

**AVISON
YOUNG**

FOR LEASE
34081 DATE PALM DRIVE
CATHEDRAL CITY, CA

**HIGH-VISIBILITY AUTO SERVICE BUILDING IN
A MAJOR RETAIL SHOPPING CENTER**



PROPERTY OVERVIEW



POPULATION

3 miles - 75,193
5 miles - 137,382



AVG HOUSEHOLD INCOME

3 miles - \$103,428
5 miles - \$109,955



TRAFFIC COUNTS

Dinah Shore Drive & Date Palm Drive
43,667 vehicles per day

Date Palm Drive & Cathedral Canyon Drive
40,189 vehicles per day



ANNUAL VISITS TO CATHEDRAL CITY MARKETPLACE

5.3 million visits a year

Avison Young's Automotive Properties Group is pleased to present a rare opportunity to lease a freestanding automotive building in Cathedral City, CA. Located at 34081 Date Palm Drive, the property sits within Cathedral City Marketplace - an established regional shopping destination anchored by national retailers and supported by exceptional daily traffic, including approximately 5.3 million visits a year.

The building offers existing automotive improvements, ample parking, and a layout designed for efficient vehicle flow and service operations. Its freestanding configuration provides excellent visibility and branding potential, making it an ideal location for automotive service, repair, or specialty operators seeking a high-exposure site.

Situated within a thriving shopping center and supported by strong surrounding demographics, 34081 Date Palm Drive represents a compelling opportunity in one of the Coachella Valley's most active and growing markets.

PROPERTY OVERVIEW

BUILDING AREA: 5,300 SF

LOT SIZE: ±2.0 AC

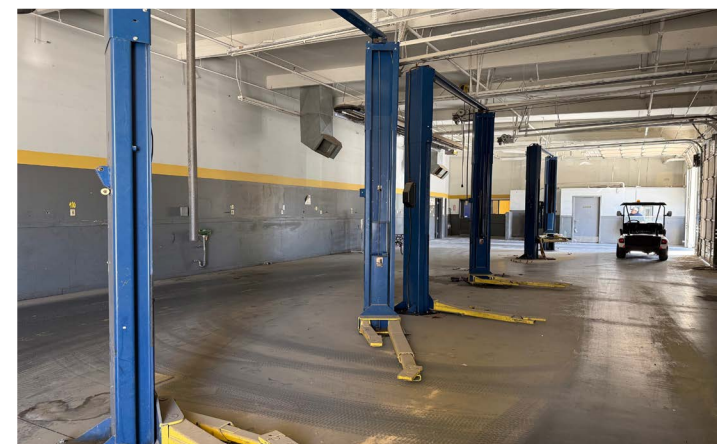
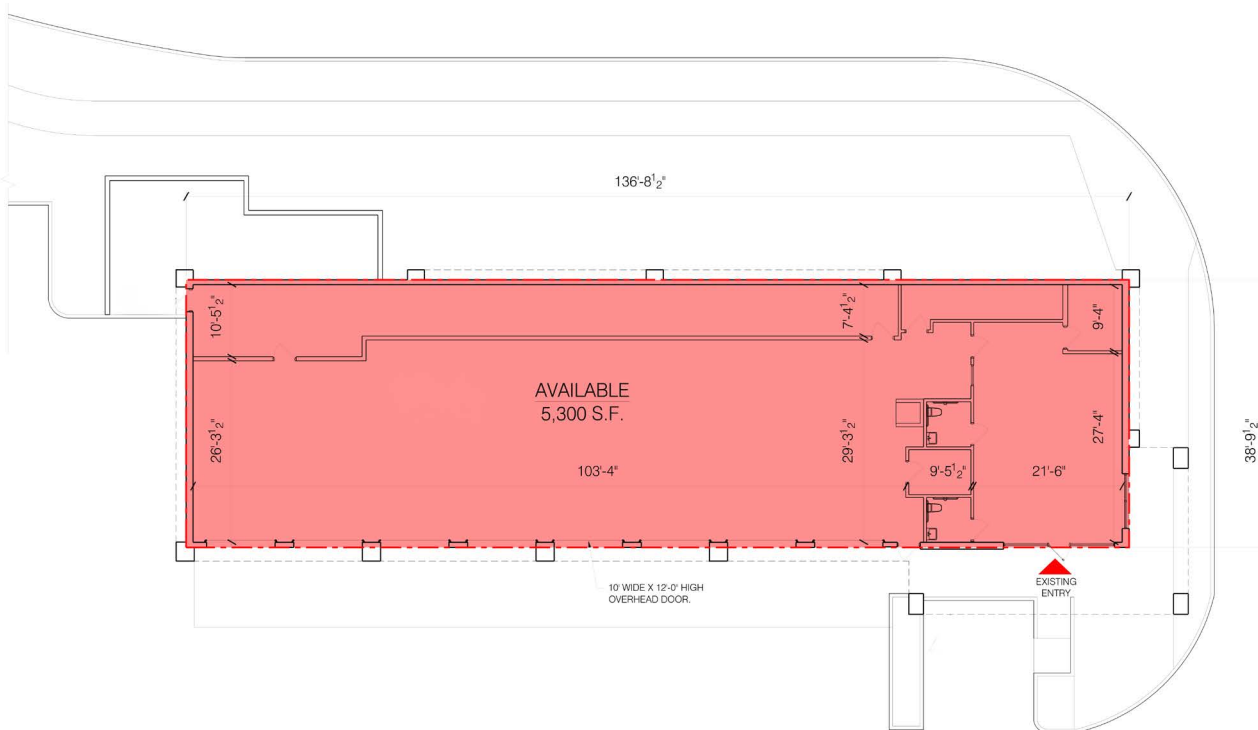
ASKING RATE: \$1.25/SF NNN
(est NNN \$0.54/SF/Mo)

YEAR BUILT: 1991

AMENITIES:

- Move-in-ready automotive configuration
- Multiple service bays with high-clearance access
- Customer waiting/reception area
- Private office space for management or administrative use
- Secure storage areas for parts and equipment
- Large paved lot
- Well-maintained exterior and building systems
- Located within a high-profile, well-performing anchored shopping center

SITE PLAN:





AVISON YOUNG'S AUTOMOTIVE PROPERTIES GROUP (APG) is a fully dedicated service line within Avison Young that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing, research, investments, leasing, management, and valuation. APG consistently utilizes the global network and local marketing knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective real estate decisions.

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