

8,165 SF RETAIL CONDO WITH WAREHOUSE AND YARD

34040 Date Palm Drive, Cathedral City, CA 92234



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PROPERTY OVERVIEW

RETAIL CONDO FOR LEASE
34040 Date Palm Drive, Cathedral City, CA 92234

PROPERTY HIGHLIGHTS

- Suite is 8,165 square feet.
- Suite features:
 - Office area features a Lobby entrance, two Private Offices, Semi-Private Room, Storage Room, and a private walkway to the warehouse. (Approximately 1,000 square feet.)
 - Warehouse features Two Restrooms, 19' clearance, two 14' ground level doors, and a man door. (Approximately 7,000 square feet.)
 - Outside yard for loading, unloading, and temporary outside storage.
- HVAC In the office and Evaporative Coolers in the warehouse.
- Stucco wood Frame Construction with a Composite Roof.
- Zoned PLC for Planned Limited Commercial which allows retail stores. Site is ideal for flooring, door, and glass businesses.
- Freeway accessible. Served by the Date Palm Drive freeway exit.
- Property is made up of 17 parcels



North View of Yard Area



Open Parking



East View of Yard Area

CATHEDRAL CITY, CALIFORNIA

Incorporated in 1981, the City of Cathedral City is one of the Valley's newest cities. With a population of approximately 52,000 residents, Cathedral City is the second largest city within the Coachella Valley. Cathedral City is close to everything, offers an incredible array of dining, retail, residential, and hiking opportunities.

While the entire city has undergone an incredible transformation over the last 20 years, the changes within Cathedral City's Downtown are the most dramatic. Attractions within Cathedral City's Downtown Arts and Entertainment District, beyond the grand City Hall campus, Fountain of Life, and multiple other art installations, include the Mary Pickford movie theater; CV Repertory Theater (the Valley's top performing arts theater); a recently completed \$6M+ amphitheater campus offering a state-of-the-art stage, space to hook up over a dozen food trucks, and a next-level play area; and a three-story parking structure (so parking is centrally located and never a problem). With the Valley's newest brewery, Agua Caliente Band of Cahuilla Indians Casino, a cool-vibe co-working space, multiple other restaurants and bars within the Pickford Promenade, and frequent major festivals, Cathedral City's Downtown Arts and Entertainment District is a great place to unwind, catch up with friends, and be seen.

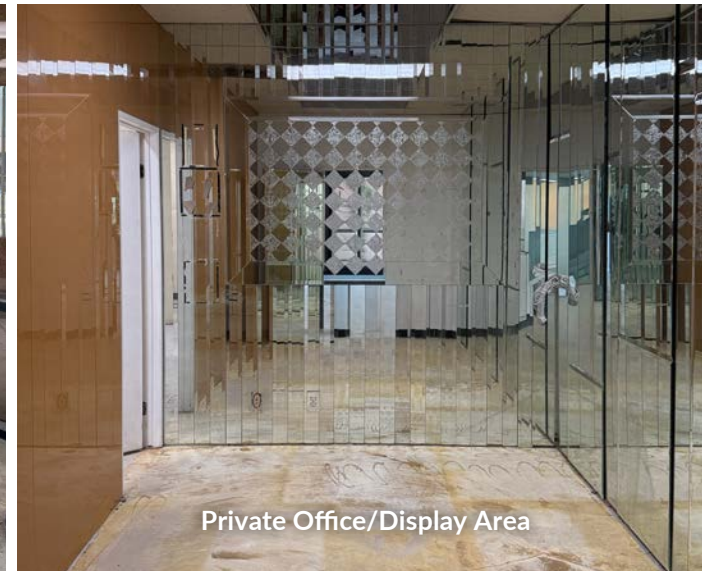




Lobby Entrance



Main Office/Display Area



Private Office/Display Area



Semi-Private Office



File or Storage Room



Lobby Access to Warehouse



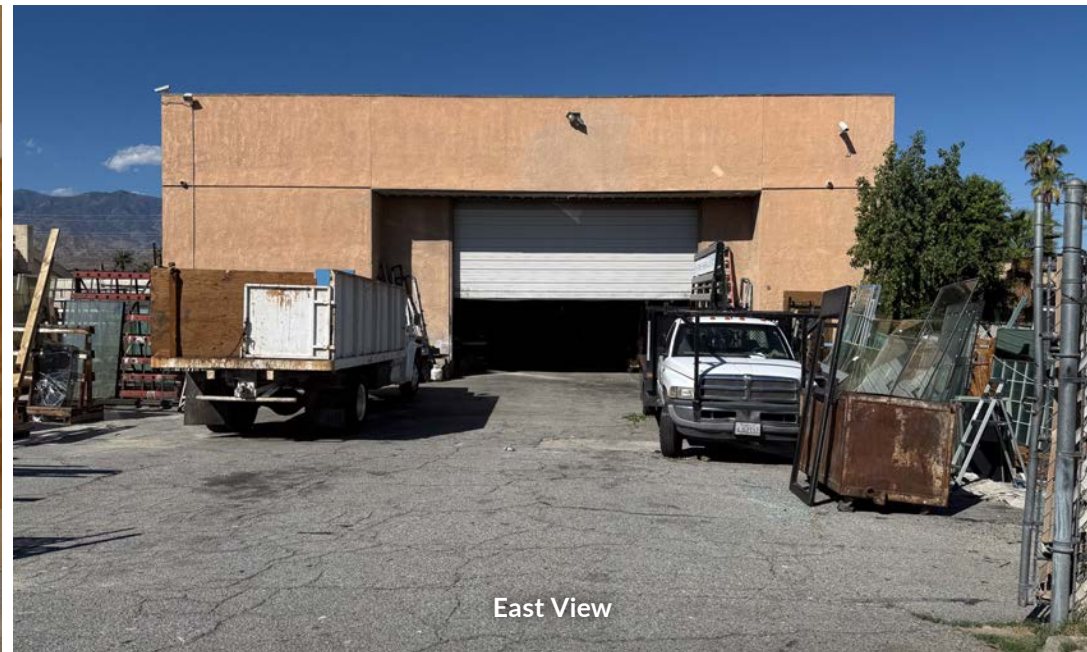
West View of Warehouse



East View of Warehouse



Two Private Restrooms in Warehouse



East View



	1-Mile	5-Mile	10-Mile
Total Population	17,525	135,226	268,988
Households	6,675	60,774	124,325
Median Household Income	\$52,741	\$80,827	\$80,634
Traffic Volume	Dinah Shore Drive and Date Palm Drive: 22,934		

YOUR AGENT



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