

# 4,700 SF CORNER RETAIL SPACE AVAILABLE FOR LEASE

68482 E. Palm Canyon Drive, Cathedral City, CA 92234

FOR LEASE  
**\$1.50/SF!**  
MODIFIED  
GROSS



**Baxley**  
Properties, Inc.

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**Size: 4,700 SF Building**

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6/23/2026

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Rare opportunity to lease approximately 4,700 square feet of highly visible retail space located on the signalized northwest corner of East Palm Canyon Drive and Cathedral Canyon Drive, one of Cathedral City's busiest commercial intersections with approximately 35,000 vehicles per day.

The available suite occupies the hard corner position within the center, providing outstanding visibility, signage exposure and access from a major thoroughfare serving Cathedral City, Palm Springs and Rancho Mirage.

The space is being offered in its current condition and will appeal to tenants seeking a well-located property where they can customize improvements to fit their specific business needs. Ownership recognizes that the space requires updating and is prepared to consider free rent and other lease incentives for qualified tenants willing to complete their own tenant improvements. This opportunity is ideal for retailers, showroom users, fitness concepts, service businesses, medical-related uses (subject to approvals), entertainment concepts or other operators seeking a high-exposure location without paying premium rental rates typically associated with comparable hard-corner properties.

## Property Highlights

- ±4,700 SF available for immediate occupancy
- Signalized hard-corner location
- Approximately 35,000 vehicles per day
- Excellent storefront visibility and signage opportunities
- Flexible improvement opportunity
- Ownership willing to consider free rent for qualified tenants
- Centrally located within the Coachella Valley
- Surrounded by established residential and commercial development

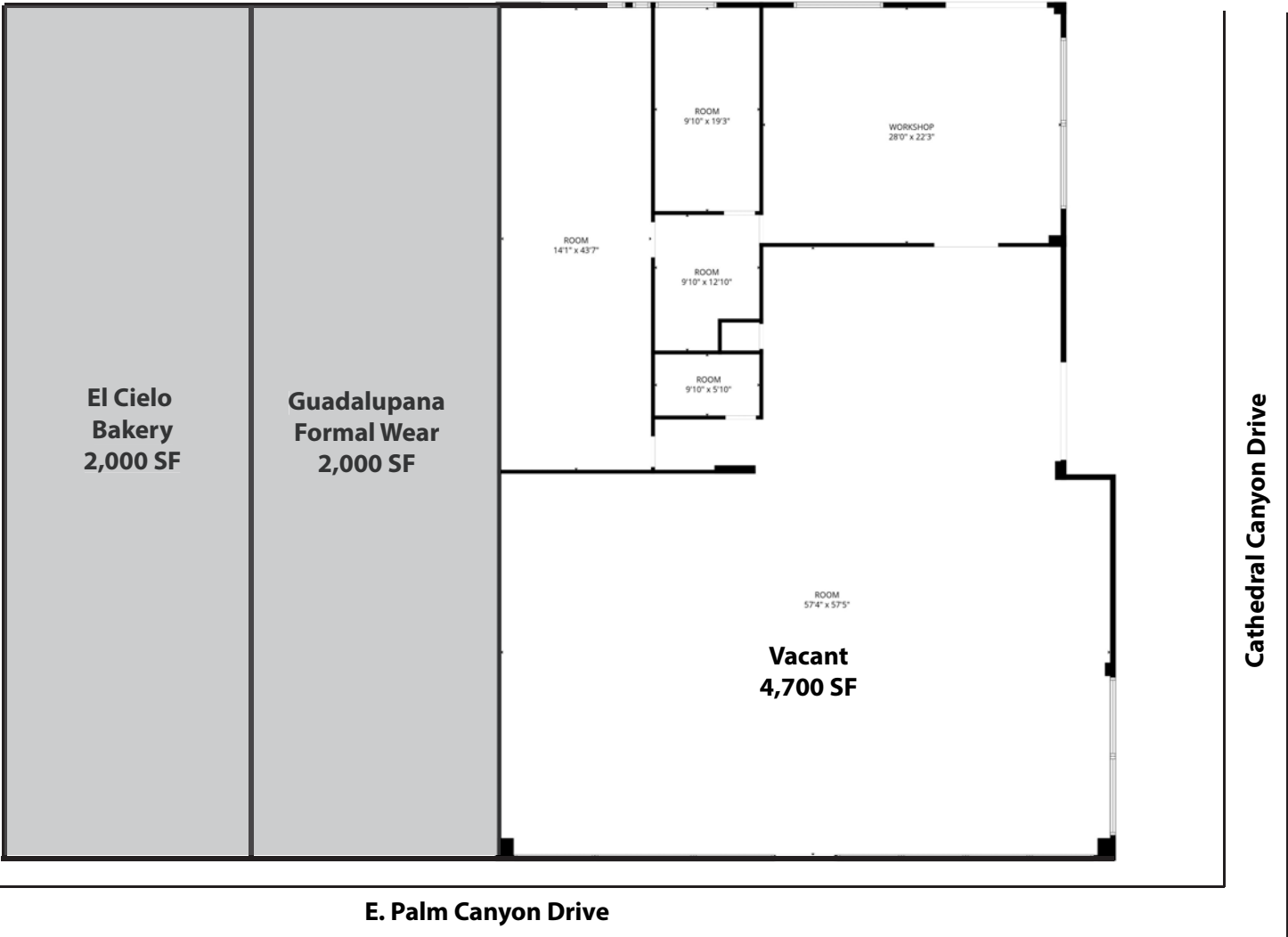
**The opportunity here is the location. For tenants seeking maximum visibility and the ability to create a space tailored to their operation, few opportunities offer this combination of exposure, flexibility and value.**



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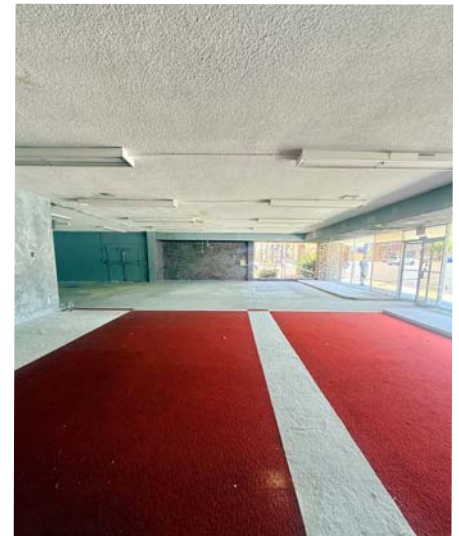
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## 8,700 SF Building



# 4,700 SF CORNER RETAIL SPACE AVAILABLE FOR LEASE

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