

INDUSTRIAL PROPERTY

68415 Perez Rd, Cathedral City, CA 92234

OWNER-USER OPPORTUNITY | INDUSTRIAL BUILDINGS | LIGHT INDUSTRIAL ZONING



MICHAEL MATUSIK

Vice President
714.874.4004

mmatusik@primenetlease.com

PAUL MATUSIK

President
714.875.2400

pmatusik@primenetlease.com

MARVIN ALVERDIN

Investment Associate
714.804.5245

malverdin@primenetlease.com



[VIEW VIDEO](#)

PRICE
\$1,495,000

PSF
\$245.48

PROPERTY INFORMATION

Gross Building Area	6,090 SF
Lot Size	19,602 SF (0.45 AC)
Property Type	Industrial
Ownership	Fee Simple
Buildings	3
Grade Level Doors	9
Clear Height	Approx. 15-16 feet
Parking Spaces	20
Zoning	I-1 Light Industrial (Buyer to verify)
Year Built	Various
Vacant	Yes

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **ATTRACTIVE LOCATION** - Located near Downtown Cathedral City, this industrial property benefits from a high-visibility location along Perez Road, near vibrant new developments, retail, and residential projects. The property is also minutes from the Agua Caliente Casino Cathedral City, a key traffic driver drawing locals and tourists alike. This dynamic area continues to see significant investment, making it an ideal location for long-term value.
- **STRATEGIC INDUSTRIAL LOCATION** - Located within Cathedral City's established industrial district with quick access to Interstate 10 and Highway 11 and surrounded by service industrial businesses.
- **STRONG TRAFFIC COUNTS** - Over 15,000 vehicles along nearby Cathedral Canyon Dr.
- **STRONG DEMOGRAPHICS** - 3-mile population of 61,284 with an average household income of \$99,797, 5-mile population of 129,258 with an average household income of \$111,050
- **GREAT VISIBILITY** - Highly visible industrial building along Perez Road
- **FUNCTIONAL INDUSTRIAL IMPROVEMENTS** - 6,090 SF spread across three buildings with approximately 15-16 foot clear heights and nine grade-level loading doors
- **OWNER-USER OPPORTUNITY** - Vacant property allows immediate occupancy without waiting



INVESTMENT HIGHLIGHTS



- **FLEXIBLE I-1 ZONING** - Allows numerous light industrial uses including auto repair, collision centers, manufacturing and more (Buyer to verify with City)
- **PROXIMITY TO CATHEDRAL CITY AUTO CENTER** - Located near Cathedral City's established concentration of automotive dealerships and service businesses, supporting strong visibility and potential demand from automotive-related and industrial users.
- **FUNCTIONAL SITE CONFIGURATION** - 19,602 SF site provides generous yard area and parking.
- **RECENTLY EXPANDED** - Property includes newer improvements completed in recent years.
- **MULTIPLE BUILDING CONFIGURATION** - Three separate buildings allow operational flexibility or possible multiple users.
- **NINE GRADE-LEVEL DOORS** - Excellent loading capability rarely found on smaller industrial assets.
- **GROWING COACHELLA VALLEY** - Industrial demand continues to increase as the Coachella Valley population expands.
- **ATTRACTIVE OWNER-USER INVESTMENT** - Avoid rising lease rates by owning your own space
- **STRONG REGIONAL CONNECTIVITY** - Easy access to Palm Springs, Rancho Mirage, Palm Desert, Indio and Interstate 10.

AERIAL OVERVIEW (WEST)

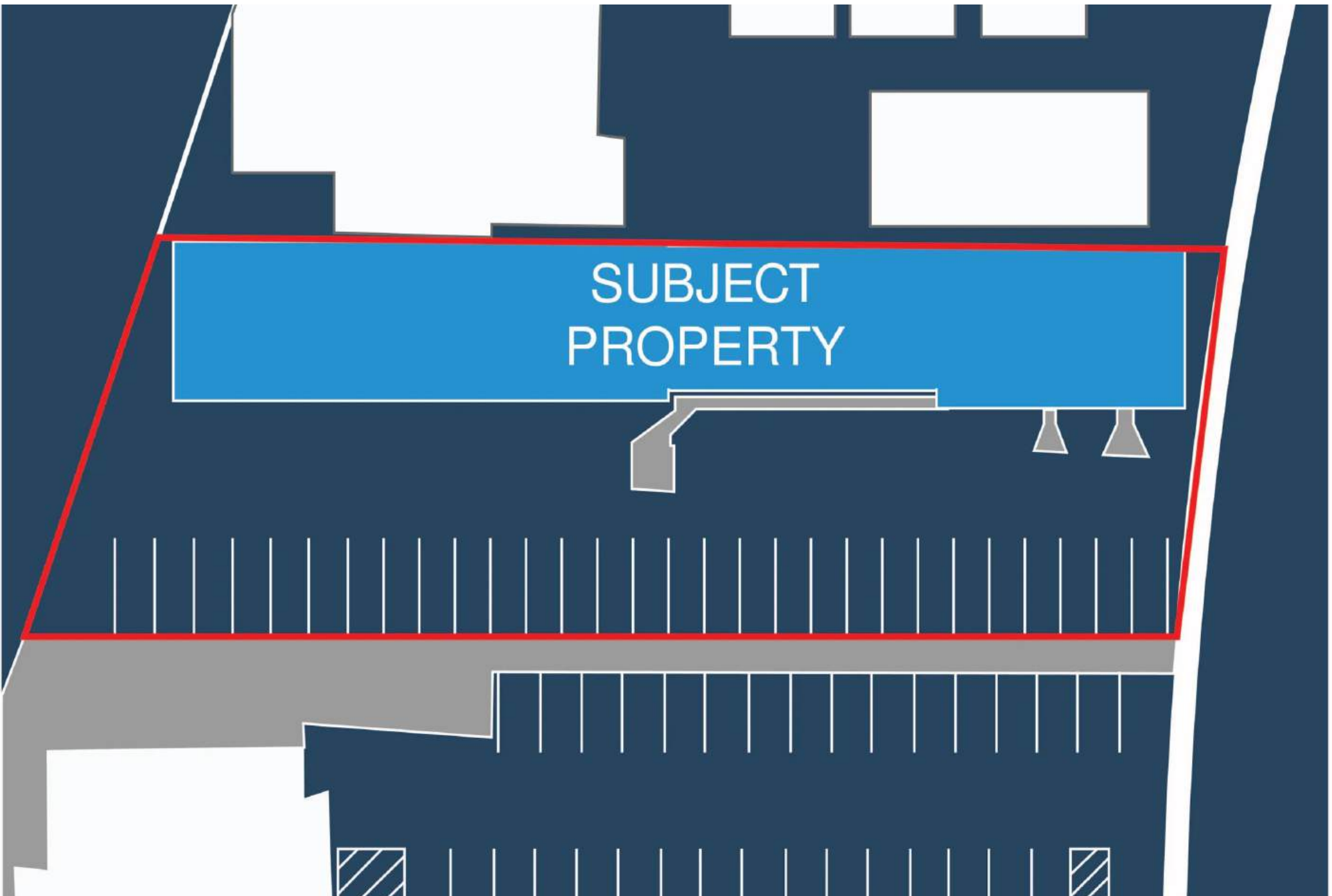


AERIAL OVERVIEW (NORTHWEST)



AERIAL OVERVIEW (EAST)





I-1 (LIGHT INDUSTRIAL) PERMITTED USES

§ 9.40.030. Permitted uses.

Animal clinics;
Any permitted use listed in the CBP-2 district;
Automobile body and collisions shops;
Automobile repair shops;
Bakeries;
Bottling plants;
Breweries;
Drying, freighting or trucking yards or terminals;
Electric or neon sign manufacture;
Furniture manufacture;
Garment manufacture;
Ice and cold storage plants;
Lumber yards;
Machine shops;
Manufacture or prefabricated buildings;
Plastics, fabrication;
Sexually oriented businesses, subject to full compliance with all licensing and regulatory provisions of Chapter 5.18 of this code;
Sheet metal shops;
Shoe manufacturing;
Stone monument works;
Textile manufacture;
Truck steam cleaning equipment;
Wholesale businesses, warehouses, storage buildings or enterprises.
(Ord. 80 Art. IV(C)(1)(c), 1984; Ord. 94 § 1, 1984; Ord. 347 § 6, 1992; Ord. 489 § 4, 1998; Ord. 529 § 3, 2000; Ord. 685 § 6, 2009; Ord. 862 § 2, 2022)

I-1 (LIGHT INDUSTRIAL) CONDITIONAL USES

§ 9.40.040. Conditional uses.

The following uses may be permitted subject to the issuance of a conditional use permit pursuant to Chapter 9.72.

Animal boarding kennels and dog kennels;

Carwash, coin operated-manual, self-serve and full-serve permitted;

Corporation yards;

Cannabis cultivation sites;

Cannabis dispensaries;

Cannabis distribution sites;

Cannabis testing laboratories;

Feed and fuel yards;

Fuel storage yards;

Lumber yards;

Manufacturing and industrial uses which will not be extremely offensive or obnoxious by reason of emission of odor, dust, smoke, gas, light, noise or vibration;

Manufacturing sites;

Public buildings;

Public utility structures;

Recycling center;

Recycling collection facility (large);

Residential uses for caretakers;

Retail sales and services operated on the same property and in conjunction with uses specifically allowable in this district;

Retail store, used;

Rubber sales, or fabrication of products made from finished rubber;

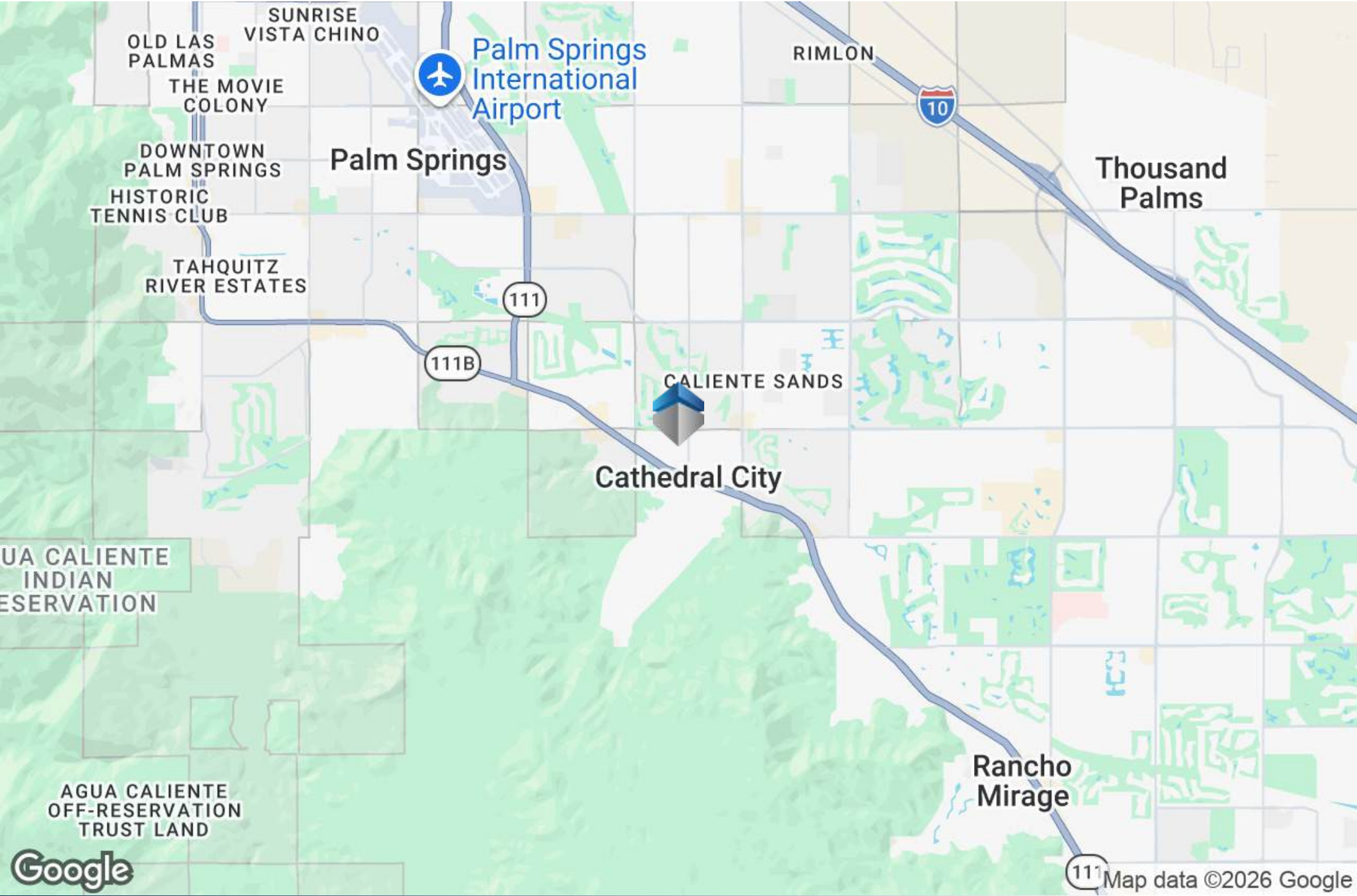
Tire rebuilding, recapping and retreading;

Truck and automobile service stations;

Vehicle rental establishments and used vehicle sales (except used vehicles sold in conjunction with the operation of a manufacturer licensed new vehicle sales dealership) subject to the provisions of Section 9.96.170 pertaining to special provisions applying to miscellaneous uses.

(Ord. 80 Art. IV(C)(1)(d), 1984; Ord. 94 § 1, 1984; Ord. 241 § 8, 1989; Ord. 304 § 6, 1990; Ord. 373 § 5, 1992; Ord. 502 § 1, 1999; Ord. 738 § 3, 2014; Ord. 774 § 5, 2016; Ord. 777 § 3, 2016; Ord. 789 § 10, 2017; Ord. 801 § 2, 2017; Ord. 862 § 2, 2022)

REGIONAL MAP



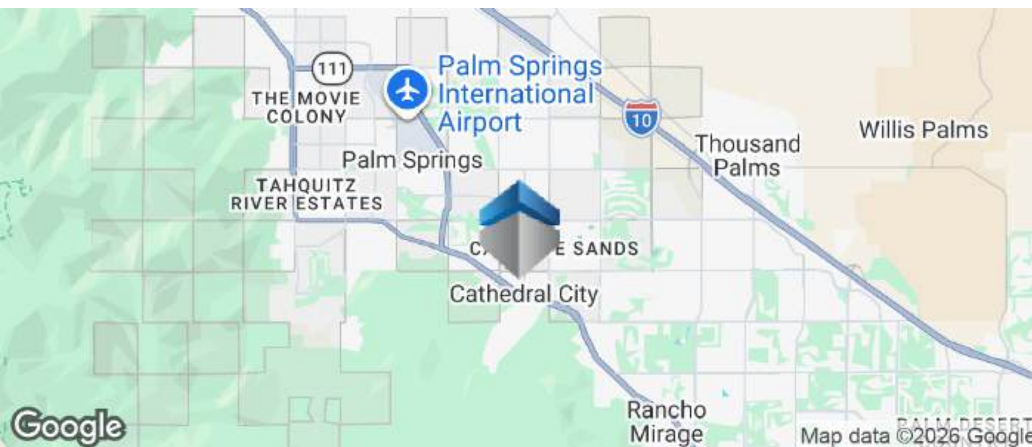
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RETAILER MAP



CATHEDRAL CITY - AREA OVERVIEW



CATHEDRAL CITY OVERVIEW

- Centrally located between Palm Springs and Rancho Mirage, providing excellent access to the region's major employment and commercial centers.
- Population of over 52,000 residents, serving as one of the Valley's fastest-growing residential and commercial communities.
- Proximity to the Interstate 10 corridor with convenient access to Los Angeles, San Diego, and the Inland Empire.

ACCESSIBILITY & ECONOMIC DRIVERS

- Excellent connectivity via Interstate 10, Highway 111, and Palm Springs International Airport (PSP).
- Diverse economy supported by healthcare, construction, retail, hospitality, professional services, and light industrial businesses.
- Benefits from the greater Coachella Valley's 500,000+ permanent residents and millions of annual visitors supporting regional business activity

INVESTMENT FUNDAMENTALS

- Continued residential and commercial growth fueled by population gains and the expanding Greater Palm Springs economy.
- Business-friendly environment with more affordable commercial real estate than neighboring cities.
- Central location, strong transportation network, and ongoing public and private investment position Cathedral City for long-term commercial and industrial growth.

COACHELLA VALLEY - AREA OVERVIEW



REGIONAL OVERVIEW

- One of Southern California's fastest-growing regions, located ± 100 miles east of Los Angeles.
- Encompasses nine cities including Palm Springs, Palm Desert, Rancho Mirage, La Quinta, Indio, and Coachella.
- Established as a premier year-round destination with strong tourism, hospitality, lifestyle, and residential demand.



DEMOGRAPHICS & TOURISM

- Permanent population of 500,000+ residents, with continued growth from in-migration and second-home ownership.
- Attracts 14M+ annual visitors generating roughly \$9B in tourism revenue.
- Demand drivers include retail, dining, hospitality, and entertainment, fueled by both full-time and seasonal residents.



ECONOMIC & INVESTMENT FUNDAMENTALS

- Hosts global events such as Coachella, Stagecoach, BNP Paribas Open, and PGA Tournaments.
- Supported by a diverse economy in hospitality, healthcare, education, and real estate development.
- Palm Springs International Airport (PSP) serves 3M+ passengers annually, enhancing accessibility and investor appeal.

DEMOGRAPHICS

3-MILE KEY FACTS



61,284

POPULATION



52

AVERAGE AGE



\$596,945

MEDIAN HOUSEHOLD VALUE

BUSINESSES



2,233

BUSINESSES



19,305

EMPLOYEES

INCOME



\$71,925

MEDIAN HH INCOME



\$99,797

AVERAGE HH INCOME

	1 MILE	3 MILES	5 MILES
Current Population	8,223	61,284	129,258
2030 Population	8,879	65,377	138,692
Employees	6,095	19,305	53,865
Total Businesses	662	2,233	6,717
Average Household Income	\$80,869	\$99,797	\$111,050
Median Household Income	\$52,550	\$71,925	\$81,131
Average Age	61	52	55.5
Households	3,177	26,351	59,033
Median Home Value	\$445,337	\$596,945	\$669,575

CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Owner/User Industrial Property ("property"). It has been prepared by Prime Net Lease. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

68415 PEREZ RD

CATHEDRAL CITY, CA 92234

EXCLUSIVELY PRESENTED BY



MICHAEL MATUSIK
Vice President

Direct | 714.874.4004
Fax | 717.797.0004
E-mail | mmatusik@primenetlease.com



PAUL MATUSIK
President

Direct | 714.875.2400
Fax | 717.797.0004
E-mail | pmatusik@primenetlease.com



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