

6,560 SF BUILDING DATE PALM DRIVE

GREAT FOR OWNER/USER | FOR SALE OR LEASE

OPPORTUNITY
ZONE



32475 DATE PALM DR, CATHEDRAL CITY

FEATURES

- 6,560 SF two-suite retail building on bustling Date Palm Drive in Cathedral City
- Ideal property for owner/user or investment - Flexibility to utilize a portion of the space and rent out the remainder, or occupy the entire space
- Both suites renovated in 2026 to accommodate multiple uses
- Great location for medical office or retail
- Key location on Date Palm Drive, a major corridor with easy access to I-10 and Highway 111
- Impressive traffic counts of 50,351 cars per day
- Less than 4 miles to Palm Springs International Airport
- In the Opportunity Zone, with potential for tax incentives

PRICE: \$1,294,000 (\$197/SF)

LEASE RATE: \$1.60/SF/MO NNN



VICINITY MAP



2/21/25 JC



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SITE PHOTOS & AMENITIES



SUITE B



SUITE A

SITE AMENITIES

- **Location:** 32475 Date Palm Drive, Cathedral City
- **APNs:** 680-292-027
- **Parcel Size:** 0.41 AC (According to County Assessor's Information)
- **Zoning:** [Click here to view Planned Community Commerical](#)
- **General Plan:** [Click here to view General Commercial](#)
- **NNN:** TBD
- **Year Built:** 1991
- **Electricity:** Separately metered
- **Parking:** 20 spaces
- **Roll-Up Doors:** One (1) Ground Level
- **Airport Compatibility Zone:** [Zone D \(Click for information\)](#)
[Click for PSP Airport Compatibility Plan](#)
- **Comments:** Prominent location on Date Palm Drive. Well-maintained building with corner location in bustling Cathedral City. Suite B recent improvements include handicap accessible ramp, ADA compliance upgrades, upgraded electrical panel, wiring and lighting, new flooring, new HVAC and duct work, and new roof.



SUITE B

TRAFFIC COUNTS

Date Palm Dr S/O Ramon	27,433
Date Palm N/O Ave 33	22,918

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

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LOCATION OVERVIEW



CATHEDRAL CITY SUMMARY

Cathedral City, nestled in the Coachella Valley of Southern California, offers a vibrant blend of natural beauty and recreational opportunities. With its array of golf courses, including the popular Desert Princess Country Club, and access to hiking and biking trails, outdoor enthusiasts can enjoy the stunning desert landscapes. The city's annual events, such as the Cathedral City Hot Air Balloon Festival add to its cultural vibrancy. Cathedral City's thriving tourism industry, diverse dining options, and growing retail sector make it an engaging destination for residents and visitors alike.

CITY DEMOGRAPHICS



52,494
POPULATION

40.1
MEDIAN AGE



\$325,200
AVERAGE HOME VALUE

\$56,671
AVERAGE HOMEHOLD INCOME



18,640
LABOR FORCE

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SITE PLAN & PROPERTY PHOTOS



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