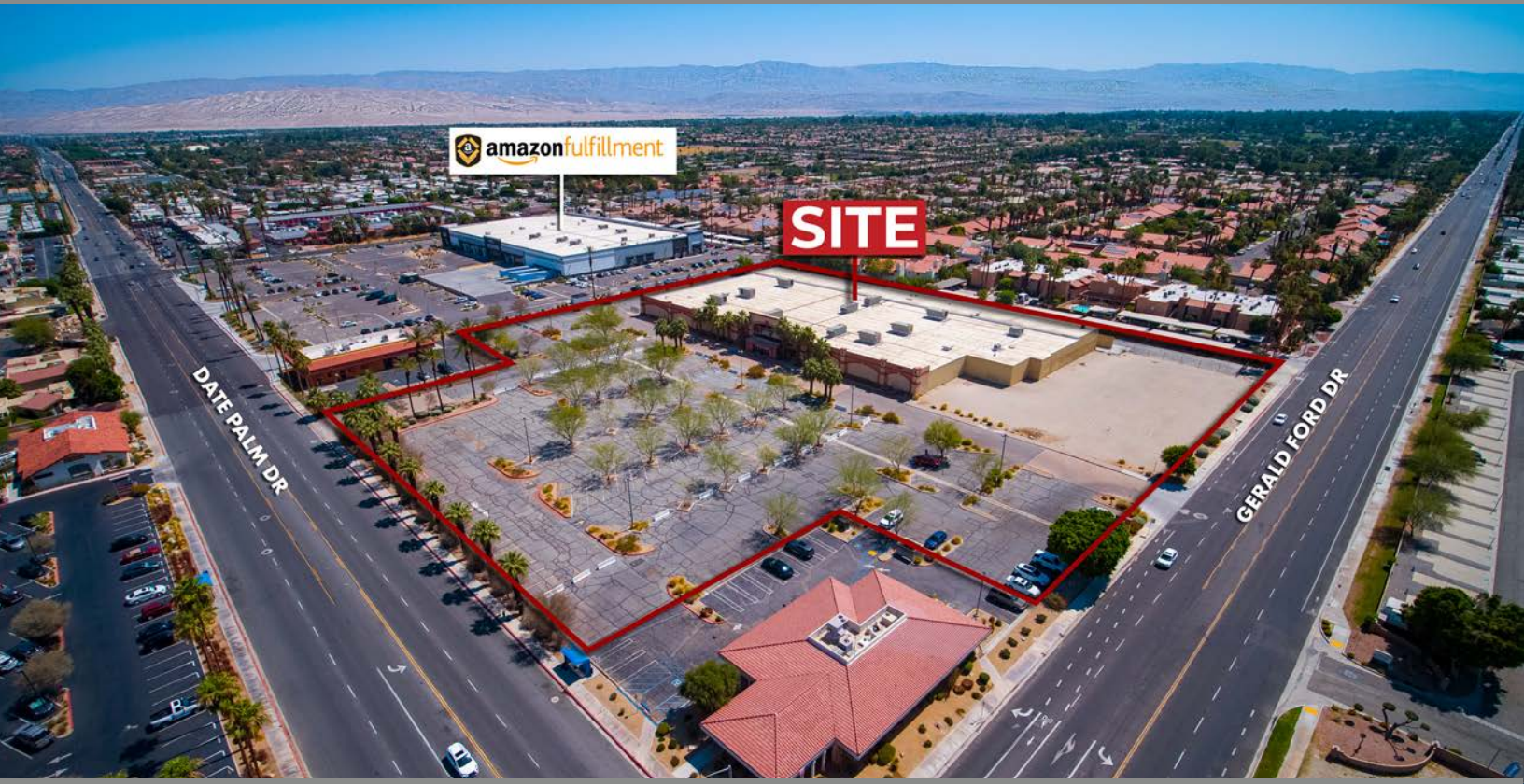


80,633 SF BUILDING ON 7.51 ACRES

FOR SALE OR LEASE

35900 DATE PALM DR, CATHEDRAL CITY, CA



35900 DATE PALM DR, CATHEDRAL CITY

FEATURES

- 80,633 SF recently renovated building on 7.51 acres
- Heavily-trafficked signalized intersection
- Easy access to Interstate 10 and major arterial roads
- Excellent building signage including freestanding pylon signs
- Adjacent to new Amazon Last-Mile Distribution Center. Amazon deployed over \$40 million in capital improvements to the area and will provide \$7.7 million a year in salary, benefits and revenue for the city
- Previous owner invested \$3 million in renovations, including polished floors, 13 new HVAC systems, Title 24 compliant LED lighting, 13 newly installed bathrooms and two broadband halos with 77 access points capable of handling up to 2,800 simultaneous Wi-Fi subscribers
- Purchase includes a 28,000 SF pad for expansion or future development

SALE: \$12 MILLION

LEASE: \$.90/SF/MO NNN

COACHELLA VALLEY



VICINITY MAP

[PROPERTY VIDEO - CLICK HERE](#)



SUSAN HARVEY

DRE #00957590
susan@dppllc.com
Cell: 760.250.8992



PAULA TURNER

DRE #00702492
paula@dppllc.com
Direct: 760.766.0511
Cell: 760.578.6564

80,633 SF BUILDING ON 7.51 ACRES

SITE AMENITIES



SITE AMENITIES

- **Location:** 35900 Date Palm Drive, Cathedral City
- **APNs:** 673-250-026 (6.02 AC), 673-250-027 (0.38 AC), 673-250-028 (0.46 AC), 673-250-029 (0.65 AC)
- **Parcel Size:** 7.51 AC (According to County Assessor's Information)
- **Zoning:** [Planned Community Commercial](#)
- **General Plan:** [General Commercial](#)
- **Current Use:** Vacant
- **Building FAR:** .24
- **Electricity:** 13,000 amps (2 transformers using 7,000 amps, 6,000 amps available)
- **Parking:** 316 Spaces (3.92 spaces per 1,000 SF)
- **Comments:** Amazing opportunity to acquire a strategically located 80,633 building on 7.51 acres on a major intersection with impressive traffic counts in the rapidly growing city of Cathedral City. Located 5 miles from Palm Springs International Airport and 4 miles south of Interstate 10, the main thoroughfare between Los Angeles, CA and Phoenix, AZ.

INTERIOR VIEW



TRAFFIC COUNTS

Date Palm Dr	20,500 cars per day
Gerald Ford Dr	11,640 cars per day

760.360.8200 | [DesertPacificProperties.com](#) | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

80,633 SF BUILDING

SITE AERIAL & LOCATION INFO



Click or Scan
for Directions to the
Property



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



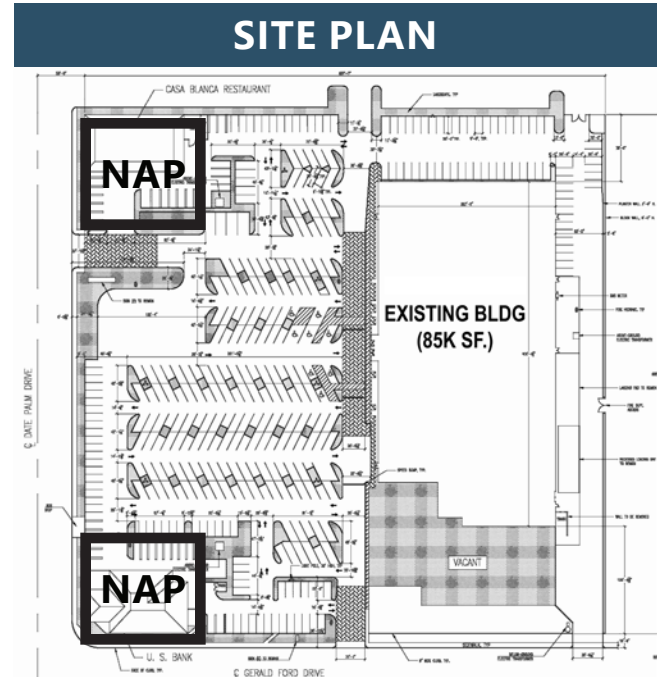
18,640
LABOR FORCE

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80,633 SF BUILDING

SITE AERIALS & SITE PLAN



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