



THE CROSSINGS

Bob Hope Drive & Interstate 10

CATHEDRAL CITY, CALIFORNIA

GROUND LEASE | SALE OPPORTUNITY

COMMERCIAL
WEST

BROKERAGE

RETAIL OPPORTUNITY

At One of Coachella Valley's Most Visible Freeway Interchanges

THE CROSSINGS AT BOB HOPE

31330 Bob Hope Dr., Cathedral City, CA 92276

PAD 1

APN 650-090-049 (Parcel 5)

Size: 1.01 AC | Approvals for ±5,000 SF Retail

PAD 2

APN 650-090-050 (Parcel 6)

Size: 0.78 AC | Approvals for ±3,507 SF Retail

PAD 3

APN 650-090-051 (Parcel 7)

Size: 0.61 AC | Approvals for ±2,500 SF Retail

ZONING: MU-U - Mixed Use - Urban



THE CROSSINGS

Bob Hope Drive & Interstate 10

Overview

The Crossings is a premier retail development located at the signalized intersection of Bob Hope Drive and Varner Road, directly off of Interstate 10 in Cathedral City. Positioned at one of the region's primary freeway gateways, the project offers exceptional visibility, convenient access, and an established lineup of nationally recognized retailers.

Anchored by Starbucks, McDonald's, Taco Bell, ARCO ampm, Best Western, The Crossings serves both local residents and the millions of annual visitors traveling throughout the Coachella Valley.

Several pad and shop opportunities remain available for retailers, restaurants, medical users, and service providers seeking a highly visible freeway location.

HIGHLIGHTS

- ✓ Established retail destination
- ✓ Strong daytime population
- ✓ Adjacent to hospitality and nearby event venues
- ✓ National co-tenancy
- ✓ High visibility freeway frontage
- ✓ Growing residential communities



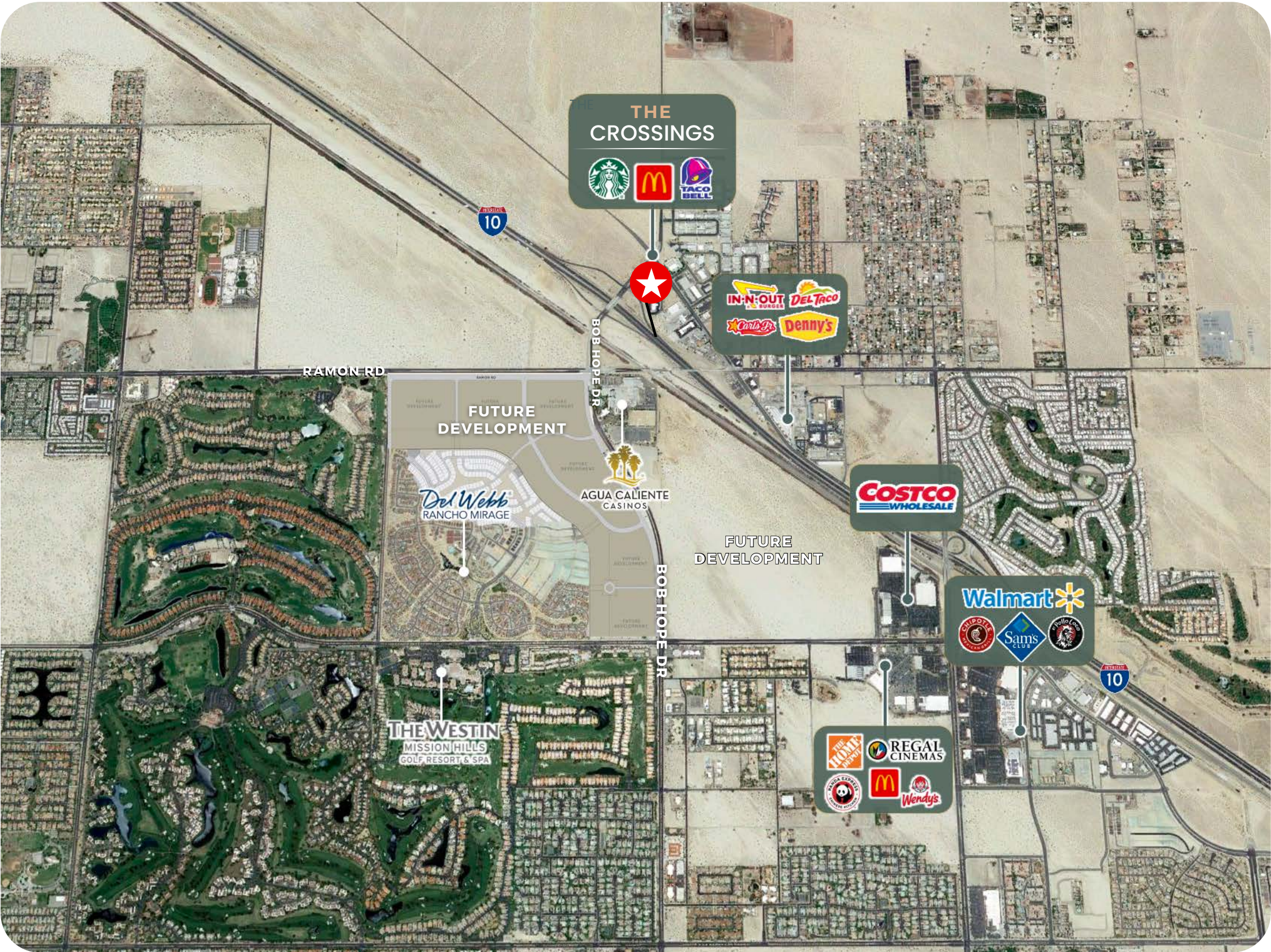
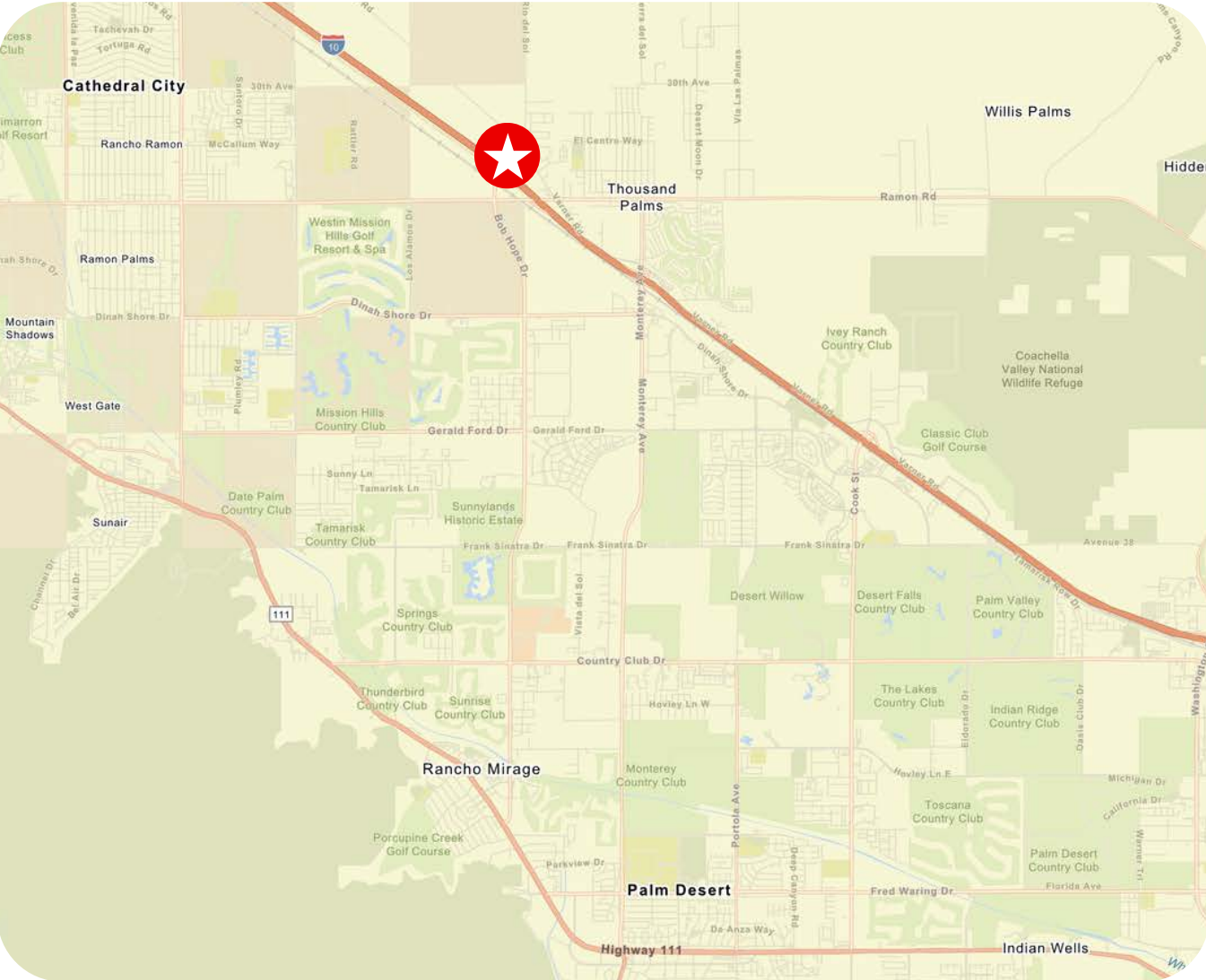
COMMERCIAL WEST BROKERAGE
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LOCATION

THE CROSSINGS AT BOB HOPE

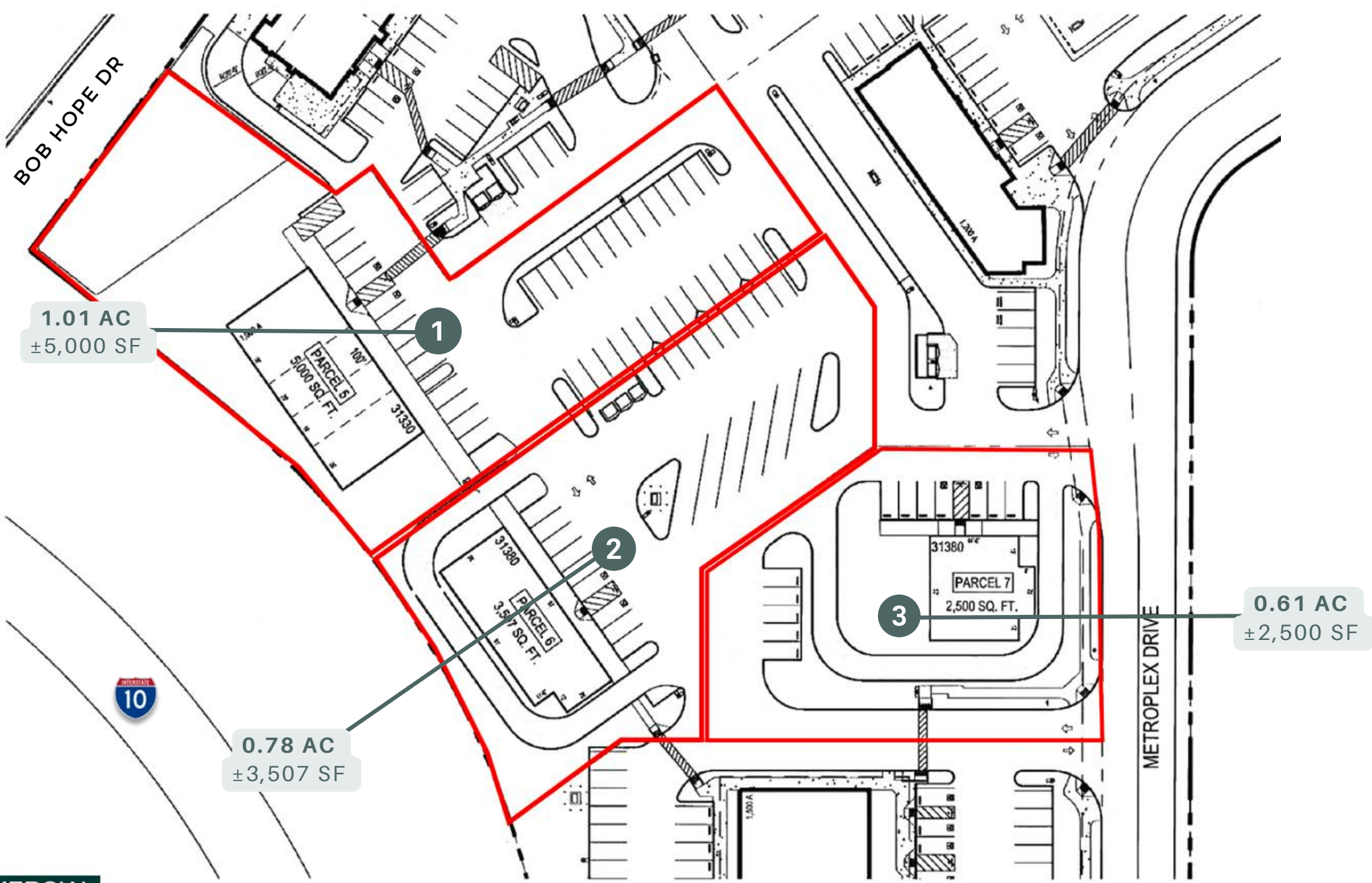
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SITE PLAN

THE CROSSINGS AT BOB HOPE

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2026 POPULATION SUMMARY	3 miles	5 miles	10 miles
Population	23,770	86,929	231,699
Total Daytime Population	29,888	99,248	284,284
Daytime Population: Workers	16,309	50,720	151,899
Daytime Population: Residents	13,579	48,528	132,385
2026 INCOME SUMMARY			
Median Household Income	\$100,179	\$83,913	\$83,304
Average Household Income (Esri)	\$141,621	\$128,508	\$130,145
Per Capita Income (Esri)	\$58,929	\$54,032	\$59,893
RACE & ETHNICITY			
2026 White Alone	51.60%	47.60%	55.40%
2026 Black Alone	2.20%	2.40%	2.80%
2026 American Indian/Alaska Native Alone	1.30%	1.40%	1.20%
2026 Asian Alone	7.30%	6.20%	5.20%
2026 Pacific Islander Alone	0.10%	0.10%	0.10%
2026 Other Race	23.30%	27.00%	21.20%
2026 Two or More Races	14.10%	15.40%	14.00%
2026 Hispanic Origin (Any Race)	41.90%	47.40%	39.20%
2026 Employed Population 16+ by Occupation			
Total	10,374	39,205	101,066
White Collar	54.40%	53.60%	58.20%
Management/Business/Financial	14.60%	14.40%	17.00%
Professional	21.40%	18.50%	20.90%
Blue Collar	14.40%	15.70%	14.70%