

For Lease  
±1,528-17,907 SF



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# PROPERTY INFORMATION

INDUSTRIAL SHOWROOM FOR LEASE  
68956 Perez Road, Cathedral City, CA 92234

## PROPERTY OVERVIEW

Welcome to **68956 Perez Road**, a versatile commercial property located in the heart of Cathedral City's thriving industrial district. The property is located on the busy corner of Perez and Date Palm Drive (20,000+ cars/day), features +/-32,515 SF of leasable space on a +/-2.08 AC lot with sixty (60) total parking spaces. This property offers a unique opportunity for businesses seeking a strategic location with flexible space options.

## PROPERTY DETAILS

|                |                        |
|----------------|------------------------|
| Building Size: | ±32,515 SF             |
| Lot:           | ±2.05 Acres            |
| Units          | Thirteen (13)          |
| Available:     | ±1,528-17,907 SF       |
| Zoning:        | I-1 (Light Industrial) |



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| SUITE      | SIZE     | RATE            |
|------------|----------|-----------------|
| Building 1 | 8,709 SF | \$1.50/SF + NNN |
| A          | 1,528 SF | \$1.35/SF + NNN |
| B          | 1,536 SF | \$1.35/SF + NNN |
| E          | 2,144 SF | \$1.35/SF + NNN |
| F          | 2,190 SF | \$1.35/SF + NNN |
| G          | 1,800 SF | \$1.35/SF + NNN |



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| 2024                        | 1-Mile   | 5-Mile  | 10-Mile  |
|-----------------------------|----------|---|----------|
| Population                  | 9,521    | 132,496   | 260,758  |
| Households                  | 4,684    | 59,692  | 121,553  |
| Median Household Income     | \$52,242 | \$70,112  | \$71,287 |
| Average Daily Traffic (ADT) |          | Date Palm Dr and Perez Rd (2018): 19,516 ADT<br>E Palm Canyon and B St (2022): 36,906 ADT |          |

## YOUR ADVISORS



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