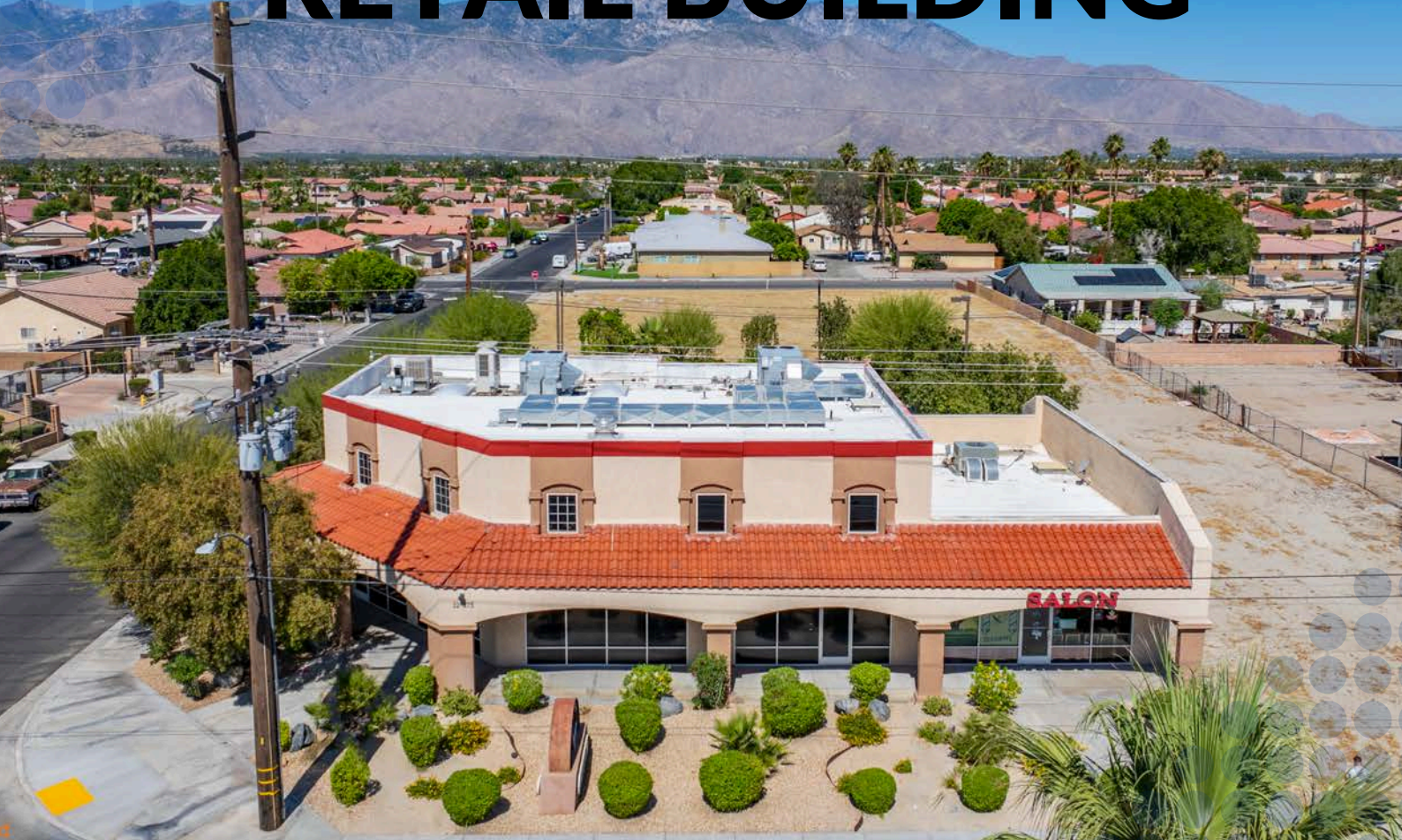


RETAIL BUILDING



This commercial income investment offers a robust Cap Rate of 8.5% with minimal operating expenses and has maintained 100% rental occupancy over the past 24 months.

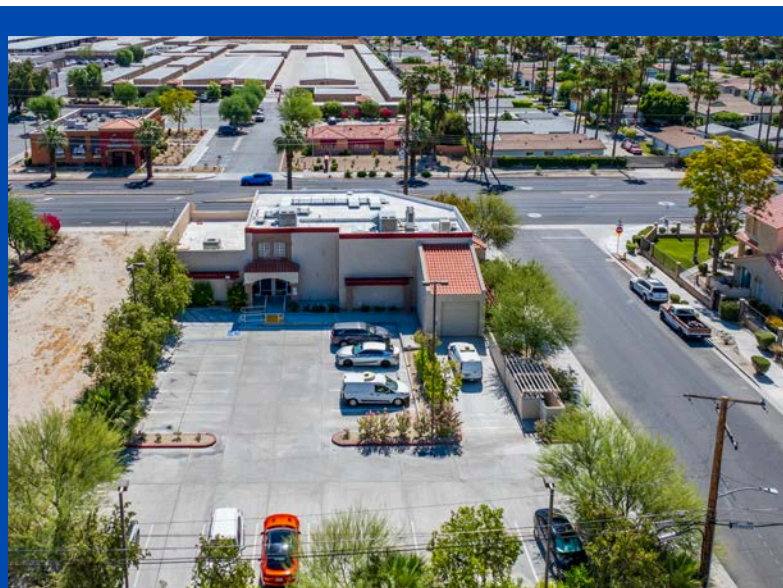
The property features a 6,250 SF building situated on an 18,730 SF lot, providing approximately 20 parking spaces.

**32475 DATE PALM DRIVE
CATHEDRAL CITY, CA 92234**

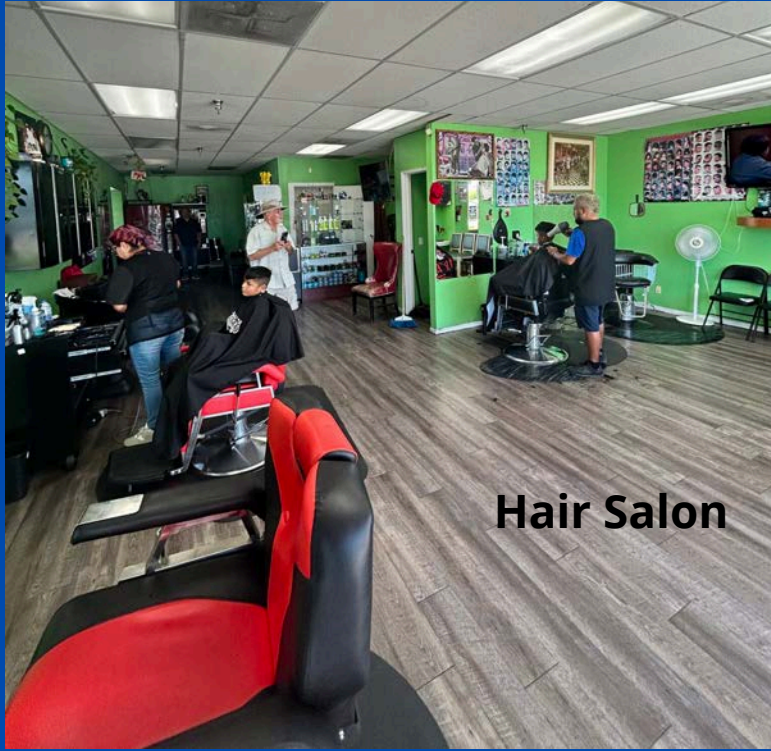


The building comprises two suites. It currently houses two tenants: a Barber/Hair Salon at approximately 1,185 SF and a Cannabis Testing Lab at approximately 5,065 SF including common areas.

This well-maintained building has undergone extensive remodeling inside and out to accommodate the cannabis testing lab, in excess of \$500,000 on exterior and interior improvements.



Including new flooring, upgraded electrical panel, wiring, and lighting throughout, with new plumbing, new A/C units and duct work, and a new roof. Tenants are responsible for their own repairs and maintenance.



Hair Salon

The entire property includes five bathrooms, break rooms, storage areas, newly built-in trash containers, and landscaped areas. It is ideally located on Date Palm Drive in the heart of Cathedral City, adjacent to Ramon Road, a major artery in the Coachella Valley.

The location is surrounded by commercial amenities such as Starbucks, Applebee's, AutoZone, El Pollo Loco, and is near Palm Springs International Airport and the I-10 freeway.



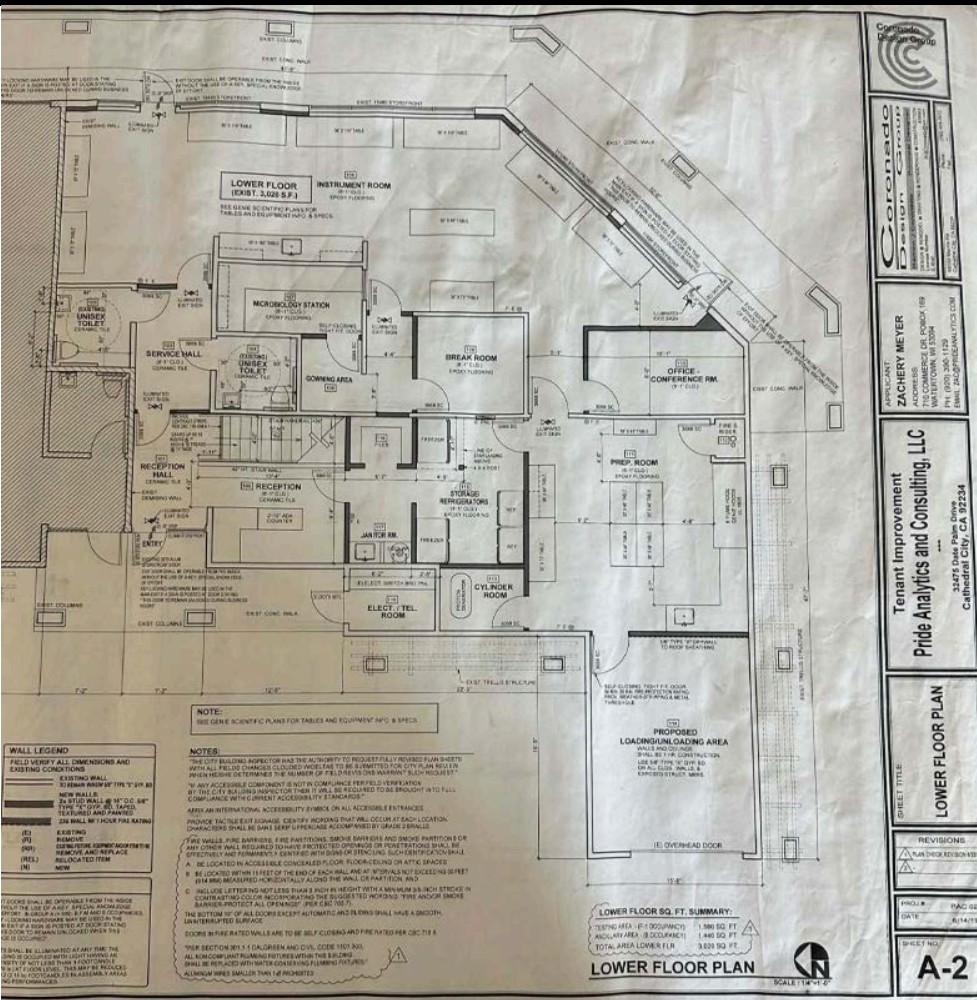
Lab Conference Room



Cannabis Lab Testing Areas



Cannabis Lab Break Room and Waiting Area



LOWER LEVEL FLOOR PLAN

CONTRACTOR
Coronado
 1000 S. GARDEN ST. SUITE 100
 SAN ANTONIO, TX 78205
 TEL: (214) 343-1100
 FAX: (214) 343-1101
 WWW.CORONADOCONTRACTORS.COM

APPROVANT
ZACHERY MEYER
 ADDRESS: 1000 S. GARDEN ST. SUITE 100
 SAN ANTONIO, TX 78205
 TEL: (214) 343-1100
 FAX: (214) 343-1101
 EMAIL: zmeyer@zmeier.com

Tenant Improvement
Pride Analytics and Consulting, LLC
 1000 S. Garden Street
 Calhoun City, CA 92324

LOWER FLOOR PLAN

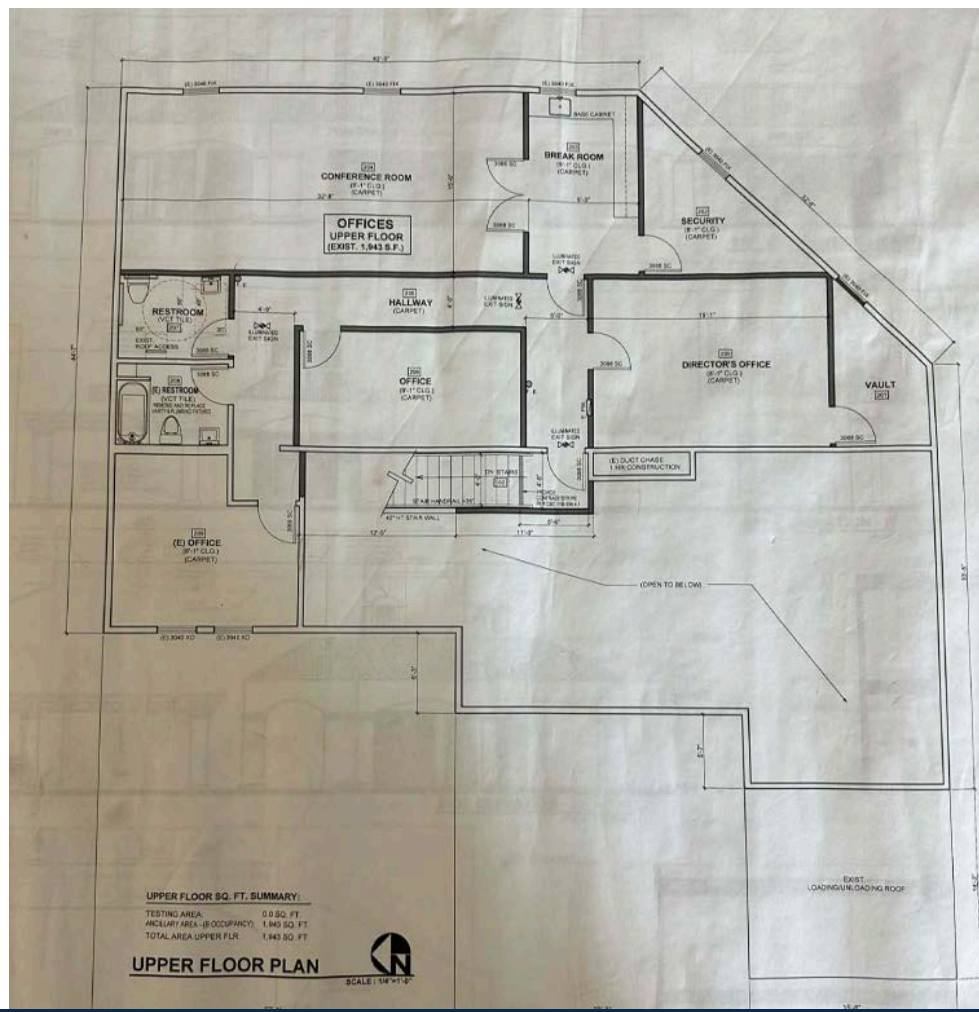
REVISIONS:

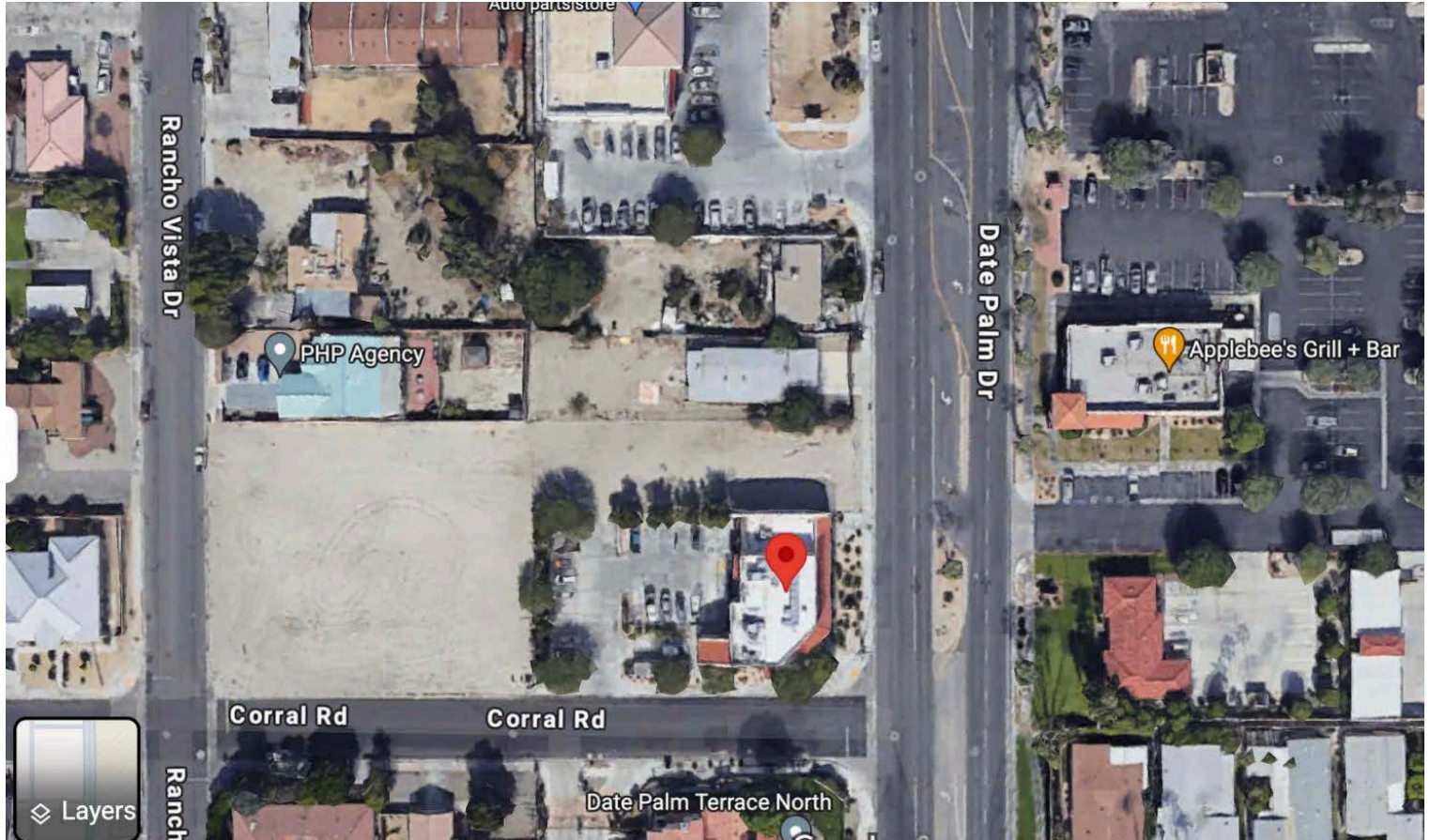
| NO. | DATE | DESCRIPTION |
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| 1 | 01/11/19 | AS SHOWN |

PROJECT: PRAC 02
DATE: 01/11/19

SHEET NO.: A-2

UPPER LEVEL FLOOR PLAN





The location is surrounded by commercial amenities such as Starbucks, Applebee's, AutoZone, El Pollo Loco, and is near Palm Springs International Airport and the I-10 freeway.

Priced to sell at \$1,950,000

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