



*Now Available*

## **Newly Remodeled - Suite F115**

The Canyon Plaza East Shopping Center offers prime office and retail suites in the Cathedral City downtown business corridor. The center is situated in a popular location on East Palm Canyon Drive/Highway 111, directly across from Super Target and Trader Joe's. Due to the convenient location in Cathedral City, Canyon Plaza features a strong tenant mix, with Mor Furniture – as the main anchor –, McDonalds, Upper Crust Pizza, and more. The center has abundant parking, excellent exterior signage opportunities, and digital advertising on the new high definition electronic monument sign that is perfectly positioned right on Highway 111, which has approximately 52,000 cars as the average traffic count per day. Suite F115 has a prime location in the Plaza. It is in rent ready condition featuring a large open area and private restroom. The suite has been newly remodeled with floor to ceiling glass entry doors and windows that create a bright work environment.

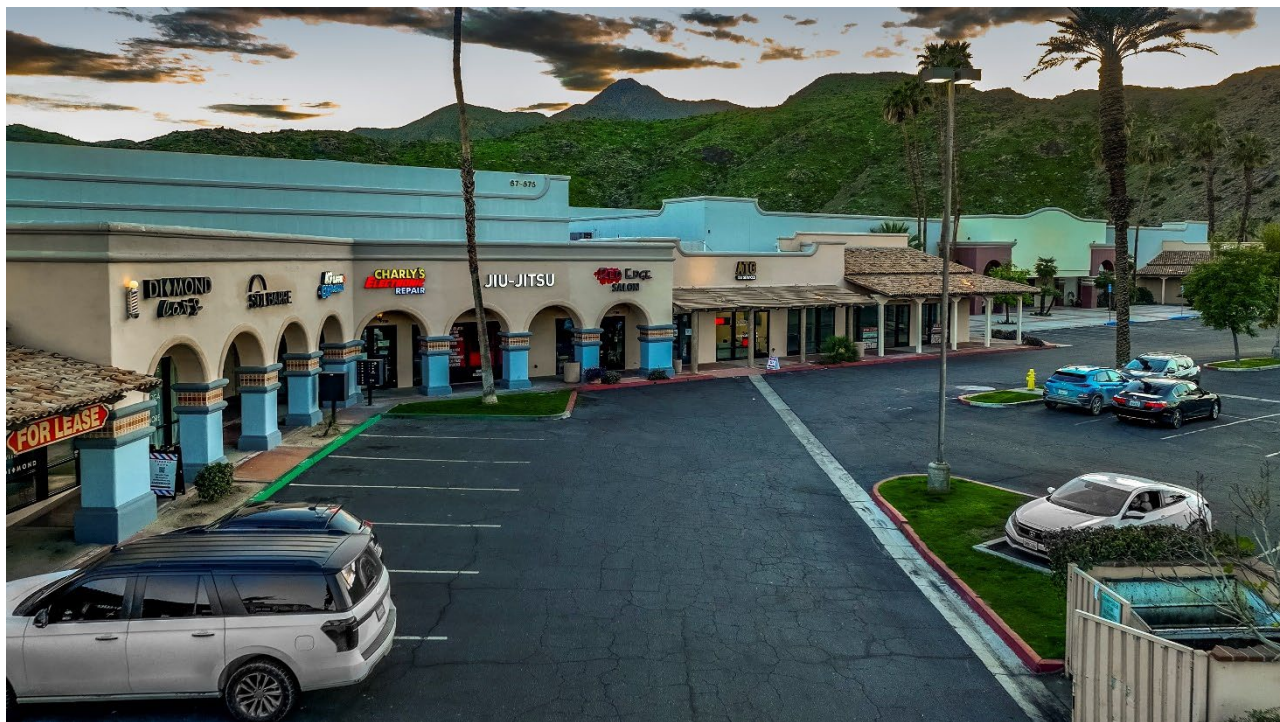


### **Suite F115 information below:**

<b>Suite Net Rentable SF:</b>	1,050 square feet
<b>Market Rate:</b>	\$1.75/SF plus approximately \$0.74 Triple Net Fee
<b>Building Type:</b>	Multi-Tenant Community Retail Center
<b>Building Address:</b>	67-555 East Palm Canyon Dr. Cathedral City, CA 92234
<b>Type:</b>	Retail or Office Suites
<b>Zoning:</b>	Community Commercial (CC)
<b>Tenant Mix:</b>	Retail & Office Use
<b>Traffic Count:</b>	52,500 cars per day
<b>Parking Ratio:</b>	Approx. 5 spaces per 1,000 square feet
<b>Available:</b>	Immediately

**For more leasing information or a private showing please contact Samuel Rasmussen at 858-273-6600 or e-mail at [srasmussen@oceanprop.net](mailto:srasmussen@oceanprop.net).**

**Canyon Plaza East**  
**Common Area Photos**  
**67-555 E. Palm Canyon Drive**  
**Cathedral City, CA 92234**



**Canyon Plaza East**  
**Suite F115 Photos**  
**67-555 E. Palm Canyon Drive**  
**Cathedral City, CA 92234**



**Canyon Plaza East**  
**Suite F115 Exterior Signage Locations**  
**67-555 E. Palm Canyon Drive**  
**Cathedral City, CA 92234**

**Exterior Building Signage**



**Electronic Monument Sign**



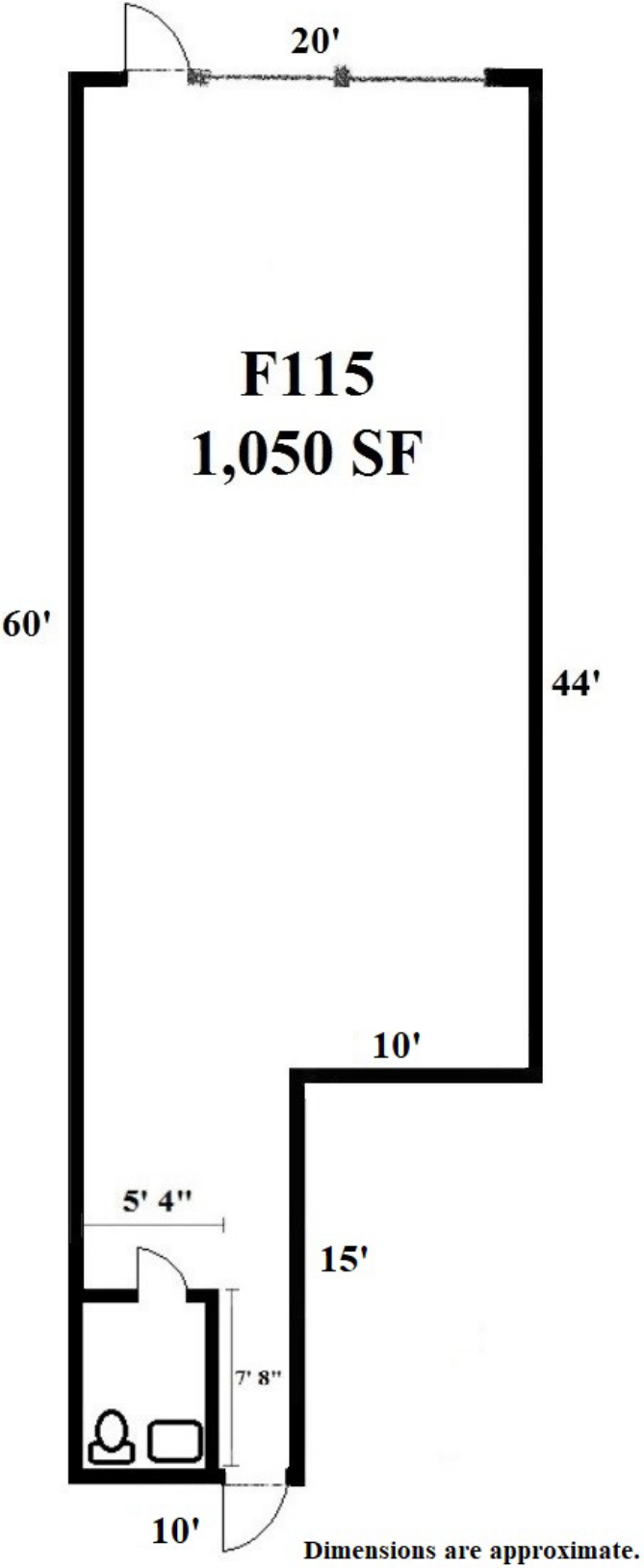
**Monument Sign**



**Canyon Plaza East**  
**Suite F115 Site Plan – 1,050 SF**  
**67-555 E. Palm Canyon Drive**  
**Cathedral City, CA 92234**



**Canyon Plaza East**  
**Suite F115 Space Plan**  
**1,050 Square Feet**



**Canyon Plaza East**  
**67-555 E. Palm Canyon Drive**  
**Cathedral City, CA 92234**



**CANYON PLAZA**  
CATHEDRAL CITY



**TARGET.**



**Canyon Plaza East**  
**67-555 E. Palm Canyon Drive**  
**Cathedral City, CA 92234**

