

FULLY IMPROVED COMMERCIAL LOT

EAST PALM CANYON DR, CATHEDRAL CITY

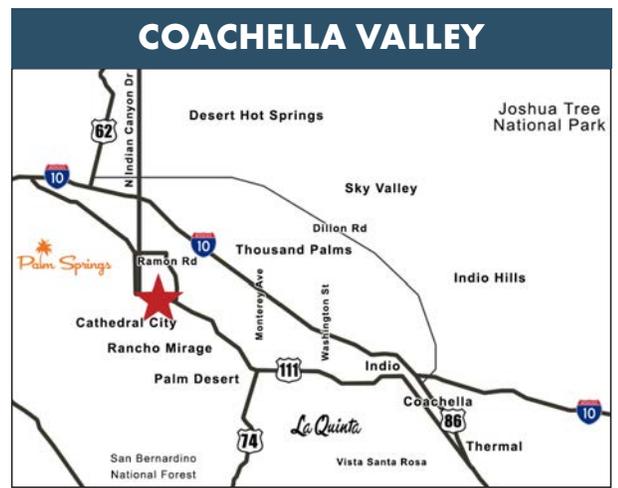


68280 HIGHWAY 111 (EAST PALM CANYON DR), CATHEDRAL CITY, CA

FEATURES

- 9,583 SF commercial corner lot located at signalized intersection on major thoroughfare in Cathedral City
- Fully improved with block wall, iron-rod fencing, and entry gate
- Close proximity to Cathedral City Arts & Entertainment District, the new Agua Caliente Casino
- Impressive traffic counts of 34,420 AADT on Highway 111
- Located within an Opportunity Zone, with potential for tax incentives
- 4 miles away from Palm Springs Airport
- Cathedral City has the second highest full-time population in the Coachella Valley
- Cathedral City is pro growth and business friendly
- 100,000 year round west valley residents within 5-mile radius

PRICE: \$349,000 (\$36.42/SF)



VICINITY MAP



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FULLY IMPROVED COMMERCIAL LOT

AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** Located at 68280 Highway 111 in Cathedral City, CA
- **General Plan:** [Click here to view C-G \(General Commercial\)](#)
- **Zoning:** [Click here to view PCC \(Planned Community Commercial\)](#)
- **APN:** 687-311-029
- **Total Size (According to County Assessor's Information):** 0.22 AC (9,583 SF)
- **Utilities:** Water: 1" service without meter
Sewer: 6" sewer lateral
- **Flood Zone:** 500 Year
- **Airport Land Use Compatibility Zone:** [Zone D - Click to view](#)
- **Comments:** Cathedral City, nestled in the Coachella Valley of Southern California, offers a vibrant blend of natural beauty and recreational opportunities. With its array of golf courses, including the popular Desert Princess Country Club, and access to hiking and biking trails, outdoor enthusiasts can enjoy the stunning desert landscapes. The city's annual events, such as the Cathedral City Hot Air Balloon Festival add to its cultural vibrancy. Cathedral City's thriving tourism industry, diverse dining options, and growing retail sector make it an engaging destination for residents and visitors alike.

DEMOGRAPHICS

	1 MI	3MI	5MI
Households	3,238	25,766	57,549
Avg. Household Income	\$76,808	\$89,107	\$100,915
Population	6,231	58,808	125,613

SITE PLAN



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.