

LIGHT INDUSTRIAL SUITES

68956 PEREZ ROAD, CATHEDRAL CITY, CA 92234



For Lease
±1,536-7,670 SF



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PROPERTY INFORMATION

LIGHT INDUSTRIAL SUITES FOR LEASE
68956 Perez Road, Cathedral City, CA 92234

PROPERTY OVERVIEW

Welcome to **68956 Perez Road**, a versatile commercial property located in the heart of Cathedral City's thriving industrial district. The property is located on the busy corner of Perez Road and Date Palm Drive (20,000+ cars/day), features $\pm 32,515$ SF of leasable space on a ± 2.08 AC lot with sixty (60) total parking spaces. This property offers a unique opportunity for businesses seeking a strategic location with flexible space options.

PROPERTY DETAILS

Building Size:	$\pm 32,515$ SF
Lot:	± 2.05 Acres
Units:	Thirteen (13)
Available:	$\pm 1,536$ -7,670 SF
Zoning:	I-1 (Light Industrial)





SUITE	SIZE	RATE
B	1,536 SF	\$1.35/SF + NNN
E	2,144 SF	\$1.35/SF + NNN
F	2,190 SF	\$1.35/SF + NNN
G	1,800 SF	\$1.35/SF + NNN

PHOTOS | EXTERIOR

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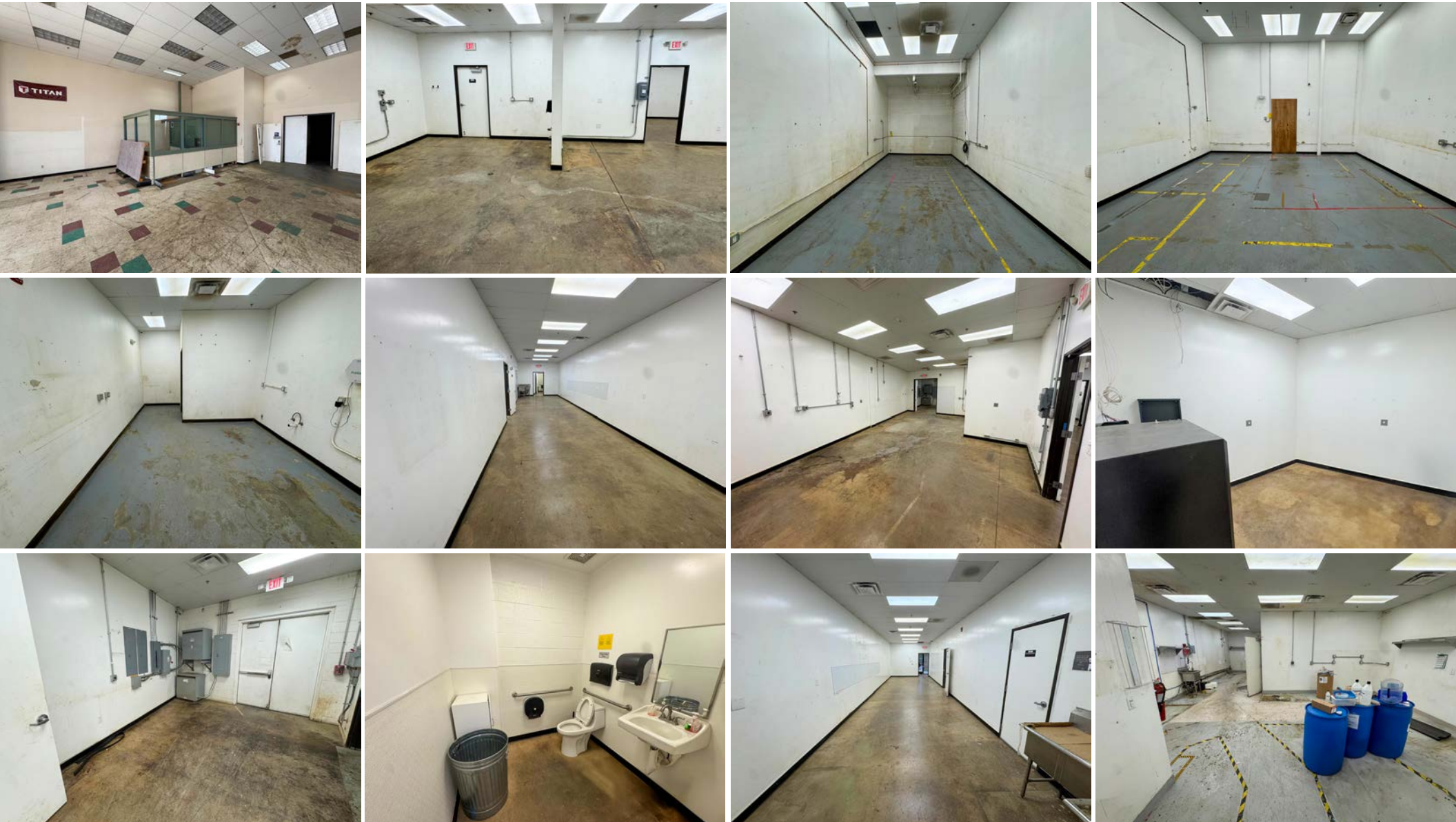


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PHOTOS | INTERIOR

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AERIAL MAP | DEMOGRAPHICS

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Demographics	1-Mile	5-Mile	10-Mile
Population	9,356	132,890	263,325
Households	4,655	59,812	122,897
Median Household Income	\$59,846	\$81,259	\$82,075
Average Daily Traffic (ADT)	Date Palm Dr and Perez Rd (2018): 19,516 ADT E Palm Canyon and B St (2024): 39,565 ADT		

YOUR ADVISOR



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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