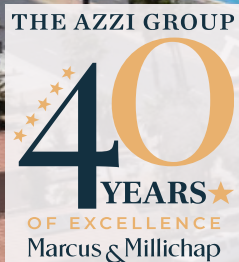


31033 DATE PALM DR

31033 DATE PALM DR, CATHEDRAL CITY, CA 92234

BACK ON THE MARKET WITH POTENTIAL TENANT LEASE-UP TOTALING
APPROXIMATELY 65% OF THE CENTER.



NON-ENDORSEMENT AND DISCLAIMER NOTICE

NON-ENDORSEMENTS

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

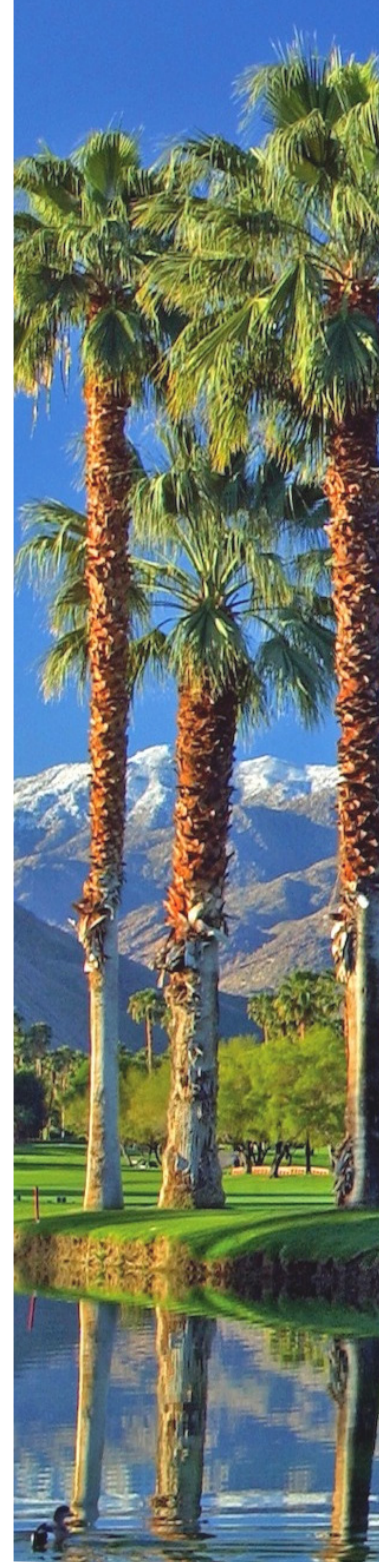
DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

TONY SOLOMON

Broker of Record
License #01238010
23975 Park Sorrento
Suite 400
Calabasas, CA 91302

Marcus & Millichap
THE AZZI GROUP





31033 DATE PALM DR

A RETAIL INVESTMENT OPPORTUNITY LOCATED IN
CATHEDRAL CITY, CA

EXCLUSIVELY LISTED BY

TONY AZZI

President and Founder, The Azzi Group
Executive Managing Director Investments
LOS ANGELES OFFICE
Tel: (310) 909-5454
Fax: (310) 909-5410
tazzi@theazzigroup.com
License: CA 00910513 / CA 01325569



Marcus & Millichap
THE AZZI GROUP

WE'VE GOT YOU COVERED EVERY STEP OF THE DEAL

WWW.THEAZZIGROUP.COM

31033 DATE PALM DR

A RETAIL INVESTMENT OPPORTUNITY

TABLE OF CONTENTS

05 PROPERTY
DESCRIPTION
SECTION 1

25 LEASE
COMPARABLES
SECTION 4

12 LOCATION
OVERVIEW
SECTION 2

31 FINANCIAL
OVERVIEW
SECTION 5

19 SALE
COMPARABLES
SECTION 3

PRESENTED BY

Marcus & Millichap
THE AZZI GROUP



PROPERTY DESCRIPTION

31033 DATE PALM DR
CATHEDRAL CITY, CA 92234

Marcus & Millichap
THE AZZI GROUP

PROPERTY DETAILS

The Azzi Group of Marcus and Millichap is pleased to present the opportunity to acquire 31033 Date Palm Dr, a multi-tenant retail investment opportunity located in the highly desirable 92234 zip code of Cathedral City.

SUBJECT PROPERTY	
Property Address	31033 Date Palm Dr Cathedral City, CA 92234
Assessor's Parcel Number	678-330-057
	678-330-058
	678-330-059
	678-330-060
	678-330-061
	678-330-062
	678-330-063 678-330-064
Zoning	PCC
Number of Units	14 Retail Units
Number of Buildings	1
Number of Stories	1
Year Built	1992/2007
Gross Square Feet	126,745
Lot Size	14.23 AC



INVESTMENT HIGHLIGHTS

Located at the signalized intersection of Date Palm Drive and McCallum Way—experiencing approximately 22,000 vehicles per day—the property offers $\pm 533'$ of frontage on Date Palm Drive and $\pm 425'$ on McCallum Way, providing superior access, dual-street visibility, strong traffic exposure, and outstanding branding potential through prominent monument signage.

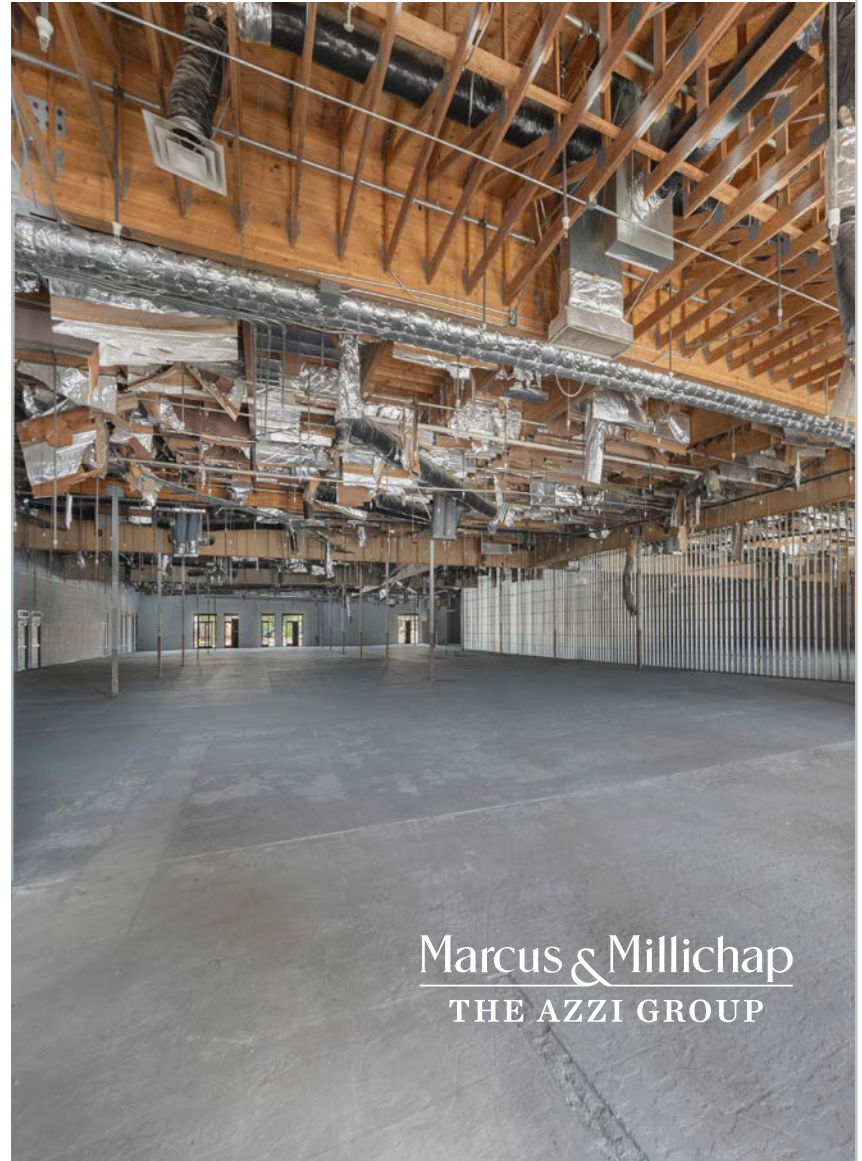
Back on the market at a reduced price with potential tenant lease-up totaling approximately 65% of the center.

Highly Functional for Logistics & Warehouse Uses: The single-story configuration with five exterior loading docks allows seamless adaptation for warehouse, last-mile distribution, or back-of-house intensive users.

Modern Construction With Recent Renovation: Originally built in 1992 and renovated in 2007, the asset benefits from more modern construction standards versus older competitive product, reducing near-term capital exposure.

Abundant On-Site Parking: Approximately 888 parking spaces (± 7.55 spaces per 1,000 SF) support high-traffic retail, medical, or institutional users and make the site attractive for destination uses.

Spirit Halloween—an established seasonal tenant—has committed to returning for the 2026 season, providing reliable recurring rental income, consistent annual foot traffic, and an additional layer of occupancy stability for investors.



PROPERTY DESCRIPTION

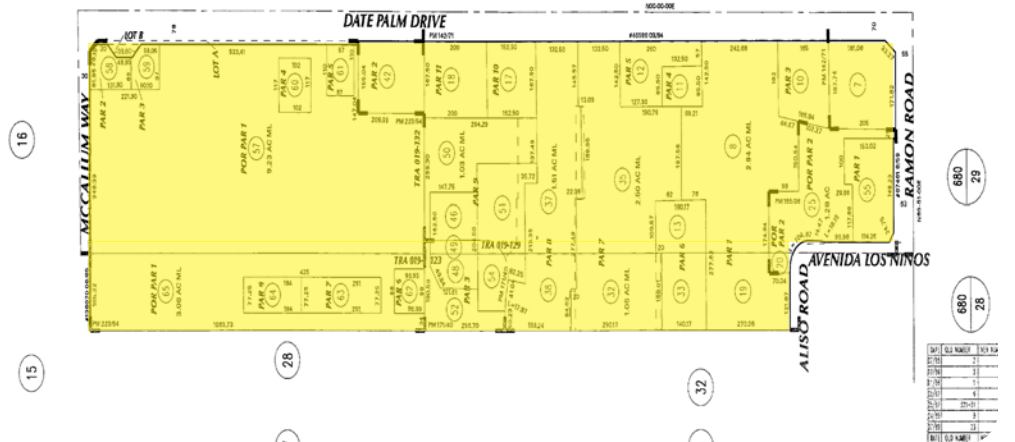
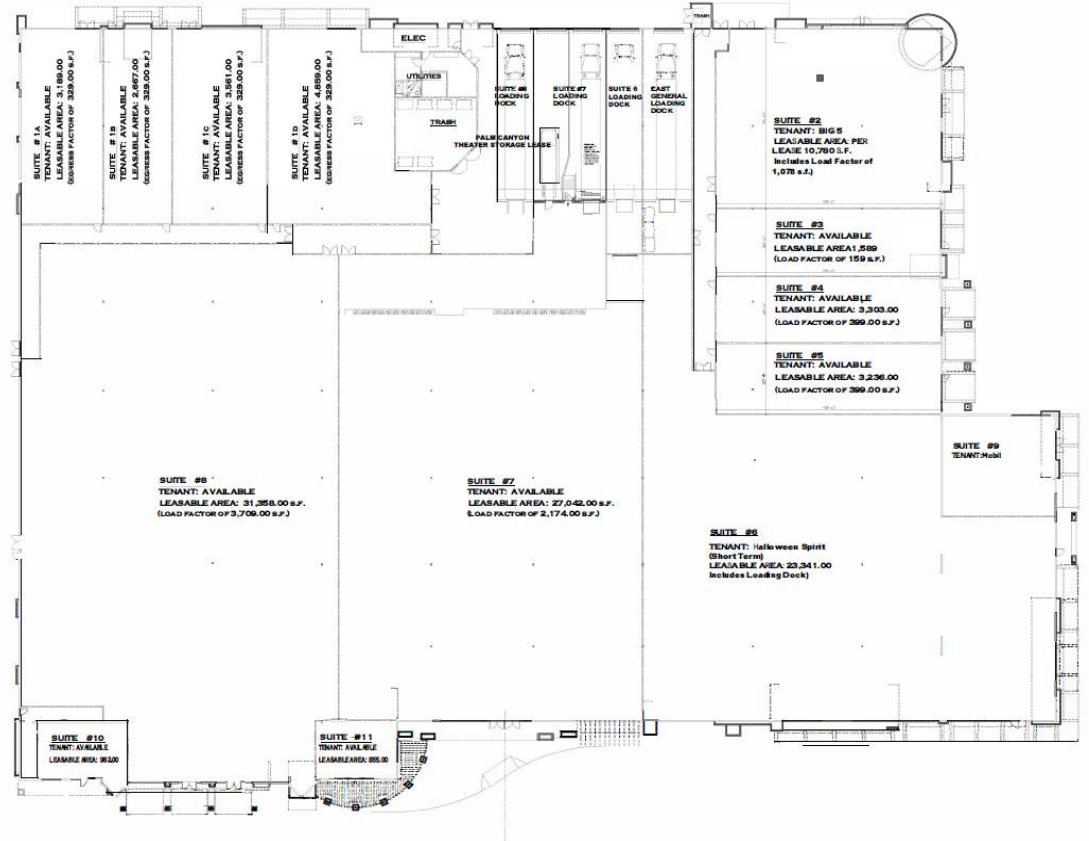
Marcus & Millichap
THE AZZI GROUP

OFFERING OVERVIEW

LOCATION

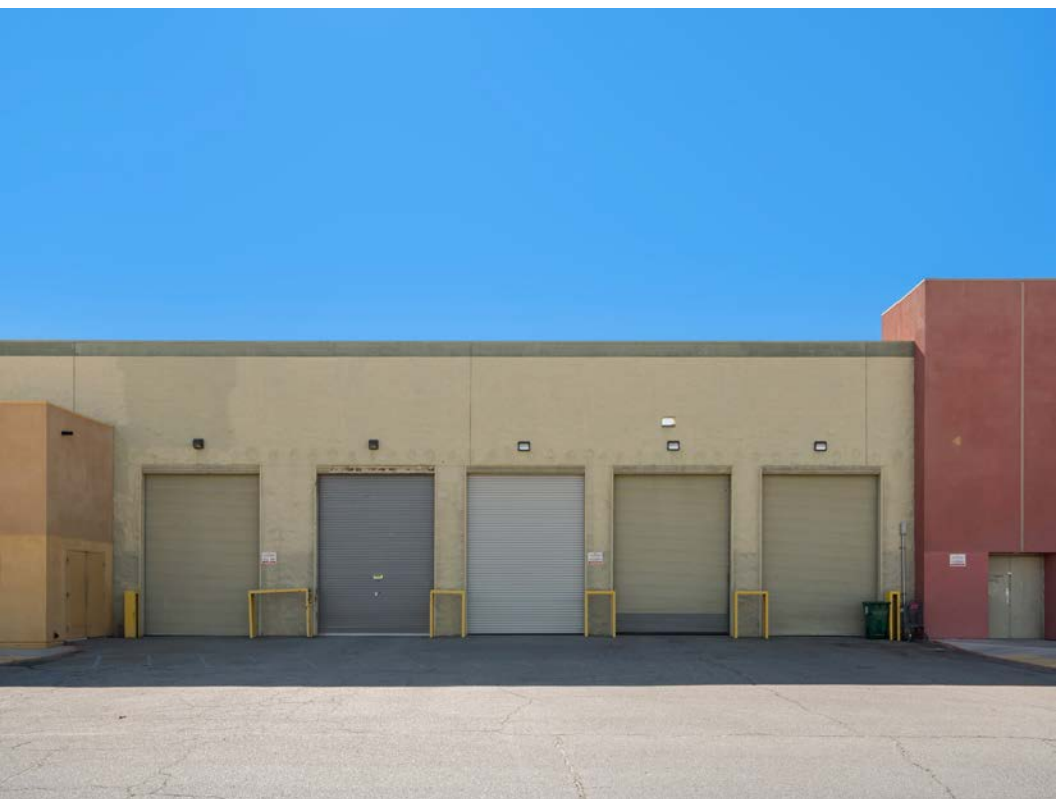
31033 Date Palm Dr
Cathedral City, CA 92234

Price	\$9,500,000
Gross Leasable Area (GLA)	126,745
Price/SF	\$74.95
CAP Rate - Current	3.25%
NOI - Current	\$308,381
CAP Rate - Pro Forma	18.54%
NOI - Pro Forma	\$1,761,771
Year Built/ Year Rennovated	1992/2007
Lot Size	14.30 AC
# Units	14 Retail Units



PROPERTY DESCRIPTION









LOCATION OVERVIEW

31033 DATE PALM DR
CATHEDRAL CITY, CA 92234

Marcus & Millichap
THE AZZI GROUP

CATHEDRAL CITY CALIFORNIA

MARKET OVERVIEW

Cathedral City, CA, is a vibrant and welcoming community in the Coachella Valley, known for its scenic desert landscapes, rich cultural heritage, and growing arts scene. Nestled between Palm Springs and Rancho Mirage, this dynamic city offers a blend of small-town charm and modern amenities.

Cathedral City is home to a variety of local restaurants, boutique shops, and outdoor recreational spots, including picturesque hiking trails and golf courses. The city is also known for its thriving arts and entertainment scene, with highlights like the Mary Pickford Theatre, the annual Hot Air Balloon Festival, and the lively Downtown Arts & Entertainment District.

Beyond its entertainment and natural beauty, Cathedral City boasts a strong sense of community, with family-friendly parks, public art installations, and cultural celebrations that reflect the area's diversity. Whether you're exploring its historical roots, enjoying the sunny climate, or indulging in local dining, Cathedral City offers a unique and welcoming desert experience.



Populations and People
Total Population
51,493



Income and Poverty
Median Household Income
\$67,031



Employment
Employment Rate
57%



Housing
Total Housing Units
23,114

31033 Date Palm Dr boasts a prime location at the crossroads of three lively neighborhoods, each known for their thriving entertainment scenes, eclectic dining, and creative cultural hubs.



RANCHO MIRAGE

Rancho Mirage is an upscale and tranquil community east of Cathedral City, renowned for its luxury resorts, championship golf courses, and fine dining. With a reputation for elegance and exclusivity, it attracts retirees, professionals, and vacationers seeking a serene desert retreat. The neighborhood blends modern sophistication with a relaxed atmosphere, offering a high quality of life.



PALM SPRINGS

Palm Springs is a vibrant desert city known for its mid-century modern architecture, resort lifestyle, and scenic mountain views. Nestled west of Cathedral City, it offers a mix of luxury and laid-back charm, attracting visitors and residents alike. The neighborhood boasts world-class dining, shopping, and cultural events, making it a hub for art, entertainment, and outdoor recreation.



THOUSAND PALMS

Thousand Palms is a quiet and spacious desert community northeast of Cathedral City, offering a more rural and affordable alternative to its neighboring cities. Known for its open landscapes, equestrian-friendly properties, and proximity to nature preserves, it provides a peaceful retreat while remaining accessible to the greater Coachella Valley.

LOCATION HIGHLIGHTS



CIMARRON GOLF RESORT



MISSION HILLS COUNTRY CLUB



PALM SPRINGS INTERNATIONAL AIRPORT



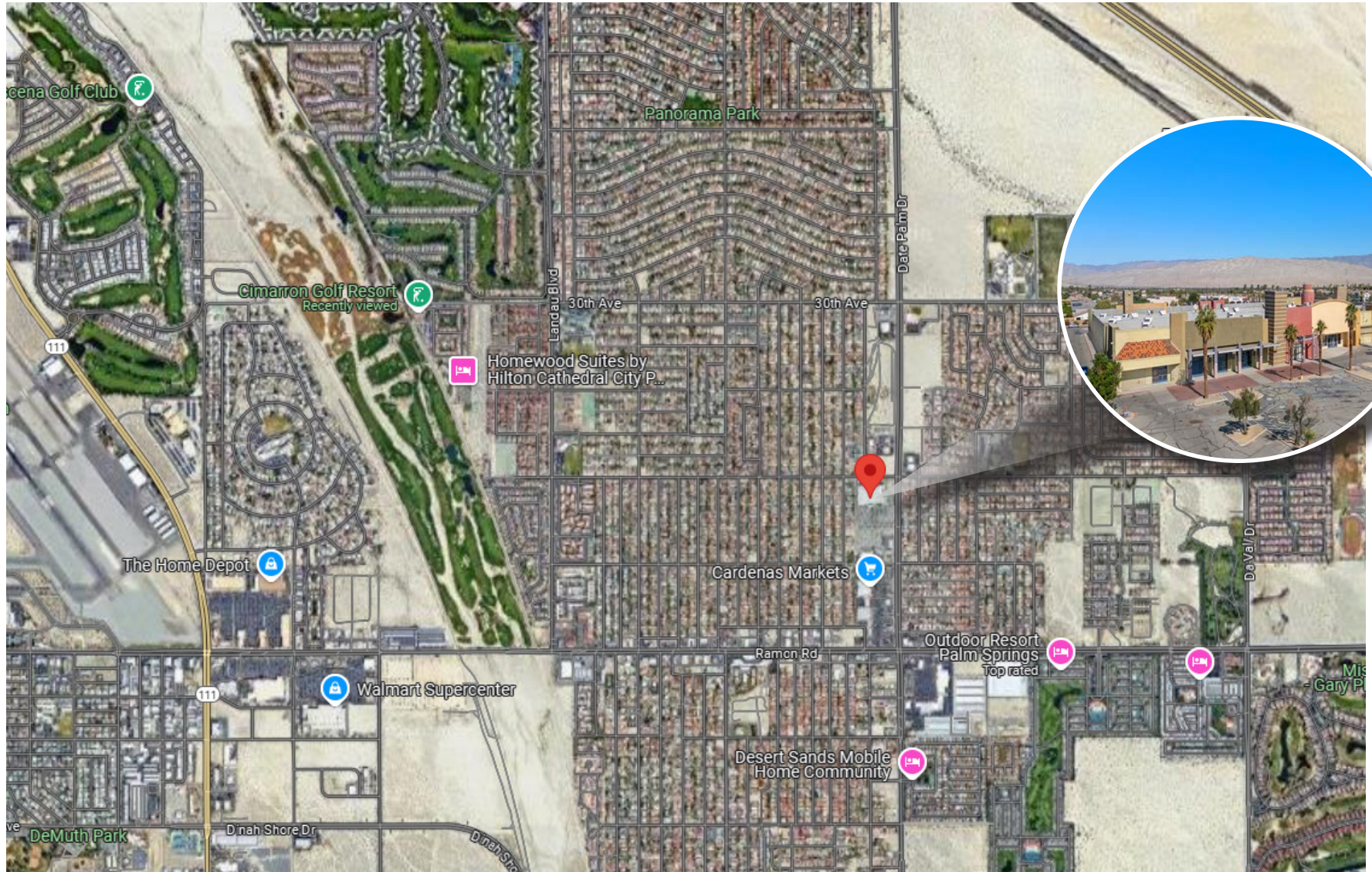
OUTDOOR RESORT PALM SPRINGS

CONSUMER SPENDING DETAILS (2024)

Radius	2 miles			5 miles		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
^ Collapse All						
▼ Apparel	\$26,904,555	\$1,715	\$581	\$88,801,706	\$1,509	\$671
▼ Entertainment, Hobbies & P...	\$72,824,431	\$4,643	\$1,573	\$295,222,848	\$5,018	\$2,230
▼ Food & Alcohol	\$141,516,305	\$9,022	\$3,057	\$523,140,687	\$8,891	\$3,951
▼ Household	\$83,216,424	\$5,305	\$1,797	\$354,874,235	\$6,031	\$2,680
▼ Transportation & Maintena...	\$135,033,919	\$8,609	\$2,917	\$450,456,976	\$7,656	\$3,402
▼ Health Care	\$24,761,985	\$1,579	\$535	\$103,895,662	\$1,766	\$785
▼ Education & Daycare	\$30,901,890	\$1,970	\$667	\$134,481,092	\$2,286	\$1,016
Total Specified Consumer ...	\$515,159,509	\$32,842	\$11,127	\$1,950,873,206	\$33,157	\$14,733

AERIAL MAP

LOCATION OVERVIEW

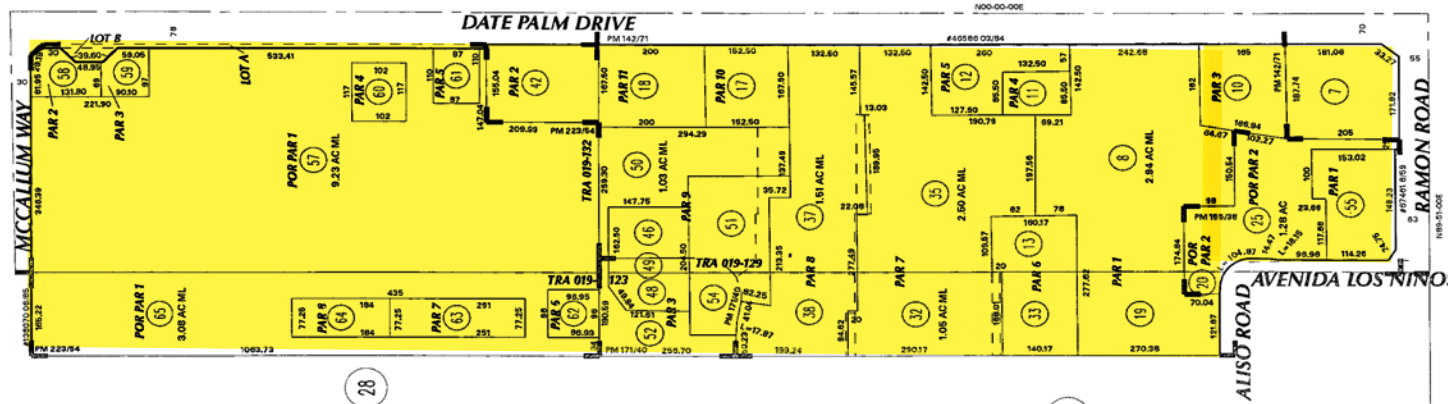


TAX MAP

APN: 678-330-057

- 678-330-058
- 678-330-059
- 678-330-060
- 678-330-061
- 678-330-062
- 678-330-063
- 678-330-064

019-084
019-123
019-129
019-132



DATE	OLD NUMBER	NEW NUMBER
01/78	1	1-11
01/80	3	4-8
01/86	1	9, 31
02/87	1	6-13
02/89	271-51	18-24
04/93	3	24, 35
07/89	33	26
07/89	22	27
07/89	21	28
07/89	13	29
07/91	14	30
07/89	29-51	17-23
02/90	16	36
02/90	34	37
02/90	31	38-39
07/91	4-5, 15	40
07/91	40	41-42
DATE	OLD NUMBER	NEW NUMBER
07/90	290-41	330-43, 44
07/95	16	40, 46
01/95	44	47-49
04/95	45	50-51
04/95	47	52-53
04/93	33, 39	54
09/95	24	55, 57
07/97	41	56, 57
07/98	56	57-61
07/98	43	62-65

- MB 36/45-47 PALM SPRINGS HIGHLANDS UNIT NO. 1
- PM 138/48-50 PARCEL MAP NO. 21373
- PM 142/71-72 PARCEL MAP NO. 21909
- PM 155/38-39 PARCEL MAP NO. 23609
- PM 171/40-41 PARCEL MAP NO. 26615
- PM 223/54-56 PARCEL MAP NO. 35592

Jan 2008

DATA: RS 99/46

ASSESSOR'S MAP BK678 PG.33
Riverside County, Calif.


copy



Marcus & Millichap
THE AZZI GROUP

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.




SALE COMPARABLES

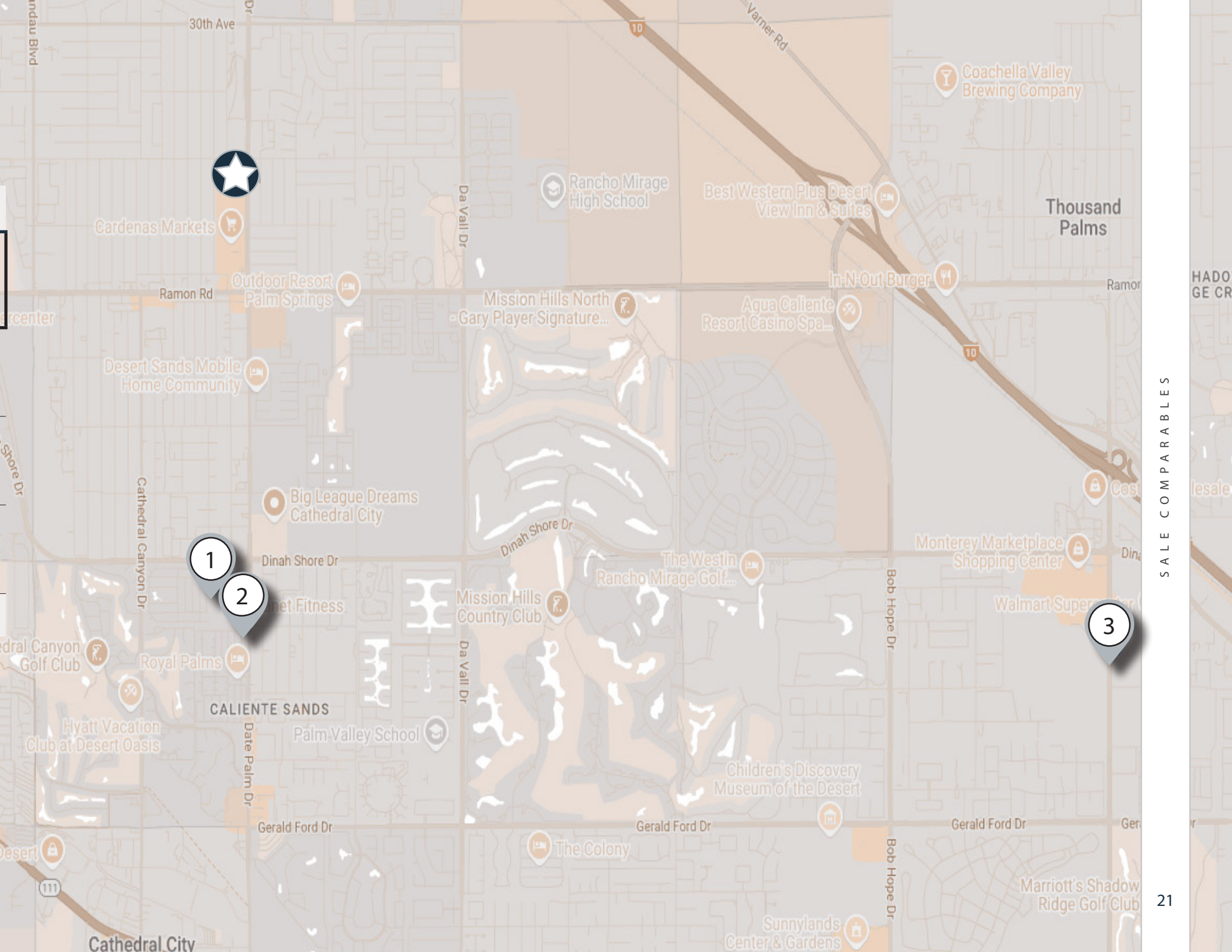
31033 DATE PALM DR
CATHEDRAL CITY, CA 92234

Marcus & Millichap
THE AZZI GROUP

SALE COMPARABLES – SUMMARY

	PROPERTY ADDRESS	SALE PRICE	YEAR BUILT	LOT SIZE (AC)	GLA (SF)	PRICE/SF	CAP RATE	COE
	 Subject Property: 31033 Date Palm Dr Cathedral City, CA 92234	\$9,500,000	1992/2007	14.30	126,745	\$74.95	13.36%*	N/A
1	 34091-34351 Date Palm Dr Cathedral City, CA 92234	\$12,798,756	1990	2.20	95,632	\$133.83	N/A	9/13/2024
2	 34451-34489 Date Palm Dr Cathedral City, CA 92234	\$5,980,574	1991	17.31	41,553	\$143.93	N/A	9/13/2024
3	 34660 Monterey Ave Palm Desert, CA 92211	\$6,000,000	2008	2.42	21,323	\$281.39	5.97%	2/14/2024
				AVG.	52,836	\$186.38	5.97%	

SALE COMPARABLES

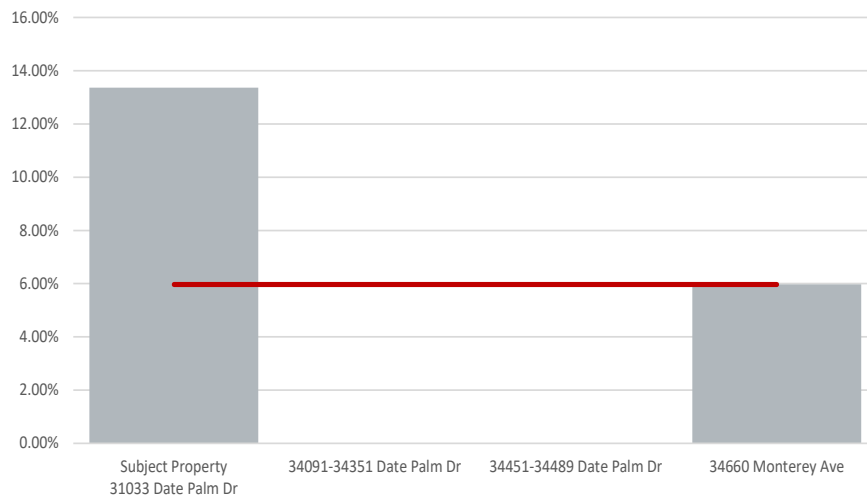


SALE COMPARABLES

SALE COMPARABLES

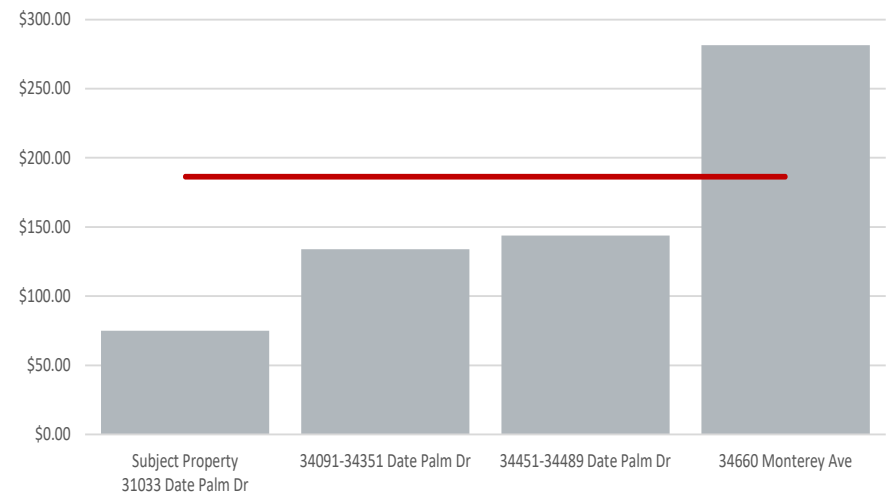
AVERAGE CAP RATE

AVG. 5.97%



AVERAGE PRICE PER SQUARE FOOT

AVG. \$186.38





metro by T-Mobile

BIG 5 SPORTING GOODS





Marcus & Millichap
THE AZZI GROUP

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.



LEASE COMPARABLES

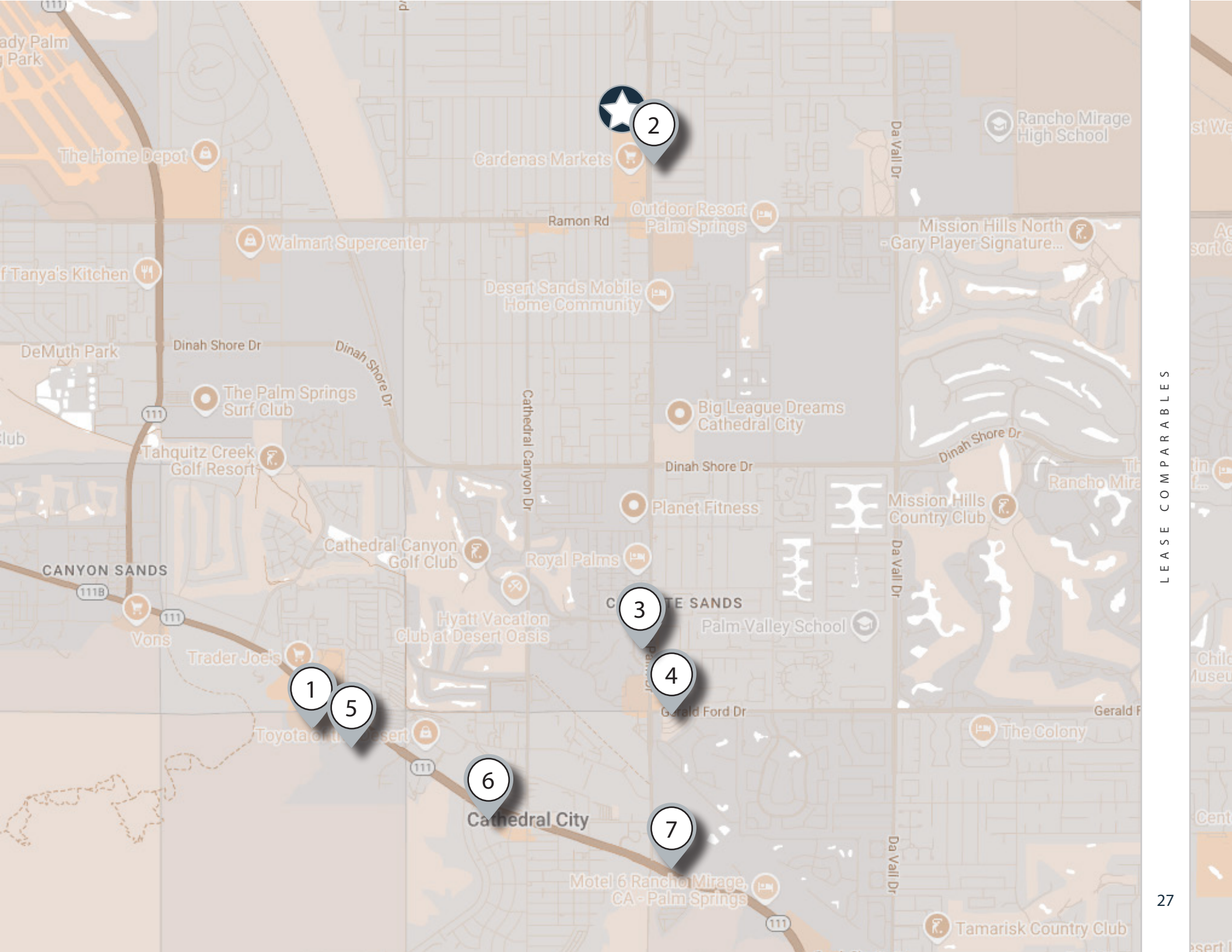
31033 DATE PALM DR
CATHEDRAL CITY, CA 92234

Marcus & Millichap
THE AZZI GROUP

LEASE COMPARABLES – SUMMARY

	PROPERTY NAME		YEAR BUILT	ASKING RENT /SF	ASKING RENT/SF/YEAR	UNIT SIZE (SF) - AVG.	LEASE TYPE
	Subject Property: 31033 Date Palm Dr	Cathedral City, CA 92234	1992/2007	\$1.50	\$18	15,700	NNN/MG
1	67555 E Palm Canyon Dr	Cathedral City, CA 92234	1981	\$1.75	\$21	1,200	NNN
2	31375-31875 Date Palm Dr	Cathedral City, CA 92234	1988	\$1.90	\$23	3,400	NNN
3	35325 Date Palm Dr - Esplanade	Cathedral City, CA 92234	1999/2006	\$1.25	\$15	3,635	NNN
4	35900 Date Palm Dr - THE CROSS-ROADS	Cathedral City, CA 92234	1980/1990	\$0.85	\$10	80,633	NNN
5	67777 E Palm Canyon Dr	Cathedral City, CA 92234	1987	\$1.25	\$15	9,500	NNN
6	68325 E Palm Canyon Dr	Cathedral City, CA 92234	N/A	\$2.00	\$24	2,520	NNN
7	69020-69026 E Palm Canyon Dr	Cathedral City, CA 92234	1973	\$1.25	\$15	23,200	NNN
			AVG.	\$1.46	\$18		

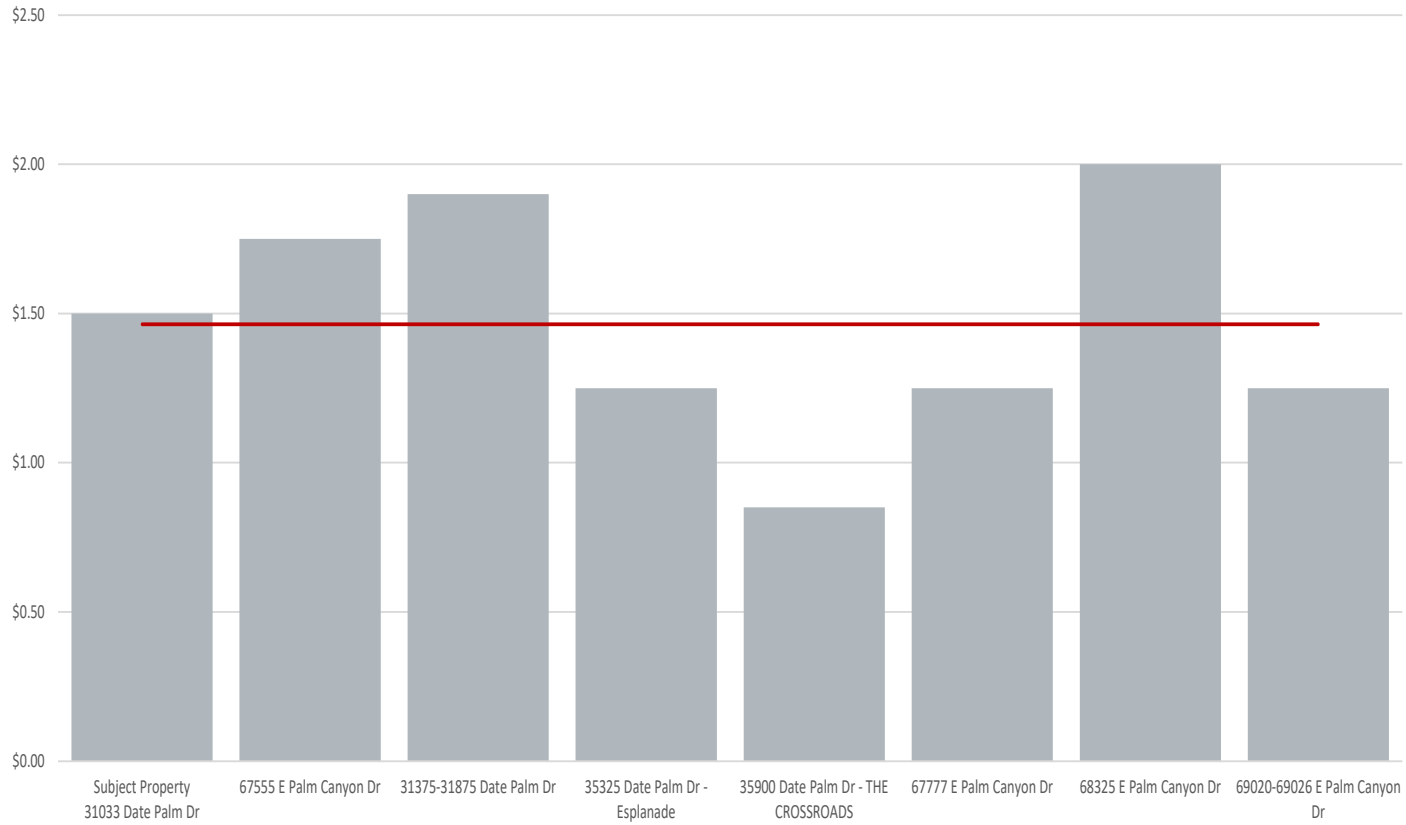
LEASE COMPARABLES



LEASE COMPARABLES

AVERAGE ASKING RENT/SF

AVG. \$1.46



LEASE COMPARABLES





Marcus & Millichap
THE AZZI GROUP

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.



FINANCIAL OVERVIEW

31033 DATE PALM DR
CATHEDRAL CITY, CA 92234

Marcus & Millichap
THE AZZI GROUP

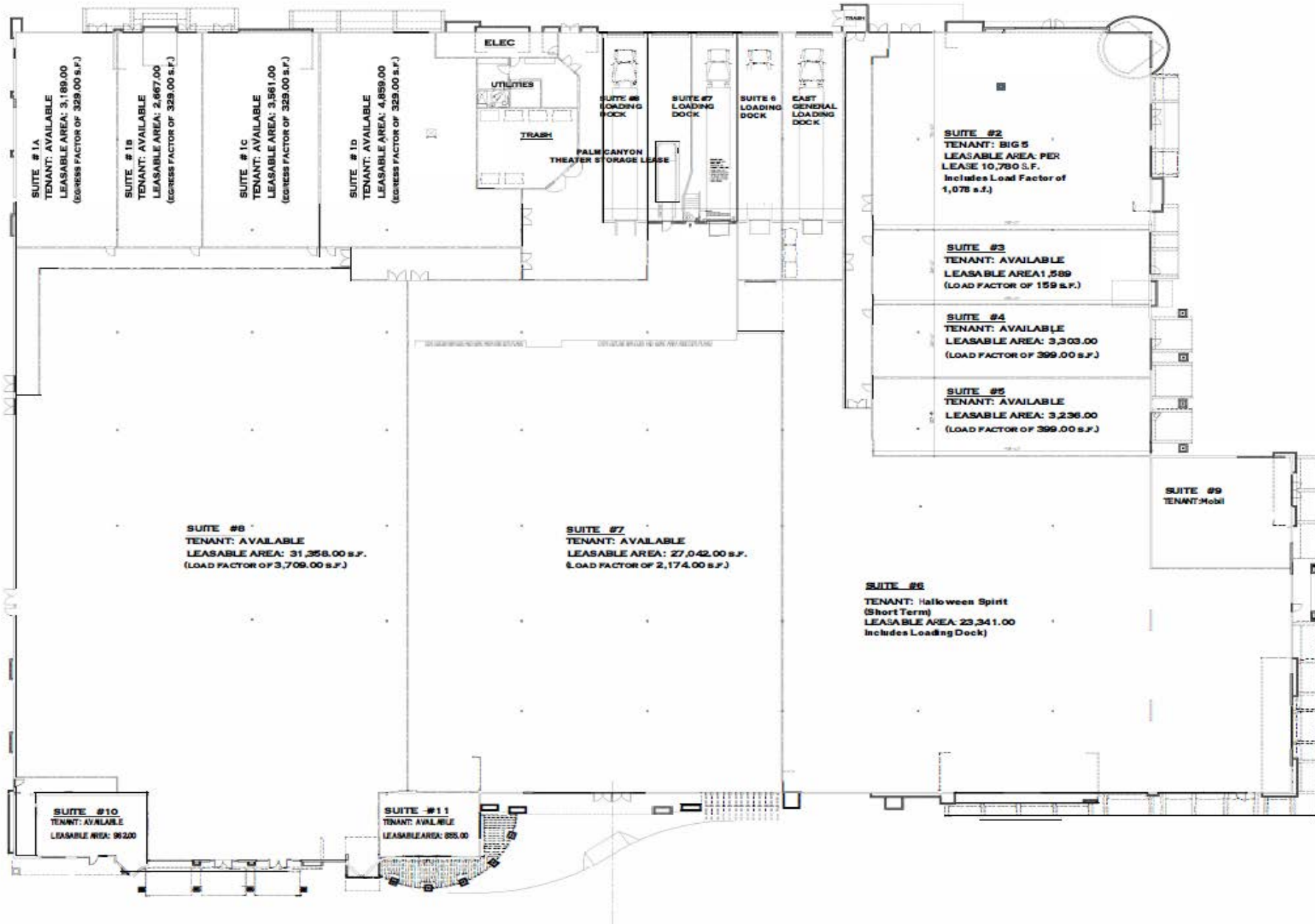
RENT ROLL

SUITE	TENANT	GLA	% OF GLA	RENT*	RENT/ SF*	PRO FORMA EXPENSE REIMBS.*	LEASE
Suite 1A	Vacant	3,518	2.78%	\$4,398	\$1.25	\$7,526	NNN
Suite 1B	Vacant	2,996	2.37%	\$3,745	\$1.25	\$6,410	NNN
Suite 1C	Vacant	3,890	3.08%	\$4,863	\$1.25	\$8,322	NNN
Suite 1D	Vacant	5,188	4.11%	\$6,485	\$1.25	\$11,099	NNN
Suite 2	Vacant	10,780	8.53%	\$10,780	\$1.00	\$23,063	NNN
Suite 3	Vacant	1,589	1.26%	\$1,986	\$1.25	\$3,400	NNN
Suite 4	Vacant	3,303	2.61%	\$4,129	\$1.25	\$7,066	NNN
Suite 5	Vacant	3,635	2.88%	\$4,544	\$1.25	\$7,777	NNN
Suite 6**	Vacant	23,341	18.47%	\$23,341	\$1.00	\$49,936	NNN
Suite 7	Vacant	29,216	23.12%	\$29,216	\$1.00	\$62,505	NNN
Suite 8	Vacant	35,067	27.75%	\$35,067	\$1.00	\$75,022	NNN
Suite 9	Metro by T-Mobile	2,006	1.59%	\$2,026	\$1.01	\$4,292	NNN
Suite 10	Vacant	962	0.76%	\$1,203	\$1.25	\$2,058	NNN
Suite 11	Vacant	855	0.68%	\$864	\$1.01	\$1,829	NNN
13	TOTAL VACANT	124,739	98%	\$130,619			
1	TOTAL OCCUPIED	2,006	2%	\$2,026		\$270,304	
14	TOTAL	126,745	100%	\$132,645		\$270,304	

*Estimated

**Suite 6 (Spirit Halloween): Currently vacant; however, the tenant has confirmed plans to return for the 2026 season. The anticipated lease term is approximately six months (May through November) at a total seasonal rental rate of \$40,000, which equates to approximately \$0.285/SF per month based on the current suite size.

FLOOR PLAN - LEASABLE AREA



INCOME & EXPENSES

Total Number of Units	14
Total Area (Gross)	126,745 SF

INCOME		PRO FORMA	PER SF
GROSS POTENTIAL RENT		\$1,591,738	\$16.05
Expense Reimbursements		\$256,094	\$2.02
Other Income		\$0	\$0
GROSS POTENTIAL INCOME		\$1,847,832	\$12.56
Vacancy/Collection Allowance (GPR)*	15%	\$238,761	\$1.88
EFFECTIVE GROSS INCOME		\$1,609,071	\$12.69

EXPENSES

Real Estate Taxes*	1.19%	\$113,050	\$0.89
Insurance*	\$0.50	\$63,373	\$0.50
Utilities		\$50,603	\$0.40
Contract Services (Repair, Cleaning, Security, Legal, Accounting)		\$55,756	\$0.44
Building Exp. (Plumbing, Electrical, Fire/Safety, Tenant Improvements)		\$17,287	\$0.14
Repairs & Maintenance		\$9,363	\$0.07
Management Fee		\$30,000	\$0.24
TOTAL EXPENSES		\$339,431	\$2.68
Operating Expenses / SF		\$2.68	
NET OPERATING INCOME		\$1,269,640	\$10.01

*Estimated

FINANCIAL OVERVIEW

LOCATION

31033 Date Palm Dr
Cathedral City, CA 92234

Price	\$9,500,000
Gross Leasable Area (GLA)	126,745
Price/SF	\$74.95
CAP Rate - Pro Forma	13.36%
Year Built	1992/2007
Lot Size	14.30 AC

ANNUALIZED OPERATING DATA

Gross Potential Rent		\$1,591,738
Expense Reimbursements		\$256,094
Other Income		\$0
Gross Potential Income		\$1,847,832
Less: Vacancy/Deductions (GPR)*	15%	\$238,761
Effective Gross Income		\$1,609,071
Total Expenses		\$339,431
Net Operating Income		\$1,269,640

EXPENSES

Real Estate Taxes*	1.1900%	\$113,050
Insurance*	\$0.50	\$63,373
Utilities		\$50,603
Contract Services		\$55,756
Building Exp.		\$17,287
Repairs & Maintenance		\$9,363
Management Fee		\$30,000
Total Expenses		\$339,431
Expenses/SF		\$2.68
% of EGI		16.15%

*Estimated

31033 DATE PALM DRIVE

EXCLUSIVELY LISTED BY

TONY AZZI

President and Founder, The Azzi Group
Executive Managing Director Investments
LOS ANGELES OFFICE

Tel: (310) 909-5454

Fax: (310) 909-5410

tazzi@theazzigroup.com

License: CA 00910513 / CA 01325569