



Now Available

Newly Remodeled - Suite F119

The Canyon Plaza East Shopping Center offers prime office and retail suites in the Cathedral City downtown business corridor. The center is situated in a popular location on East Palm Canyon Drive/Highway 111, directly across from Super Target and Trader Joe's. Due to the convenient location in Cathedral City, Canyon Plaza features a strong tenant mix, with Mor Furniture, – as the main anchor –, McDonalds, Upper Crust Pizza, and more. The center has abundant parking, excellent exterior signage opportunities, and digital advertising on the new high definition electronic monument sign that is perfectly positioned right on Highway 111, which has approximately 52,000 cars as the average traffic count per day. Suite F119 has a prime location in the Plaza with excellent parapet wall signage that can be seen from Highway 111. It is in rent ready condition, with a large open work area, private back storage room, as well as a private restroom. The suite has been newly remodeled with floor to ceiling glass entry doors and windows that create a bright work environment.

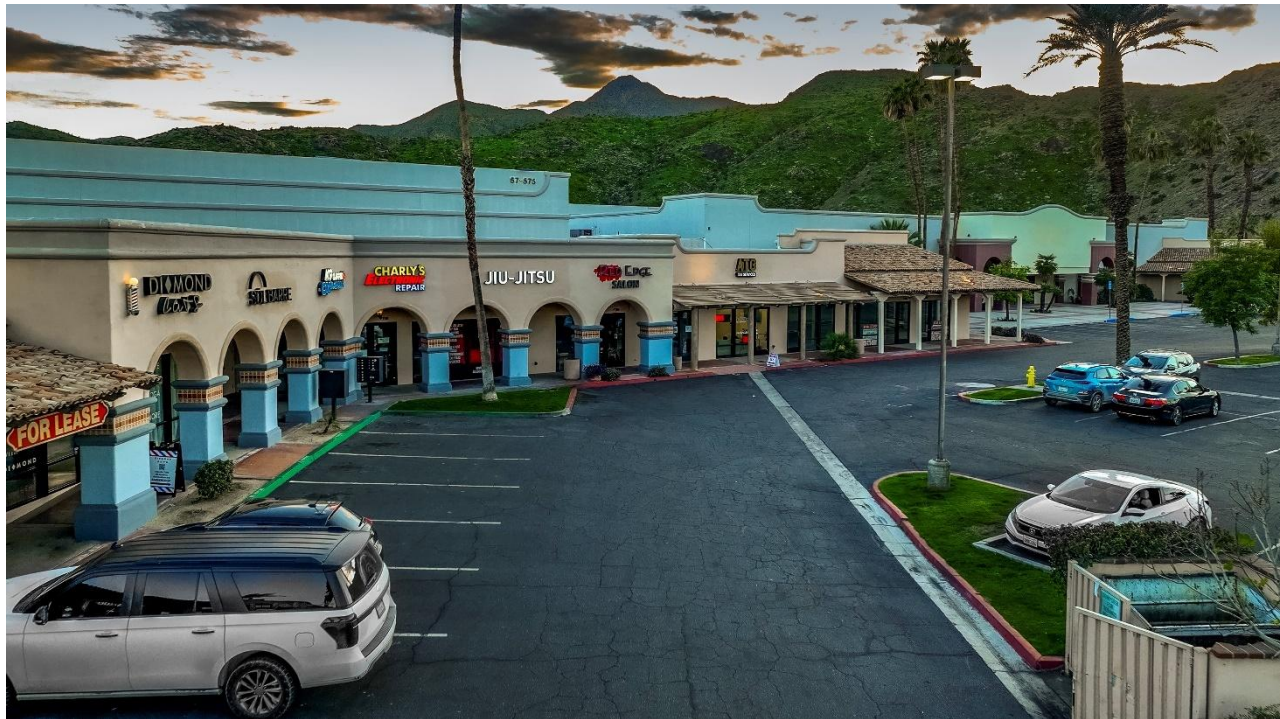


Suite F119 information below:

Suite Net Rentable SF:	1,320 square feet
Market Rate:	\$1.75/SF plus approximately \$0.70 Triple Net Fee
Building Type:	Multi-Tenant Community Retail Center
Building Address:	67-555 East Palm Canyon Dr. Cathedral City, CA 92234
Type:	Retail or Office Suites
Zoning:	Community Commercial (CC)
Tenant Mix:	Retail & Office Use
Traffic Count:	52,500 cars per day
Parking Ratio:	Approx. 5 spaces per 1,000 square feet
Available:	Immediately

For more leasing information or a private showing please contact Samuel Rasmussen at 858-273-6600 or e-mail at srasmussen@oceanprop.net.

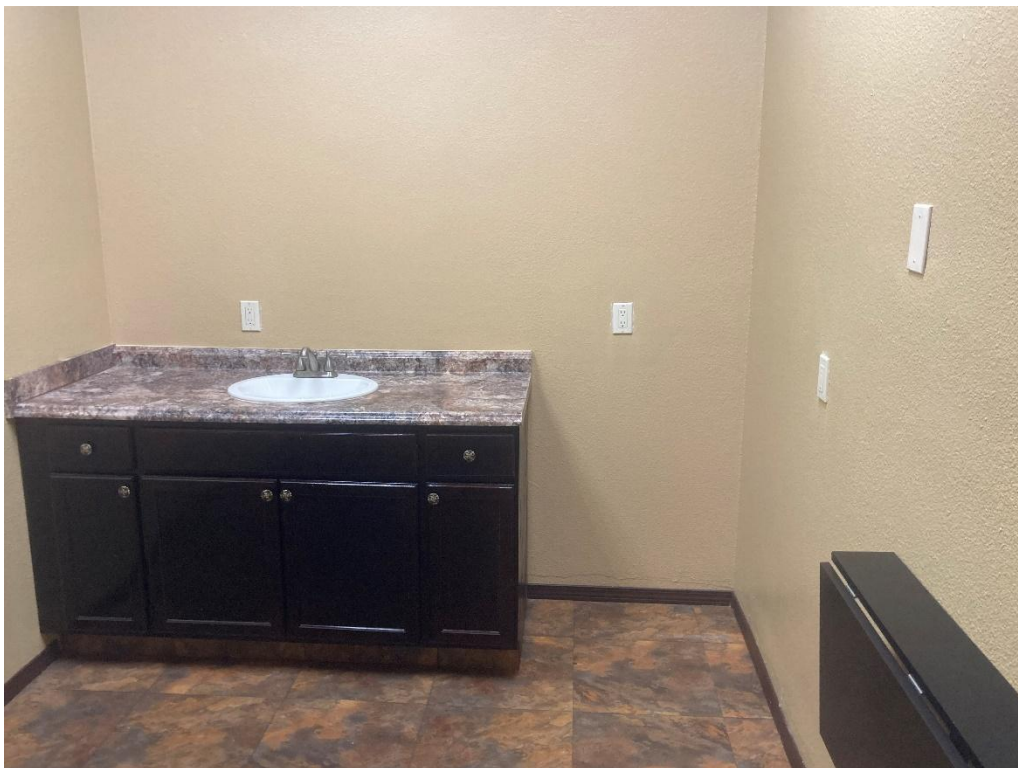
Canyon Plaza East
Common Area Photos
67-555 E. Palm Canyon Drive
Cathedral City, CA 92234



Canyon Plaza East
Suite F119 Photos
67-555 E. Palm Canyon Drive
Cathedral City, CA 92234



Canyon Plaza East
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Canyon Plaza East
Suite F119 Exterior Signage Locations
67-555 E. Palm Canyon Drive
Cathedral City, CA 92234

Exterior Building Signage



Electronic Monument Sign



Monument Sign



(For Qualifying Tenants)

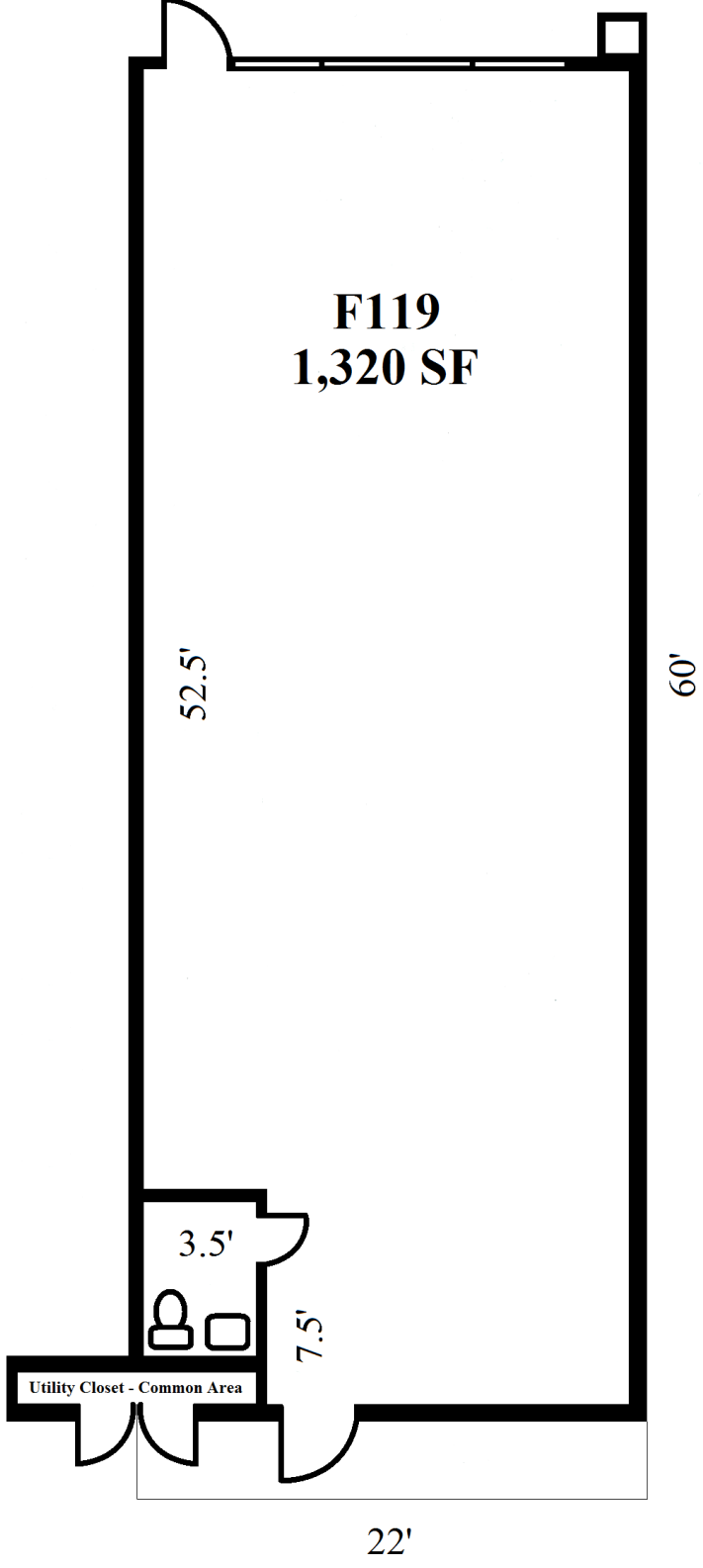
Canyon Plaza East
Suite F119 Site Plan – 1,320 SF
67-555 E. Palm Canyon Drive
Cathedral City, CA 92234

Canyon Plaza East

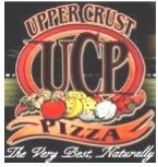
Highway 111



Canyon Plaza East
Suite F119 Space Plan
1,320 Square Feet



Canyon Plaza East
67-555 E. Palm Canyon Drive
Cathedral City, CA 92234



*New Fortune
Asian Cuisine*



The UPS Store 



Sprint 



Canyon Plaza East
67-555 E. Palm Canyon Drive
Cathedral City, CA 92234

