

SALE

4-BUILDING INDUSTRIAL PROPERTY

36630 Cathedral Canyon Dr Cathedral City, CA 92234



PROPERTY DESCRIPTION

36630 CATHEDRAL CANYON DRIVE Excellent opportunity for any Owner-User or Investor searching for a property in the "Heart" of Cathedral City! Four separate Industrial Buildings (with multiple roll-up doors) on a large 1.21 Acre fenced/secure lot surrounded by Memorial Park/Officer David Vasquez Road to the North, the Downtown Parking Structure to the East and Cathedral City Maintenance Building/Amphitheater to the South. Cathedral City Hall, Coachella Valley Repertory, Mary Pickford Theatres, Pickford Promenade and Agua Caliente Casino are all just steps away as well. Poised for redevelopment, the property is located in an advantageous zone with an abundance of parking.

Motivated Seller Negotiable Terms!

Rob Wenthold
(760) 641-7602
CalDRE #01153834

LOCATION DESCRIPTION

Located on the East side of Cathedral Canyon Drive between Avenida Lalo Guerrero and Officer David Vasquez Road.

OFFERING SUMMARY

Sale Price:	\$2,350,000
Number of Units:	4
Lot Size:	52,298 SF
Building Size:	10,560 SF



**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
LP

SALE

4-BUILDING INDUSTRIAL PROPERTY

36630 Cathedral Canyon Dr Cathedral City, CA 92234



Rob Wenthold
(760) 641-7602
CalDRE #01153834



COLDWELL BANKER
COMMERCIAL
LYLE & ASSOCIATES,
LP

SALE

4-BUILDING INDUSTRIAL PROPERTY

36630 Cathedral Canyon Dr Cathedral City, CA 92234



Rob Wenthold
(760) 641-7602
CalDRE #01153834



COLDWELL BANKER
COMMERCIAL
LYLE & ASSOCIATES,
LP

SALE

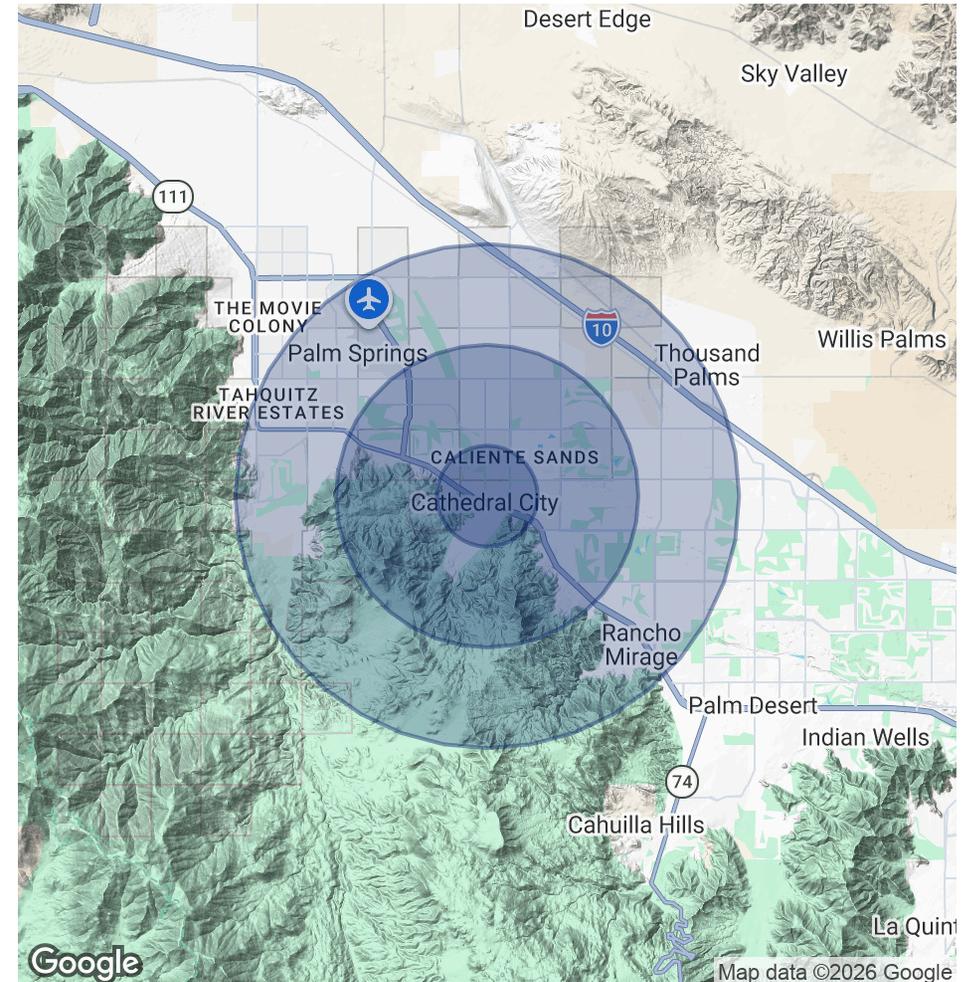
4-BUILDING INDUSTRIAL PROPERTY

36630 Cathedral Canyon Dr Cathedral City, CA 92234

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,795	47,341	100,764
Average Age	55	48	50
Average Age (Male)	55	48	50
Average Age (Female)	54	48	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,044	20,164	44,888
# of Persons per HH	1.9	2.3	2.2
Average HH Income	\$84,757	\$89,855	\$101,356
Average House Value	\$605,396	\$608,880	\$659,303

Demographics data derived from AlphaMap



Rob Wenthold
(760) 641-7602
CalDRE #01153834



COLDWELL BANKER
COMMERCIAL
LYLE & ASSOCIATES,
LP