

# NWC RAMON RD & AVENIDA ALVERA

CATHEDRAL CITY, CA  
FOR SALE OR LEASE



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CATHEDRAL CITY, CA

FOR SALE OR LEASE

DANIEL WATSON  
dwatson@catalystretail.com  
DRE# 02165277

NICK EARLE  
nearle@catalystretail.com  
DRE# 01916982

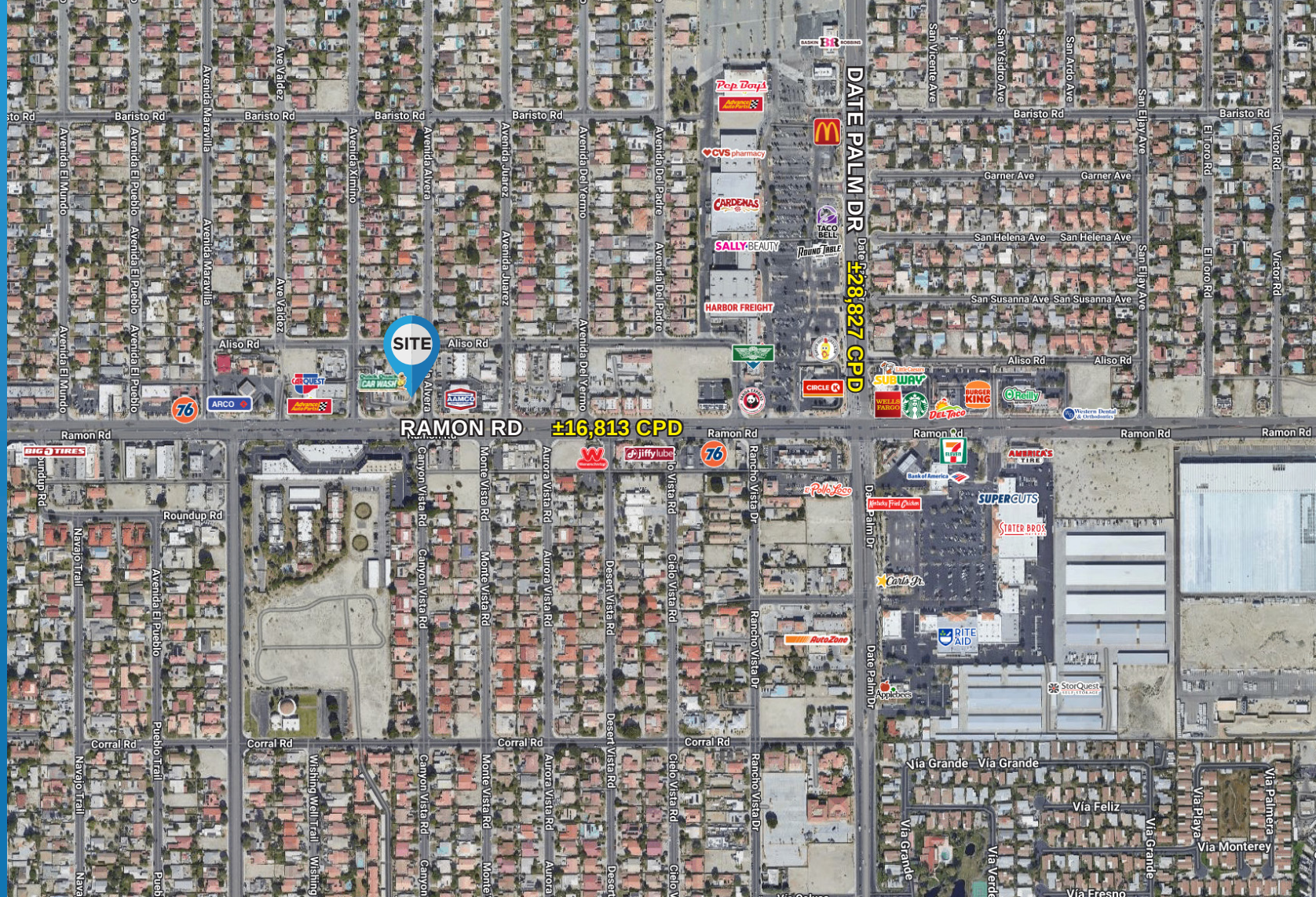
NICK CORBELL  
ncorbell@catalystretail.com  
DRE# 01932821



(951) 395-0000  
www.catalystretail.com



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



## PROPERTY HIGHLIGHTS

- ±32,234.4 SF Parcel
- Zoned PCC - Planned Community Commercial
- Frontage on Ramon Road - Over 35,000 ADT
- Parcel available next to Quick Quack Car Wash
- Frontage on Ramon Road - one of Cathedral City's arteries
- Owner has removed overhead utility lines and brought utilities to the site.

| DEMOGRAPHICS         | 1 Mile   | 3 Mile    | 5 Mile    |
|----------------------|----------|-----------|-----------|
| 2024 POPULATION      | 23,824   | 73,002    | 125,636   |
| 2029 EST. POPULATION | 24,493   | 75,330    | 128,783   |
| AVG. HH INCOME       | \$82,563 | \$117,977 | \$126,182 |

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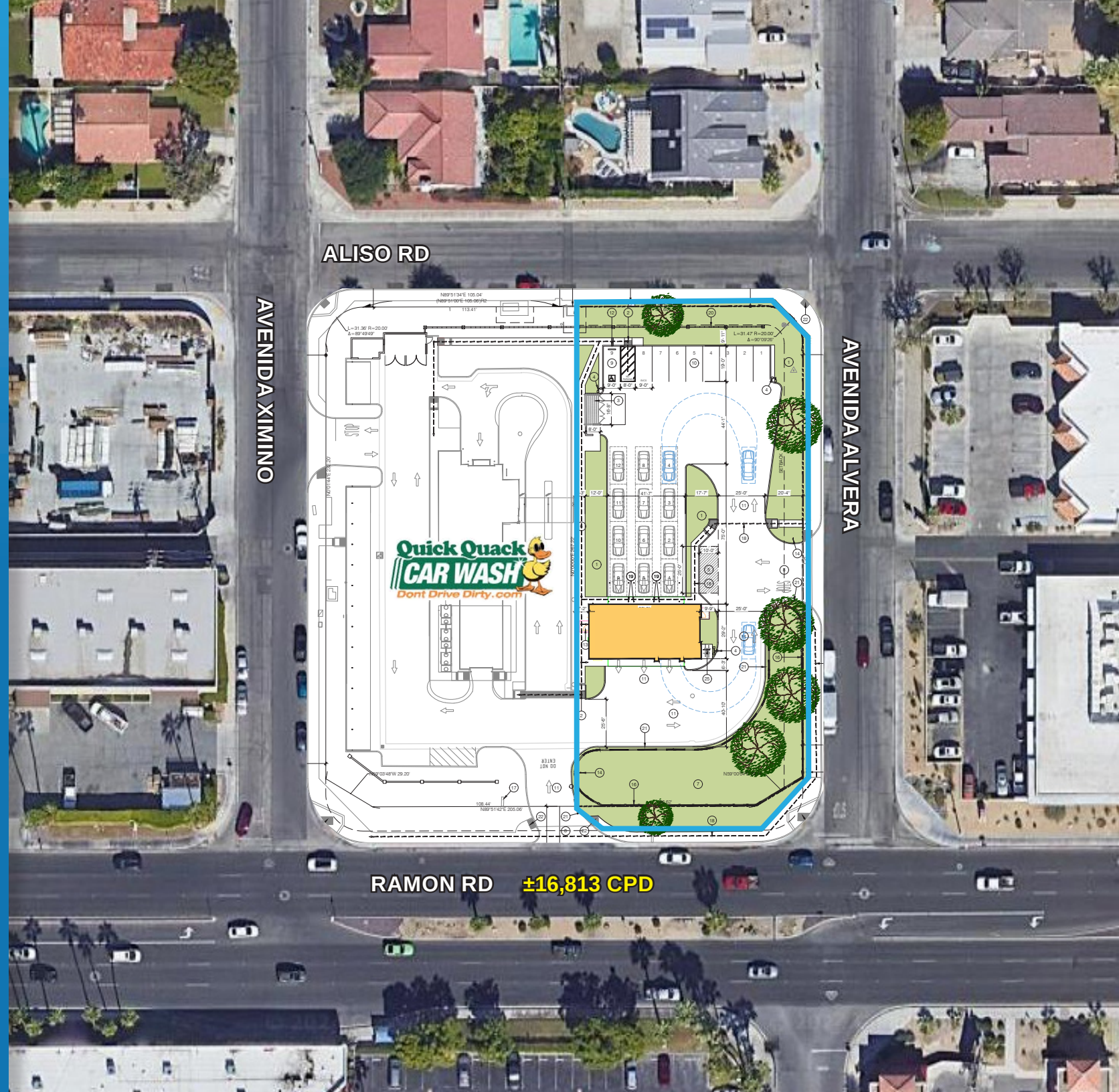
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ALISO RD

AVENIDA XIMINO

AVENIDA ALVERA

RAMON RD **±16,813 CPD**

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