

# OFFICE & INDUSTRIAL UNITS FOR LEASE

- ◆ ESTABLISHED PAJARO BUSINESS CENTER
- ◆ EXISTING 100,000 ± SF COMMERCIAL COMPLEX
- ◆ RIVERSIDE COUNTY OFFICES NEXT DOOR
- ◆ WELL MAINTAINED AND MANAGED PROPERTY
- ◆ TWO PARKING LOTS FOR AMPLE PARKING
- ◆ # 5-6 3840 SF WAREHOUSE/OFC/BTH 40 X 96
- ◆ #1,#2,#7 1920 SF WAREHOUSE/OFC/BTH 20 X 96
- ◆ SOME ARE FULLY AIR CONDITIONED
- ◆ SIGNAGE ON PEREZ RD
- ◆ TENANT IMPROVEMENTS NEGOTIABLE WITH A LONG TERM TENANT.

# 68615 Bldg A Perez Rd.



### Demographics >>

	1 mile	3 miles
Population	7,957	49,948
Households	3,866	20,038
Median Age	58	47.80
Median HH Income	\$49,935	\$57,282
Daytime Employees	4,793	18,436
Population Growth '23 - '28	▲ 1.08%	▼ -0.36%
Household Growth '23 - '28	▲ 0.70%	▼ -0.14%

### Traffic >>

Collection Street	Cross Street	Traffic Vol Last Mea...	Distance
Cathedral Canyon Dr	Perez Rd N	13,662 2018	0.12 mi
Cathedral Canyon Dr	Ave Lalo Guerrero N	11,075 2022	0.21 mi
Cathedral Canyon Dr	Kieley Rd N	15,576 2022	0.21 mi
Glenn Ave	E Palm Canyon Dr S	1,275 2018	0.22 mi
E Palm Canyon Dr	Glenn Ave E	29,125 2018	0.23 mi
E Palm Canyon Dr	Palo Verde Dr NW	32,828 2022	0.24 mi
Glenn Ave	Grove St S	697 2018	0.27 mi
Cathedral Canyon Dr	Cove Ln S	8,687 2022	0.27 mi
Monty Hall Dr	1st St N	1,809 2018	0.29 mi
Van Fleet St	A St S	1,600 2018	0.32 mi

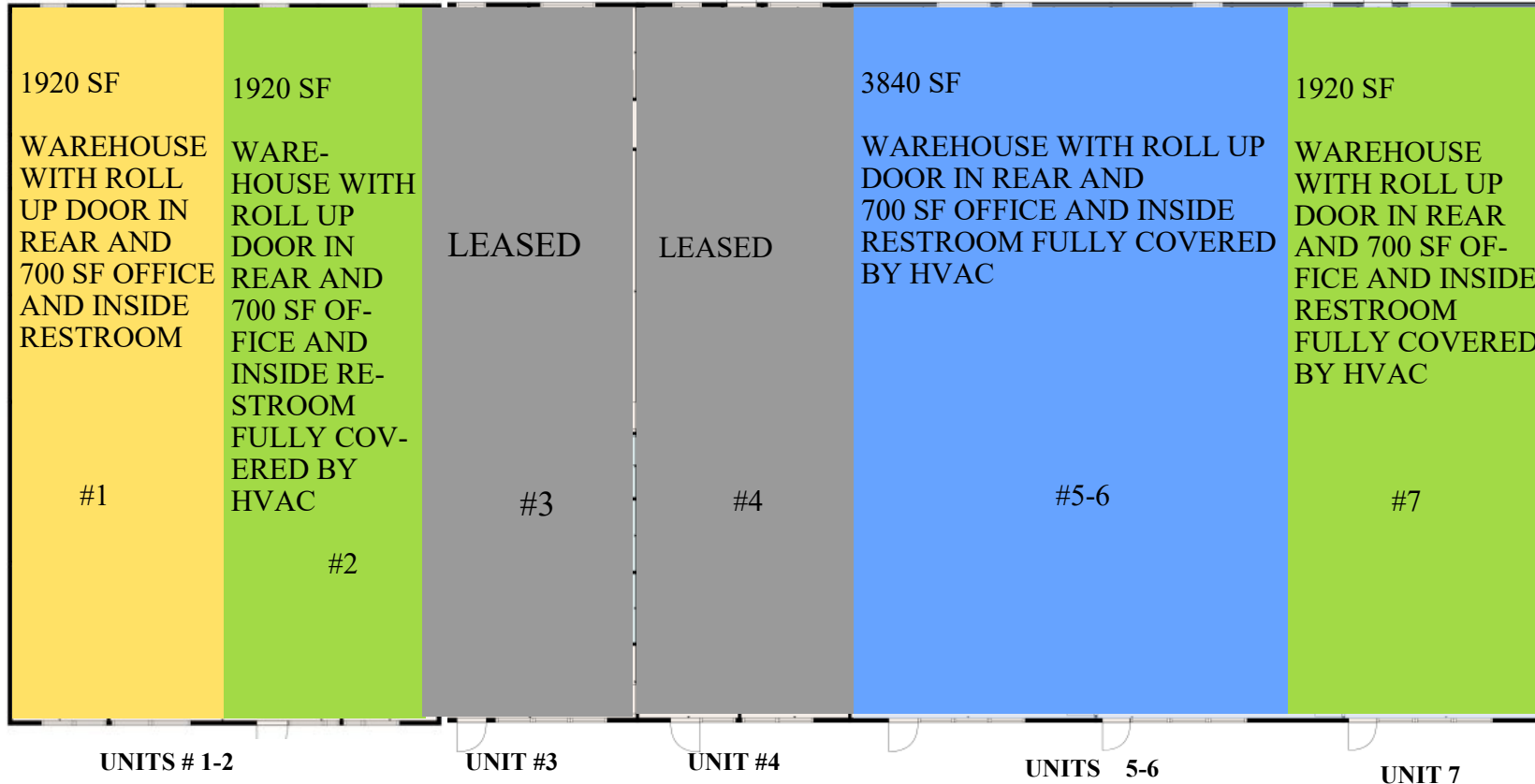
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# 68615 Perez Rd. Bldg A Cathedral City

## SITE PLAN OF AVAILABLE SPACES



Units	Square Footage	Base Rent	NNN	Total
1	1920	\$ 1536	768	\$2304
2	1920	\$ 1536	768	\$2304
5-6	3840	\$ 3072	1536	\$4608
7	1920	\$1536	768	\$2304

TOTAL: 9630 sq. ft  
 FLOOR 1: 9630 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**RATE \$ .80 + .40 NNN**  
**SOME UNITS FULLY AIRCONDITIONED**

SINGLE UNITS 20 x 96  
 DOUBLE UNIT 40 x 96



FRONT WITH PARKING FOR UNITS 1-8



HIGHLY VISABLE SIGNAGE ON PEREZ RD



Roll up at rear of spaces



Warehouse this one is a single unit like #1, #2 and #7. 5-6 is a double unit.



Newly remodeled offices are like this. Units 1-7 all have their own bathrooms and have a front entrance to the office areas.