

OFFICE SUBLEASE OPPORTUNITY

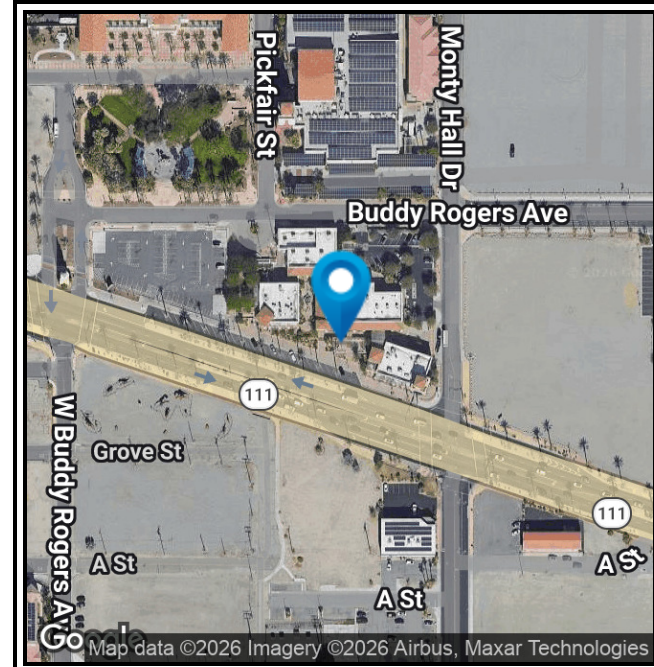
\$1.60 PSF/MONTH/NNN



68718 EAST PALM CANYON DRIVE, CATHEDRAL CITY, CA 92234
PICKFAIR PROMENADE

PROPERTY HIGHLIGHTS

- Prime location on Highway 111 at a signalized intersection
- Dynamic tenant mix with strong co-tenancy synergy
- Strong visibility and prominent signage opportunities
- Surrounded by major traffic drivers: Mary Pickford Theatre, CV Rep Theatre & Cathedral City Amphitheater
- New Circle K, Starbucks, Chipotle and more all within walking distance
- Rapidly growing corridor with new housing developments and expanding retail/dining amenities
- Established center with attractive Tuscan-style architecture, lush landscaping, and water features



Arley Ryan

630.660.9376

CalDRE #02198855

arleyryan@cbclyle.net

Michael Lyle

760.774.6533

CalDRE #02002995

mlyle@cbclyle.net

www.cbclyle.com

COLDWELL BANKER COMMERCIAL
LYLE & ASSOCIATES, LP

78000 FRED WARING DRIVE | SUITE 200

PALM DESERT, CA 92211

760-772-6400

68718 EAST PALM CANYON DRIVE, CATHEDRAL CITY, CA 92234

PICKFAIR PROMENADE



OFFERING SUMMARY

Available SF:	2,077 SF
Lease Rate:	\$1.60 SF/month (\$0.63 SF NNN)
Lot Size:	78,408 SF
Building Size:	22,498 SF
Zoning:	MXC-Mixed Use Commercial
Market:	Inland Empire
Submarket:	Coachella Valley

PROPERTY OVERVIEW

Pickfair Promenade is a well-positioned multi-tenant retail center in the heart of Downtown Cathedral City. Located along highly traveled Hwy 111 at a signalized intersection, the property offers excellent visibility, strong signage opportunities, and convenient access.

The center is surrounded by major destination drivers including the Mary Pickford Theatre, CV Rep Theatre, and the Cathedral City Amphitheater. Directly across the street, the area is undergoing significant growth with the development of Cathedral Cove Center—a new 14-acre mixed-use project featuring national retailers, drive-thru restaurants, and a future residential component—further enhancing the area's long-term draw and consumer base.

With its attractive Tuscan-style architecture, lush landscaping, and dynamic tenant mix, Pickfair Promenade offers an inviting and established environment for retail, office, and service-oriented users

Arley Ryan
630.660.9376
CalDRE #02198855
arleyryan@cbclyle.net

Michael Lyle
760.774.6533
CalDRE #02002995
mlyle@cbclyle.net

68718 EAST PALM CANYON DRIVE, CATHEDRAL CITY, CA 92234

PICKFAIR PROMENADE

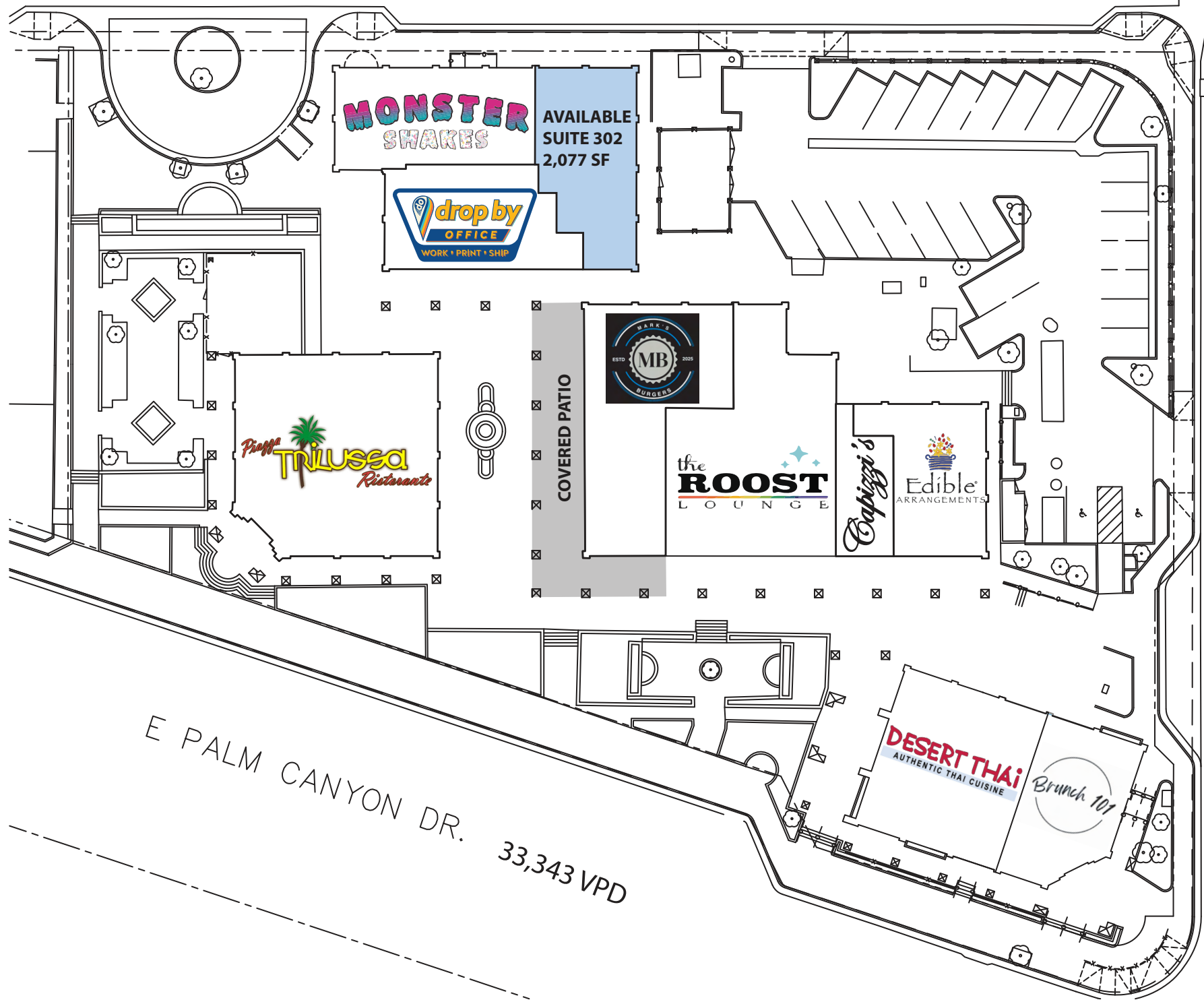


Arley Ryan
630.660.9376
CalDRE #02198855
arleyryan@cbclyle.net

Michael Lyle
760.774.6533
CalDRE #02002995
mlyle@cbclyle.net

BUDDY ROGERS DRIVE

MONTY HALL DRIVE



E PALM CANYON DR. 33,343 VPD

68718 EAST PALM CANYON DRIVE, CATHEDRAL CITY, CA 92234

PICKFAIR PROMENADE



Arley Ryan
630.660.9376
CalDRE #02198855
arleyryan@cbclyle.net

Michael Lyle
760.774.6533
CalDRE #02002995
mlyle@cbclyle.net

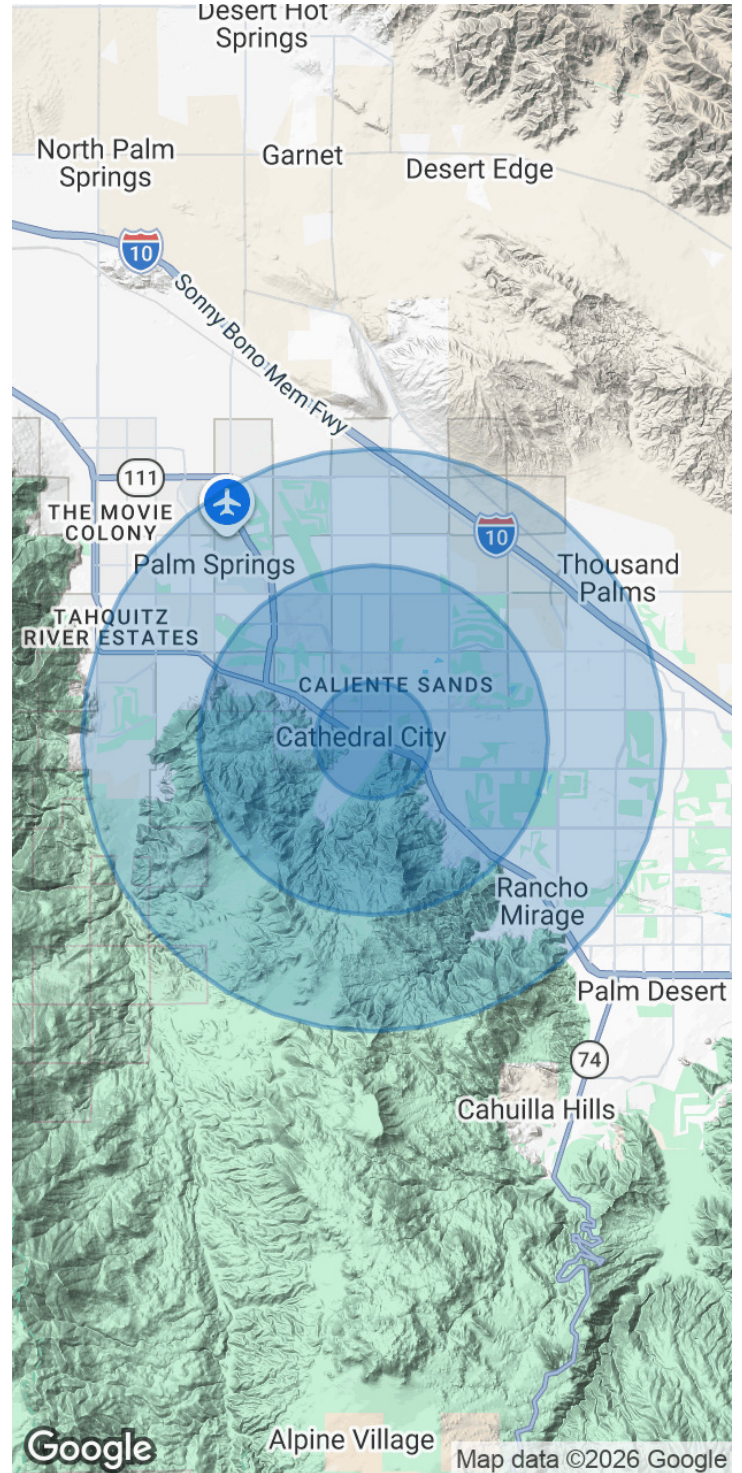
68718 EAST PALM CANYON DRIVE, CATHEDRAL CITY, CA 92234

PICKFAIR PROMENADE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,449	46,827	92,040
Average Age	51.5	42.3	44.7
Average Age (Male)	52.9	42.4	44.7
Average Age (Female)	48.2	42.4	44.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,093	18,651	37,928
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$68,924	\$72,571	\$79,958
Average House Value	\$407,672	\$441,504	\$445,222

2020 American Community Survey (ACS)



Arley Ryan
 630.660.9376
 CalDRE #02198855
 arleyryan@cbclyle.net

Michael Lyle
 760.774.6533
 CalDRE #02002995
 mlyle@cbclyle.net