



# THE CROSSINGS

Bob Hope Drive & Interstate 10

CATHEDRAL CITY, CALIFORNIA

GROUND LEASE | SALE OPPORTUNITY

# RETAIL OPPORTUNITY

At One of Coachella Valley's Most Visible Freeway Interchanges

## THE CROSSINGS AT BOB HOPE

31330 Bob Hope Dr., Cathedral City, CA 92276

### PAD 1

APN 650-090-049 (Parcel 5)

Size: 1.01 AC | Approvals for ±5,000 SF Retail

### PAD 2

APN 650-090-050 (Parcel 6)

Size: 0.78 AC | Approvals for ±3,507 SF Retail

### PAD 3

APN 650-090-051 (Parcel 7)

Size: 0.61 AC | Approvals for ±2,500 SF Retail

**ZONING:** MU-U - Mixed Use - Urban



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## Overview

**The Crossings** is a premier retail development located at the signalized intersection of Bob Hope Drive and Varner Road, directly off of Interstate 10 in Cathedral City. Positioned at one of the region's primary freeway gateways, the project offers exceptional visibility, convenient access, and an established lineup of nationally recognized retailers.

Anchored by Starbucks, McDonald's, Taco Bell, ARCO ampm, Best Western, The Crossings serves both local residents and the millions of annual visitors traveling throughout the Coachella Valley.

Several pad and shop opportunities remain available for retailers, restaurants, medical users, and service providers seeking a highly visible freeway location.

## HIGHLIGHTS

- ✓ Established retail destination
- ✓ Strong daytime population
- ✓ Freeway monument sign
- ✓ Adjacent to hospitality and nearby event venues
- ✓ High visibility freeway frontage
- ✓ Growing residential communities
- ✓ National co-tenancy



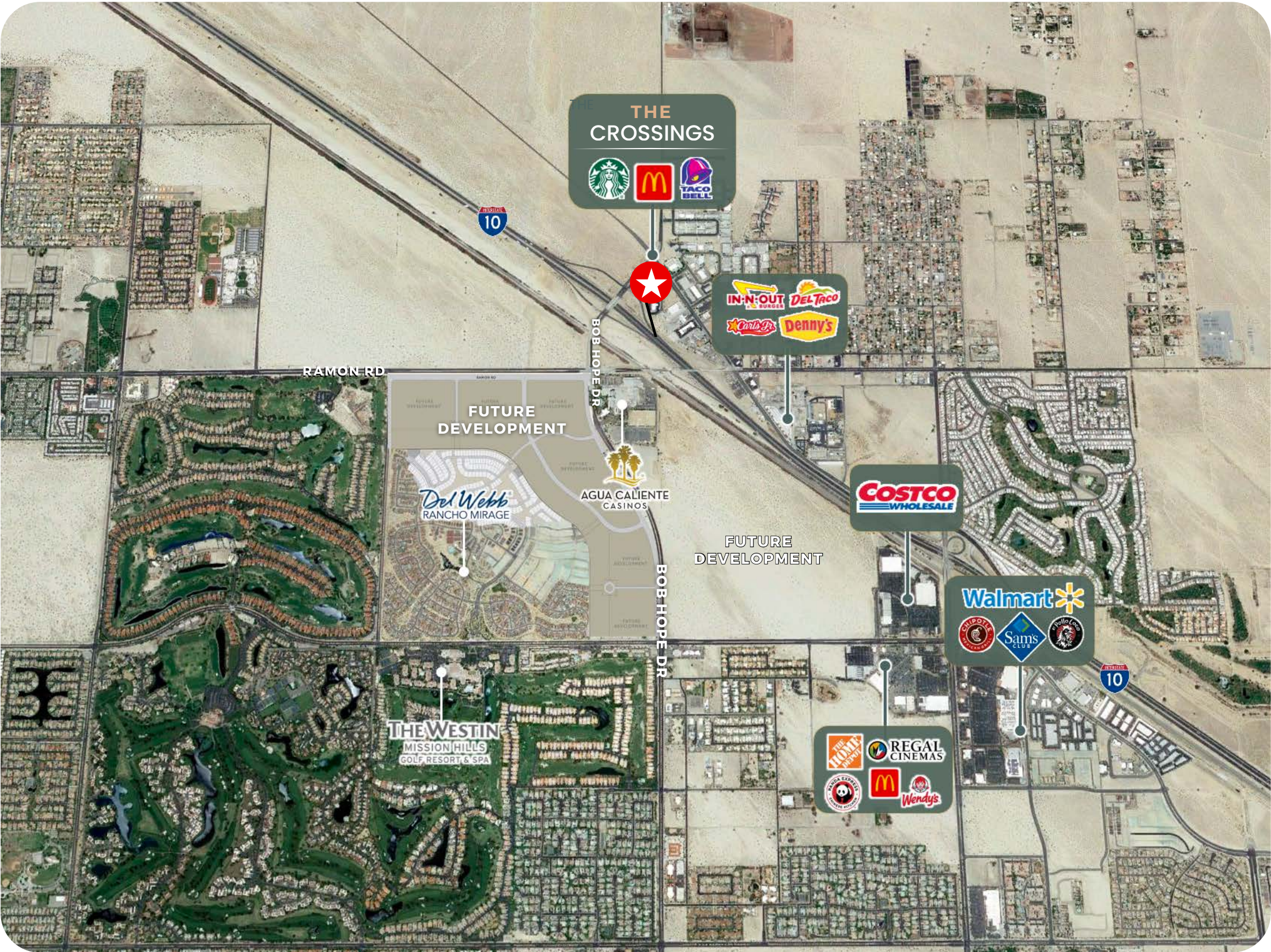
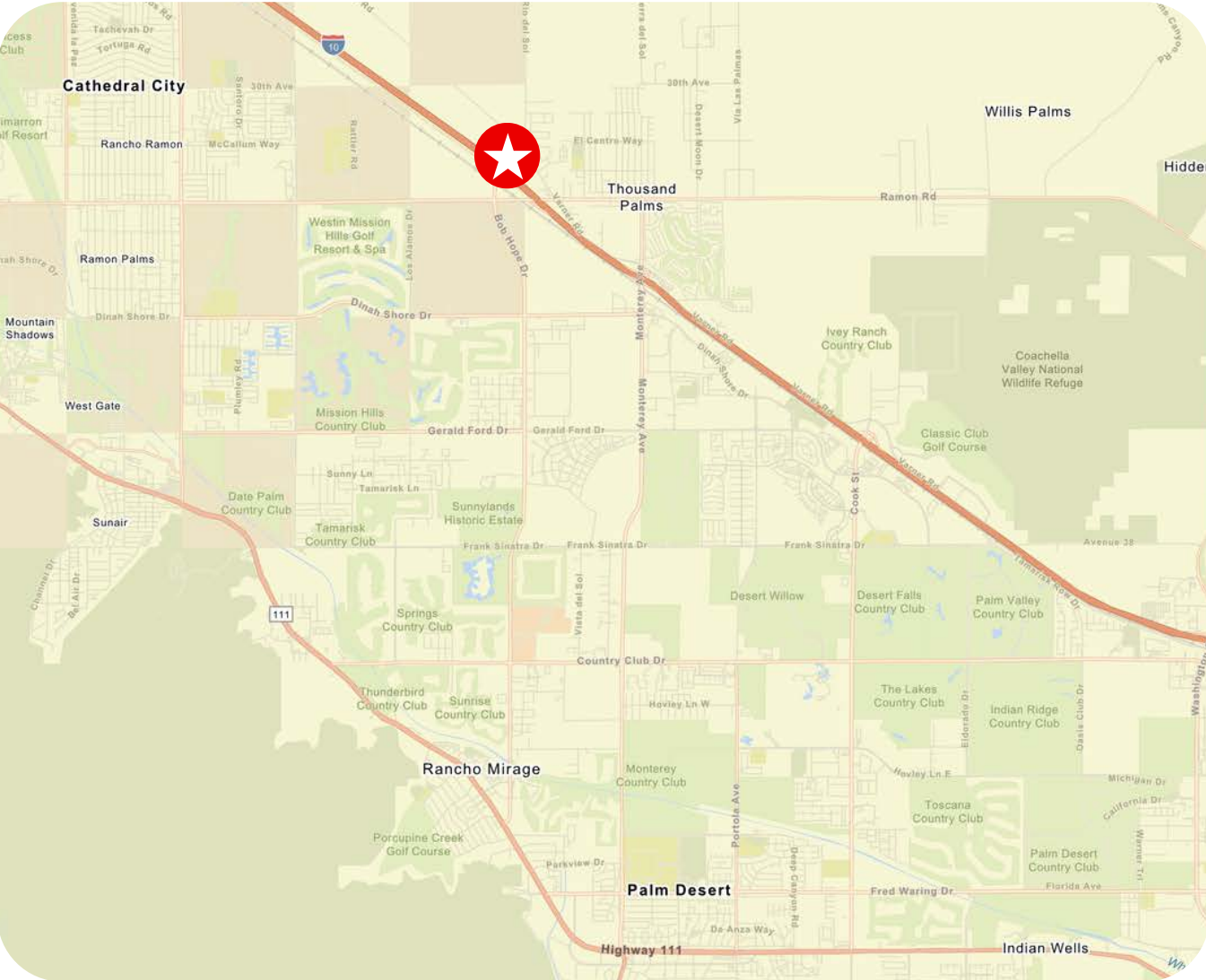
COMMERCIAL WEST BROKERAGE  
Doug Wombacher, LIC# 1424025 | Matt Berry, LIC# 2134414  
(949) 723-7300 | mberry@commercialwest.com



# LOCATION

## THE CROSSINGS AT BOB HOPE

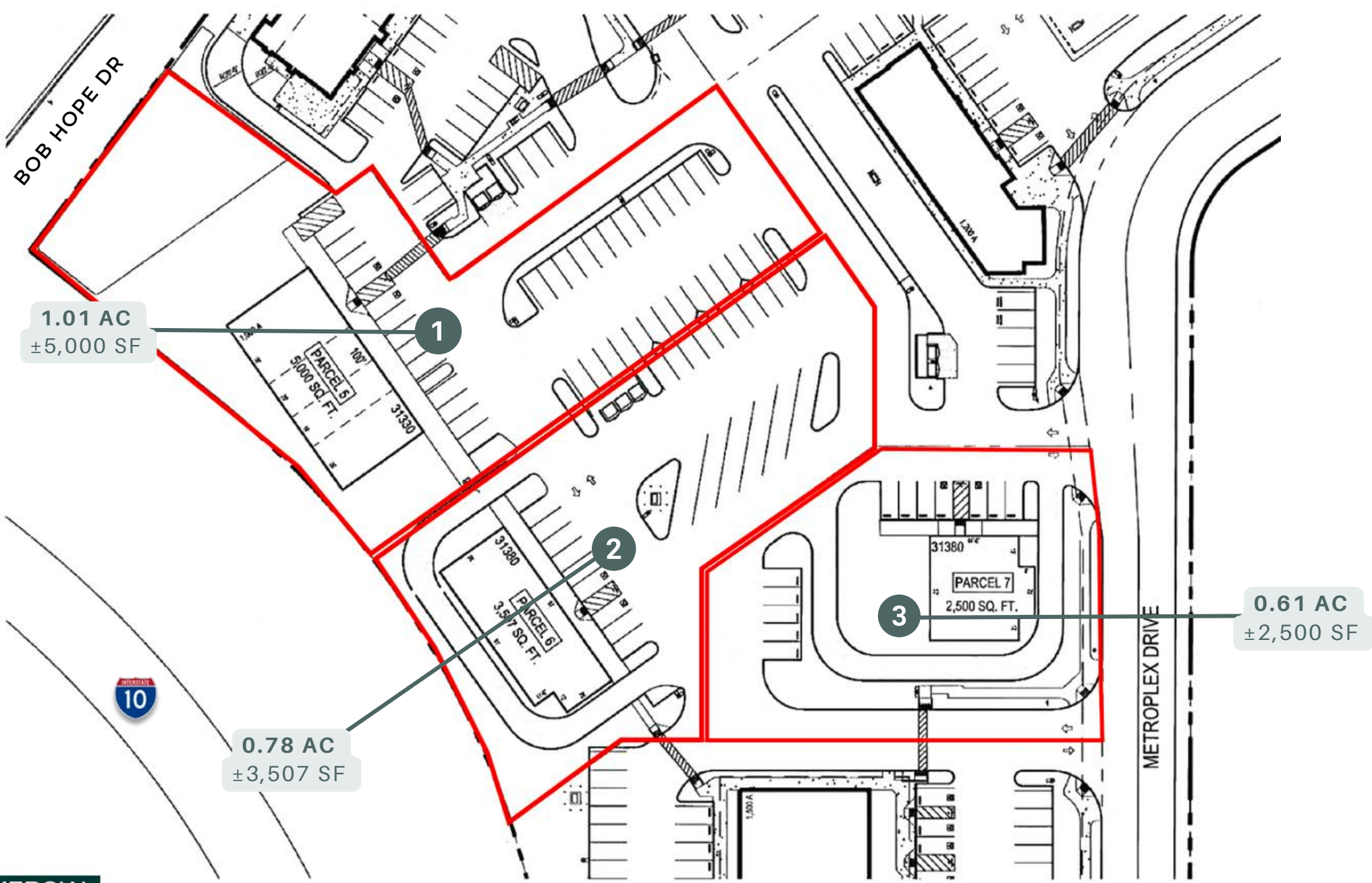
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# SITE PLAN

## THE CROSSINGS AT BOB HOPE

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COMMERCIAL  
WEST  
BROKERAGE

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| 2026 POPULATION SUMMARY                    | 3 miles   | 5 miles   | 10 miles  |
|--------------------------------------------|-----------|-----------|-----------|
| Population                                 | 23,770    | 86,929    | 231,699   |
| Total Daytime Population                   | 29,888    | 99,248    | 284,284   |
| Daytime Population: Workers                | 16,309    | 50,720    | 151,899   |
| Daytime Population: Residents              | 13,579    | 48,528    | 132,385   |
|                                            |           |           |           |
| 2026 INCOME SUMMARY                        |           |           |           |
| Median Household Income                    | \$100,179 | \$83,913  | \$83,304  |
| Average Household Income (Esri)            | \$141,621 | \$128,508 | \$130,145 |
| Per Capita Income (Esri)                   | \$58,929  | \$54,032  | \$59,893  |
|                                            |           |           |           |
| RACE & ETHNICITY                           |           |           |           |
| 2026 White Alone                           | 51.60%    | 47.60%    | 55.40%    |
| 2026 Black Alone                           | 2.20%     | 2.40%     | 2.80%     |
| 2026 American Indian/Alaska Native Alone   | 1.30%     | 1.40%     | 1.20%     |
| 2026 Asian Alone                           | 7.30%     | 6.20%     | 5.20%     |
| 2026 Pacific Islander Alone                | 0.10%     | 0.10%     | 0.10%     |
| 2026 Other Race                            | 23.30%    | 27.00%    | 21.20%    |
| 2026 Two or More Races                     | 14.10%    | 15.40%    | 14.00%    |
| 2026 Hispanic Origin (Any Race)            | 41.90%    | 47.40%    | 39.20%    |
|                                            |           |           |           |
| 2026 Employed Population 16+ by Occupation |           |           |           |
| Total                                      | 10,374    | 39,205    | 101,066   |
| White Collar                               | 54.40%    | 53.60%    | 58.20%    |
| Management/Business/Financial              | 14.60%    | 14.40%    | 17.00%    |
| Professional                               | 21.40%    | 18.50%    | 20.90%    |
| Blue Collar                                | 14.40%    | 15.70%    | 14.70%    |