

6,560 SF RETAIL BUILDING

DATE PALM DRIVE | FOR SALE OR LEASE

OPPORTUNITY
ZONE



32475 DATE PALM DR, CATHEDRAL CITY

FEATURES

- 6,560 SF multi-tenant retail building on bustling Date Palm Drive in Cathedral City
- Fully leased - tenants are responsible for their own repairs and maintenance
- Approximately 94 ft of frontage on Date Palm Drive
- Suite B was renovated in 2020 with over \$500,000 in upgrades
- Suite B - 5,360 SF available for lease as of August 2025
- Impressive traffic counts
- Less than 4 miles to Palm Springs International Airport
- In the Opportunity Zone, with potential for tax incentives

PRICE: \$1,680,000 (\$256/SF)

LEASE RATE: \$1.75/SF/MO NNN



VICINITY MAP



2/21/25 JC



SUSAN HARVEY

DRE #00957590
susan@dppllc.com
Cell: 760.250.8992



EMILY HARVEY

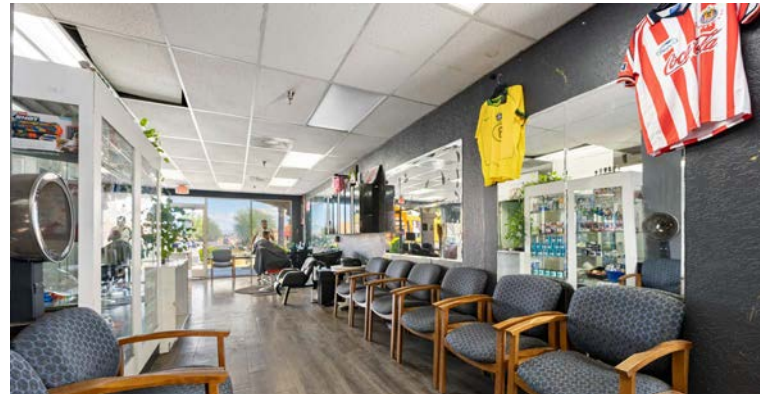
DRE #02229612
emily@dppllc.com
Cell: 760.636.3500

DesertPacificProperties.com 760.360.8200

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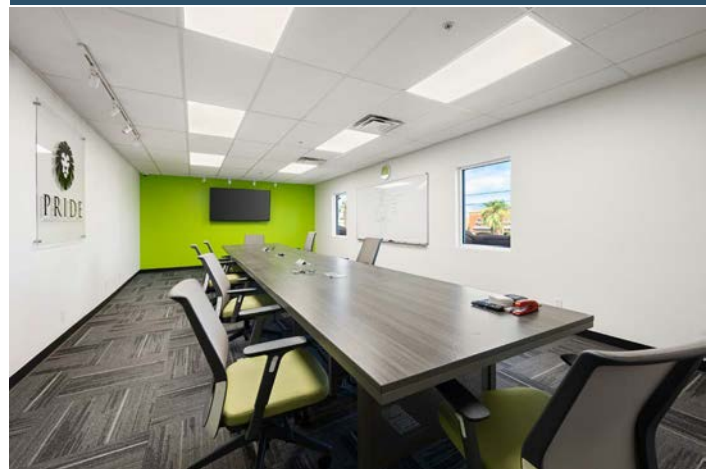
SITE PHOTOS & AMENITIES



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:** [Planned Community Commerical](#)
- **General Plan:** [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.

INTERIOR VIEW - SUITE B



TRAFFIC COUNTS

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

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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 & RENT ROLL

RENT ROLL

Suite	SF	Tenant	Rent/Mo	Rent/SF	Lease Start	Lease End	Rent Adjustments
A	1,200	Lezama & Luna (Barber Shop)	\$2,030	\$1.71	3/1/25	2/28/30	\$100/mo each year
B	5,360	Pride Analytics & Consulting, LLC	\$14,490.92	\$2.86	11/10/18	7/31/25	Adjusted to \$10,373/mo as of 5/1/25
TOTAL			\$16,520.92				

EXPENSES (MONTHLY)

Water	\$170
Trash	\$260
Landscaping	\$350
Insurance	\$248.92
Parking Electric	\$80
Total	\$1108.92

INCOME/EXPENSES

Annual Income	\$198,251.04
Property Taxes (1.256%)	\$21,100
Annual Expenses	\$13,307.04
Net Income	\$163,844
Cap Rate	9.75%



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