



**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES, LP

CATHEDRAL CITY MARKETPLACE

Grocery Anchored Community Shopping Center

AVAILABLE SPACE
1,190 - 29,397 SF



FOR LEASE

CBCLYLE.NET

RETAIL

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CATHEDRAL CITY MARKETPLACE

SWC Date Palm Drive & Dinah Shore Drive, Cathedral City, CA 92234

LEASE



OFFERING SUMMARY

Available SF:	1,190 - 29,397
Lease Rate:	\$1.00 - \$2.00 SF/month (NNN)
Market:	Inland Empire
Submarket:	Coachella Valley

PROPERTY HIGHLIGHTS

- Anchored by Food 4 less, Planet fitness and DD's Discounts!
- Date Palm Drive corridor is an amazing traffic generator. There are several new uses on Date Palm Drive including the new Agua Caliente Casino and the new Amazon fulfillment center
- Cathedral City High School in walking distance
- Cathedral City has a large working class population and a higher density with more households and families than its neighboring cities
- Primary frontage pad at signalized entrance available for ground lease or build-to-suit / 0.59 AC
- Centrally located to serve the full time population of Cathedral City with over 95,000 residents within 5 miles

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Toda Moda



Available Pad
 0.59 AC / 25,700 SF

- Curbs, gutters, sidewalks, parking & utilities already completed
- Owner willing to do build to suit or ground lease
- Prime location with frontage on Date Palm Drive

Available Pad Building
 7,500 SF

- Former Beer Hunter, restaurant improvements included



DATE PALM DRIVE Traffic Count: 19,058 cars per day

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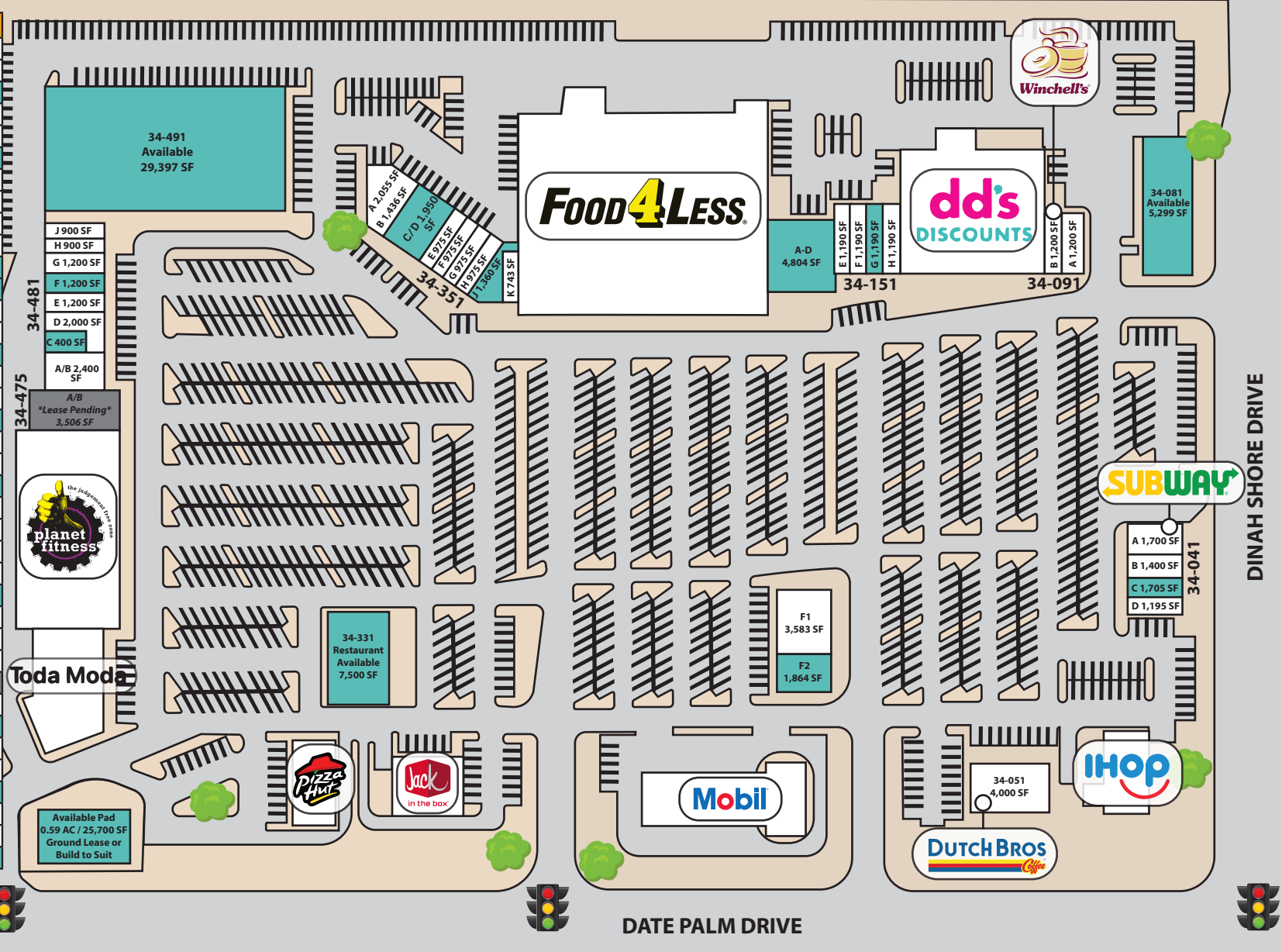
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Address	Suite	Tenant	Size
34-041	A	Subway	1,700
34-041	B	Sky Nails & Spa	1,400
34-041	C	Available	1,705
34-041	D	Tea Be Honest	1,195
34-051	PAD	Dutch Bros Coffee	4,000
34-081	PAD	Available	5,259
34-091	A	Winchells Donuts	1,200
34-091	B	Meng's Filipino Cuisine	1,200
34-101		DD's Discount	19,300
34-131	F1	Family Medical	3,583
34-131	F2	Available	1,864
34-151	A-D	Available	4,804
34-151	E	1st Steps Prenatal Care	1,190
34-151	F	The Salon	1,190
34-151	G	Available	1,190
34-151	H	Tobacco for Less	1,190
34-251		Food 4 Less	52,924
34-331	PAD	Available	7,500
34-351	A	La Palapa Restaurant	2,055
34-351	B	Salvadorian Food	1,436
34-351	C/D	Available	1,950
34-351	E	Rosa's Alterations	975
34-351	F	Hollywood Beauty Salon	975
34-351	G	Metro PCS	975
34-351	H	A&A Flowers	975
34-351	J	Available	1,360
34-351	K	In-Dan-Out Water	743
34-451		Toda Moda	7,847
34-462		Planet Fitness	20,000
34-475	A/B	*Lease Pending*	3,506
34-481	A/B	One Main Financial	2,400
34-481	C	Available	400
34-481	D	El Tarasco Restaurant	2,000
34-481	E	Desert Family Dental	1,200
34-481	F	Available	1,200
34-481	G/H	Taqueria El Guero #	2,100
34-481	J	Tropico Ice Cream	900
34-491	PAD	Available	29,397



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,190 - 29,397 SF	Lease Rate:	\$1.00 - \$2.00 SF/month

AVAILABLE SPACES

AVAILABLE SPACES	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
• 34-041, C	1,705 SF	NNN	\$2.00 SF/month	34-041 Suite C is located in a prime frontage pad building with great signage on Dinah Shore Drive. The space is in finished shell condition, mostly open floor plan with a storage room and restroom in back of space.
• 34-081, Free Standing Automotive Building	5,259 SF	NNN	\$1.00 SF/month	34-081 is a free standing automotive building previously occupied by Goodyear Tires. The building has major frontage on Dinah Shore Drive at one of the entrances to the shopping center and includes 8 roll up doors, 2 lifts and a 22' ceiling height. Available for lease and could be converted to retail, medical or drive-thru.
• 34-131, F2	1,864 SF	NNN	\$1.66 SF/month	34-131 Suite F2 is part of a free standing retail building located in the middle of the shopping center. The space was previously used by the co-tenant Family Medical as part of their urgent care facility. The space is in finished shell condition with restrooms and some interior walls throughout.
• 34-151, A-D	4,804 SF	NNN	\$1.00 SF/month	34-151 Suites A-D has an open retail floor plan with restrooms and a back storage area. The space is located adjacent to Food 4 Less and was previously used as a furniture showroom.
• 34-151, G	1,190 SF	NNN	\$1.50 SF/month	34-151 Suite G is in between Food 4 Less and DD's Discounts. The space is mostly open showroom in finished shell condition.
• 34-331, Free Standing Restaurant Building	7,500 SF	NNN	\$1.66 SF/month	Free standing restaurant building is fully built out as a 7,500 sf two-story restaurant previously occupied by the Beer Hunter, a sports bar/lounge.

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AVAILABLE SPACES	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
• 34-351, C/D	1,950	NNN	\$1.50 SF/month	34-351 C/D is located in between Food 4 Less and the former Regency Theaters. The space was previously used as a jewelry store and all improvements including custom built in glass presentation cases are still existing.
• 34-351, J	1,360 SF	NNN	\$1.25 SF/month	34-351 Suite J is located in between Food 4 Less and the former Regency Theaters. The space is in finished shell condition with a restroom and storage area in back of space.
• 34-481, C	400 SF	NNN	\$1.25 SF/month	34-481 Suite C is located in back of the center behind Planet Fitness and is only accessible from the rear of the shopping center. The space has no exterior windows, the floor plan consists of two small offices and a restroom. The space was previously used as a security office for the center.
• 34-481, F	1,200 SF	NNN	\$1.75 SF/month	34-481 Suite F is located in between Planet Fitness and the former Regency Theaters. The space was previously used as a retail clothing store and the improvements which are in good condition remain.
• 34-491	29,397 SF	NNN	Negotiable	34-491 is the former Regency Movie Theater Co-anchor space. The building is free standing and located in-line to Food 4 Less near the rear of the shopping center.
• Pad at Signalized Traffic Light	0.59 Acres	NNN	Negotiable	This pad located at one of the entrances to the shopping center with a signalized traffic light has major frontage on Date Palm Drive. The curbs, gutters, sidewalks, parking and utilities are already installed at this site. Perfect for retail drive-thru location.

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Cathedral City Marketplace

City of Palm Springs
 Population: 47,847
 Average HH Income: \$48,126 per yr
 Distance To Shopping Center: 0.85 mi

DINAH SHORE DRIVE

DATE PALM DRIVE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,383	64,451	96,743
Average age	34.5	40.0	44.6
Average age (Male)	34.3	40.2	44.7
Average age (Female)	35.3	40.0	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,984	24,254	39,951
# of persons per HH	2.9	2.7	2.4
Average HH income	\$52,934	\$69,251	\$78,412
Average house value		\$366,532	\$450,973

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	65.8%	51.6%	42.0%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	11,623	52,732	80,367
Total Population - Black	308	1,127	1,873
Total Population - Asian	325	2,245	3,692
Total Population - Hawaiian	0	20	31
Total Population - American Indian	101	499	833
Total Population - Other	1,645	5,919	7,319

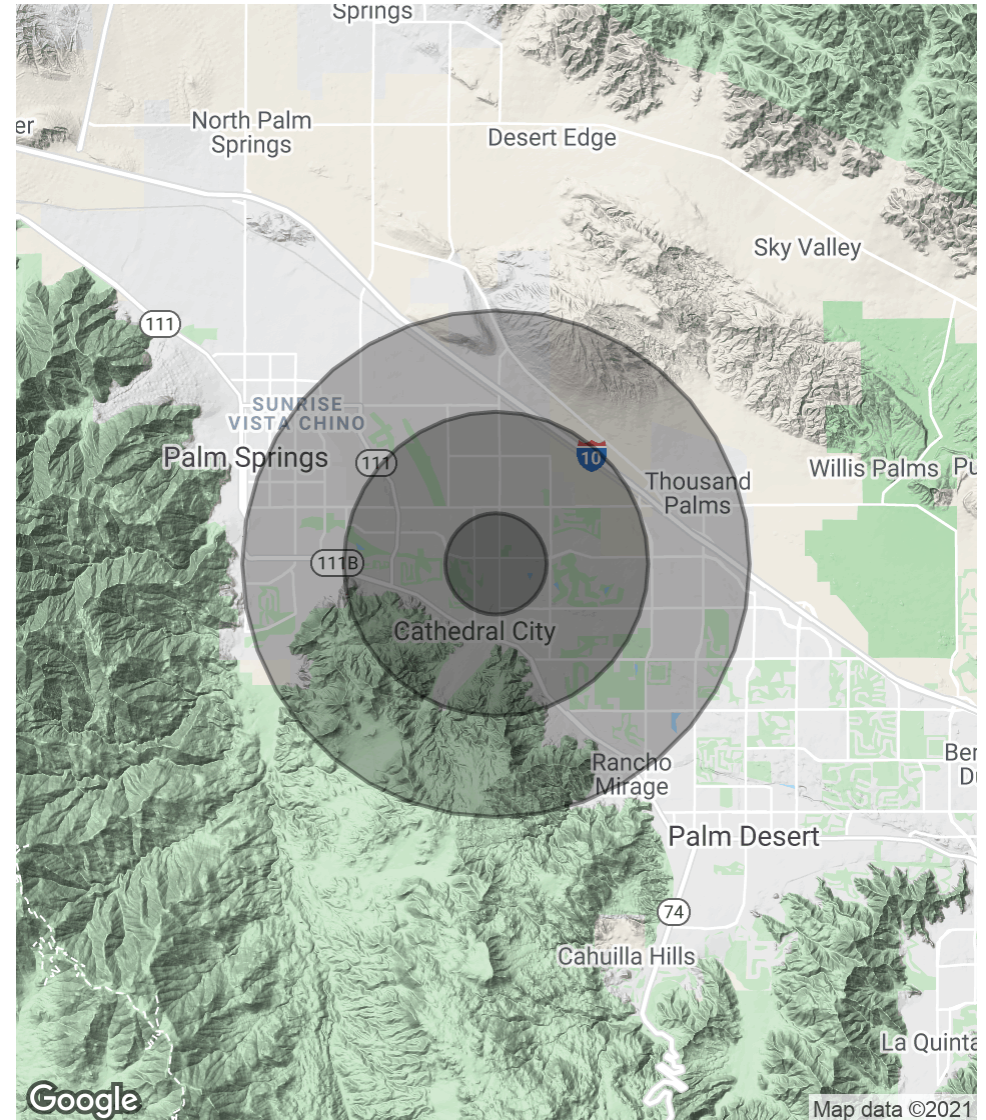
TRAFFIC COUNTS

Date Palm Drive & Dinah Shore Drive	19,058 /day
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