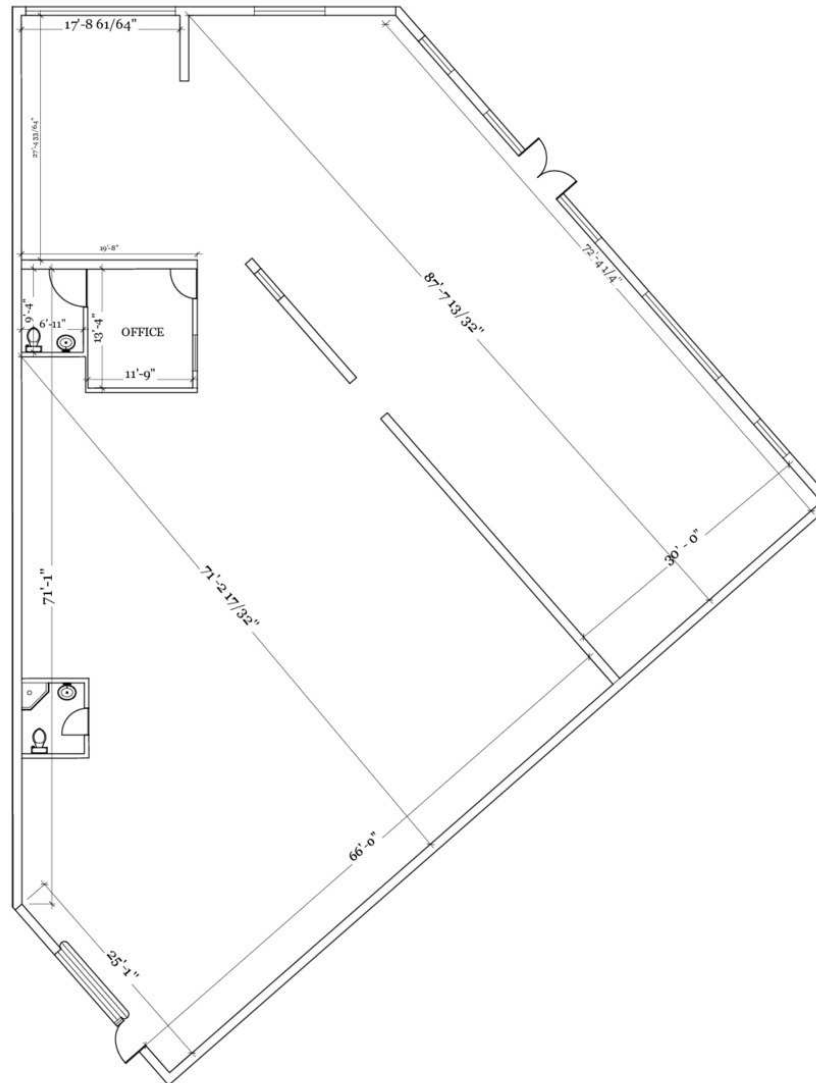
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,748 SF	Lease Rate:	\$0.95 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
68945-4 Perez Rd.	Available	6,748 SF	NNN	\$0.95 SF/month	Unit 4 has significant frontage on Perez Road with 8 (ft) glass windows that look onto the showroom portion of the space. The front doors to the space face the parking lot. The Unit has one interior room that can be used as an office and two restrooms. The warehouse space is carpeted and can be used as additional showroom space or converted back into warehouse. The space also consists of one roll-up and a main door in the rear.

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Front of space



Back of space



Inside (showroom)



Inside (warehouse)

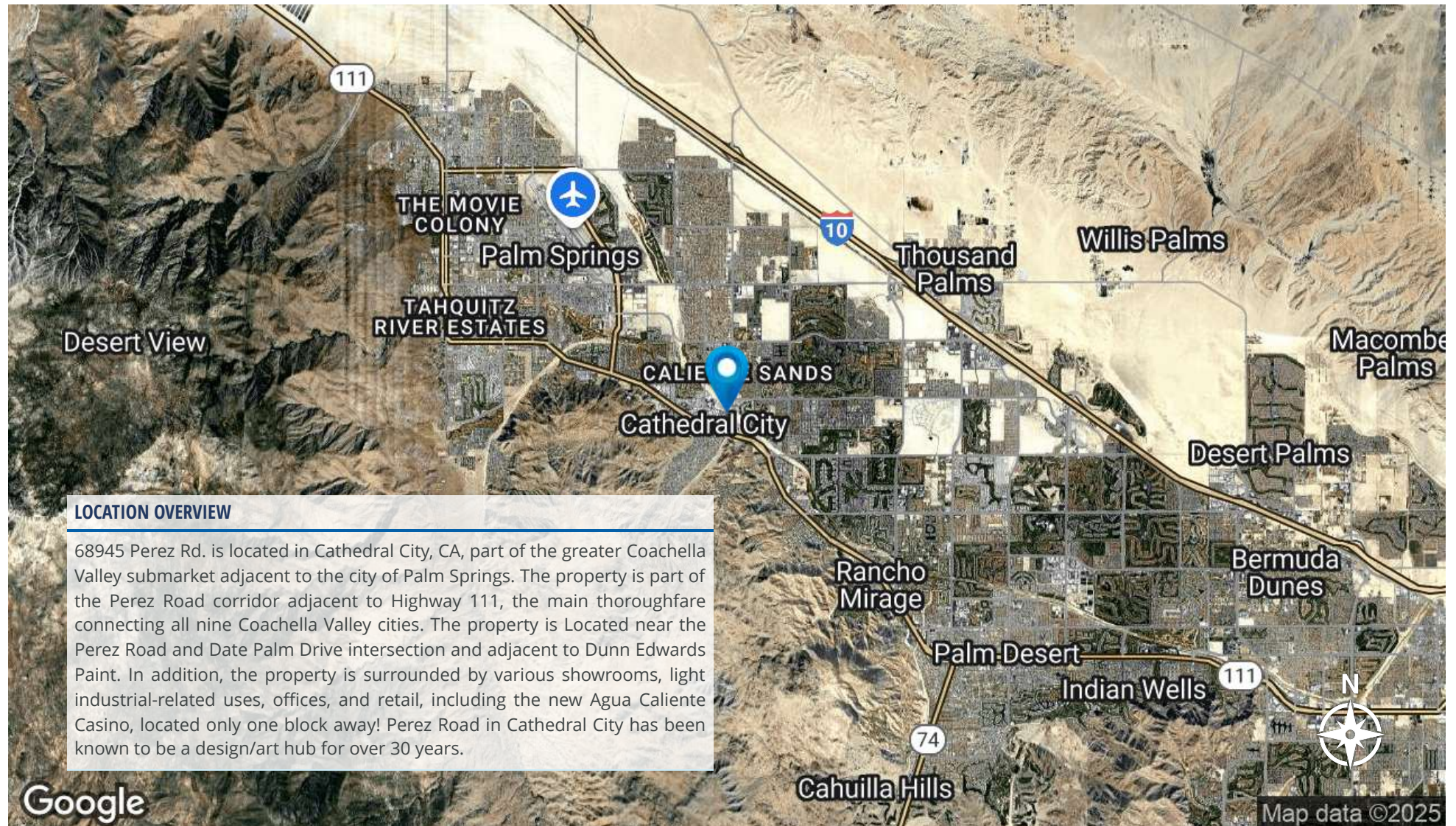
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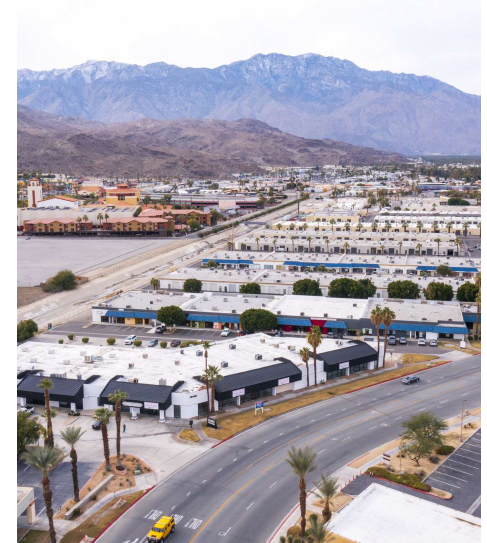
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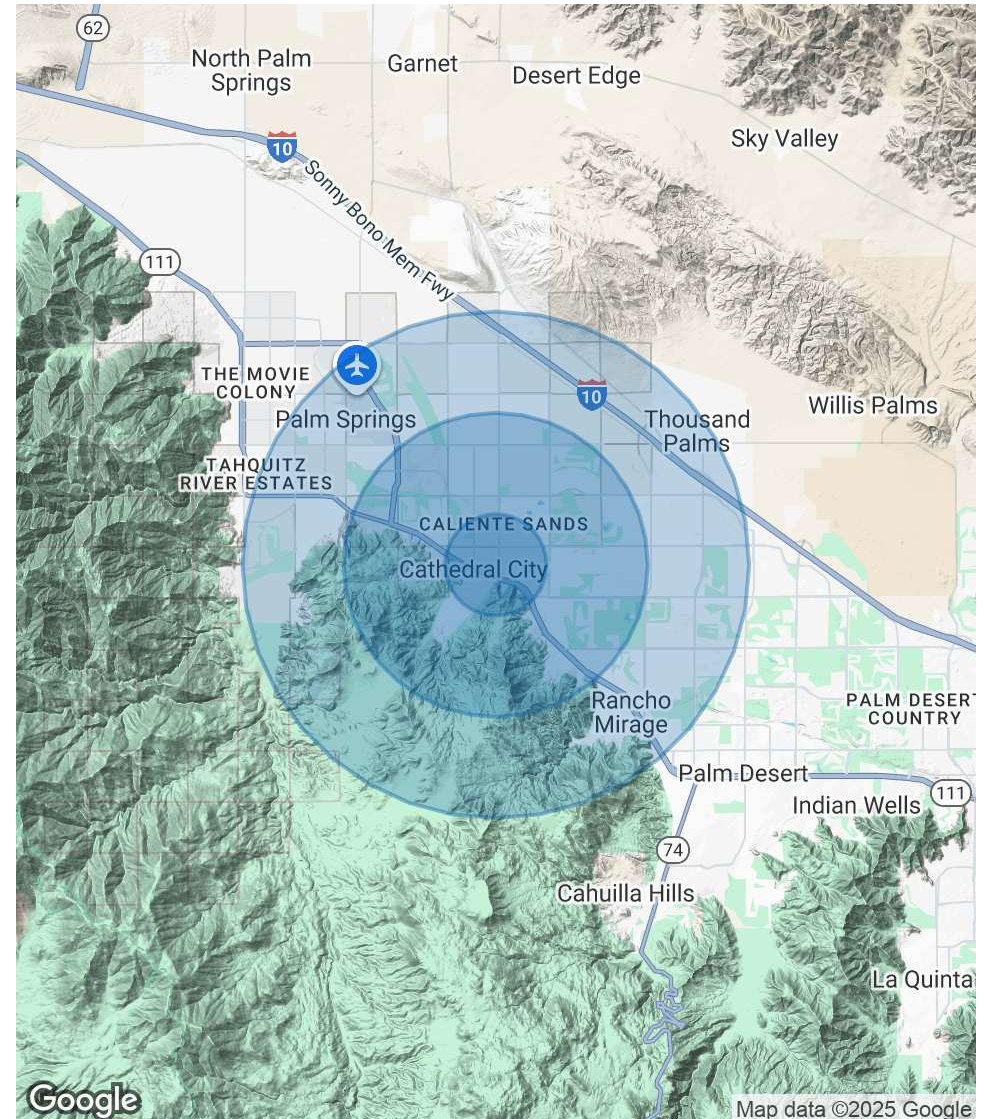
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,221	47,588	104,544
Average Age	54.1	47.8	49.3
Average Age (Male)	57.0	48.2	49.4
Average Age (Female)	46.7	46.6	48.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,959	28,376	64,696
# of Persons per HH	1.5	1.7	1.6
Average HH Income	\$53,139	\$60,577	\$64,711
Average House Value	\$293,283	\$354,751	\$391,591

* Demographic data derived from 2020 ACS - US Census



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