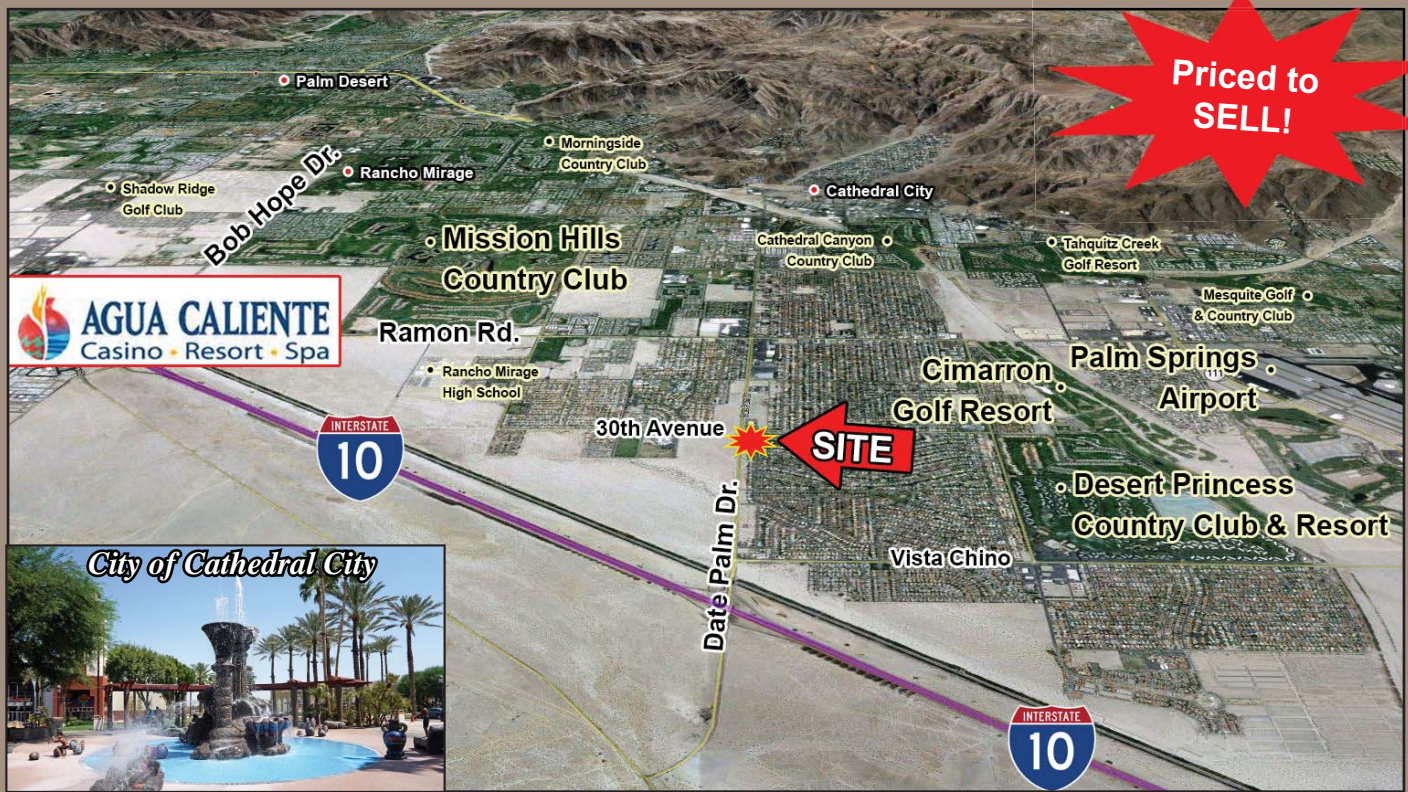


.98 Acres Commercial Lots NWC DATE PALM & 30th, Cathedral City



FEATURES:

- Five commercial lots with approx. 311.85 ft of frontage on Date Palm
- Signalized corner
- Average daily traffic at intersection: 22,654 cars
- Stubbed for water and sewer
- Great location one mile south of I-10 at Date Palm
- Minutes away from Palm Springs Airport, Agua Caliente Resort Casino and Mission Hills Country Club
- Cathedral City has the second highest full-time population in the Coachella Valley
- **ASKING PRICE: \$299,000 (\$7/sf)**



Zoomed In Aerial

For further information, please contact:

Susan Harvey

CalBRE License # 00957590

Paula Turner

CalBRE License # 00702492

760-360-8200



77-933 Las Montanas, Suite 101 • Palm Desert, CA 92211

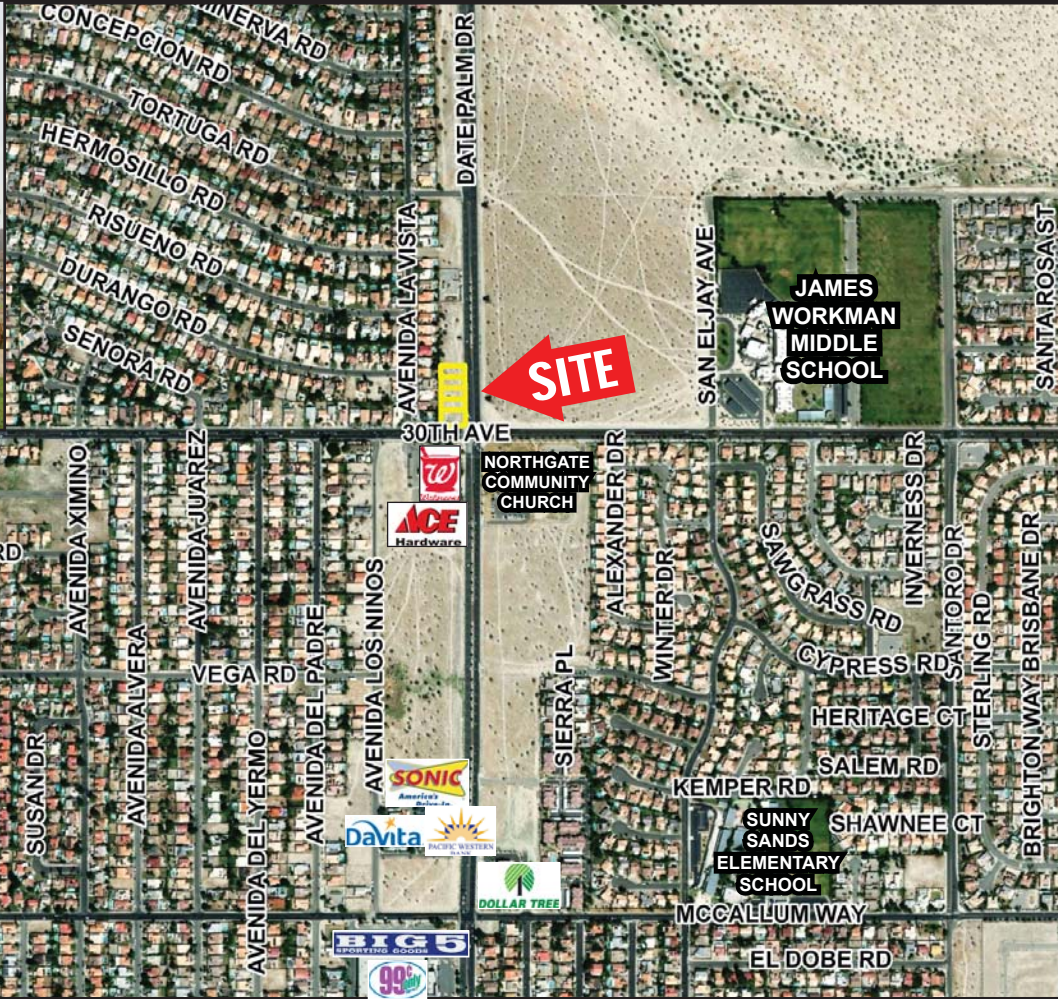
(760) 360-8200 fax (760) 360-7580

Or Visit us at our Website:

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DISCLAIMER: The information above 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. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

.98 Acres Commercial Lots NWC Date Palm Dr./30th Ave., Cathedral City



Site Amenities

- **Location:** The property is located at the northwest corner of Date Palm Drive and 30th Avenue in Cathedral City.
- **Zoning:** NBP (Neighborhood Business Park)
CLICK TO VIEW ZONING ORDINANCE
- **General Plan:** BP (Business Park)
- **APNs/Parcel Sizes:** 675-363-006 (7,842 sf), 007 (7,863 sf), 008 (7,892 sf), 009 (7,959 sf), 010 (11,272 sf)
- **Total Size:** 42,828 sf (.98 ac)
- **Utilities:** Water: 12" main line on the east side of Date Palm Drive. All lots have a 1" water service available.
Sewer: 4" sewer lateral on each lot, coming from the 15" sewer main on the west side of Date Palm Drive
- **Comments:** In a predominantly residential area with multiple large housing communities. The site is just one mile from I-10, at a signalized corner, which provides easy access and great visibility. Curb on Date Palm & curb and sidewalk on 30th Avenue.

Cathedral City Demographics

	1 m	3 mi	5 mi
Total Population Est	22,694	57,653	117,771
Avg. Household Income	\$69,160	\$61,748	\$64,340
Median Age	37.55	42	49



City of Cathedral City