

# OFFICE & INDUSTRIAL UNITS FOR LEASE

- ◆ ESTABLISHED PAJARO BUSINESS CENTER
- ◆ EXISTING 100,000 ± SF COMMERCIAL COMPLEX
- ◆ RIVERSIDE COUNTY OFFICES NEXT DOOR
- ◆ WELL MAINTAINED AND MANAGED PROPERTY
- ◆ TWO PARKING LOTS FOR AMPLE PARKING
- ◆ #1-2 & 5-6        3840 SF WAREHOUSE/OFC/BTH
- ◆ #3, #4, #7        1920 SF WAREHOUSE/OFC/BTH
- ◆ FULLY AIR CONDITIONED
- ◆ SPACES FROM 1920SF TO 13440 IF ASSEMBLED
- ◆ SIGNAGE ON PEREZ RD

# 68615 Bldg A Perez Rd.



### Demographics >>

	1 mile	3 miles
Population	7,957	49,948
Households	3,866	20,038
Median Age	58	47.80
Median HH Income	\$49,935	\$57,282
Daytime Employees	4,793	18,436
Population Growth '23 - '28	▲ 1.08%	▼ -0.36%
Household Growth '23 - '28	▲ 0.70%	▼ -0.14%

### Traffic >>

Collection Street	Cross Street	Traffic Vol Last Mea...	Distance
Cathedral Canyon Dr	Perez Rd N	13,662 2018	0.12 mi
Cathedral Canyon Dr	Ave Lalo Guerrero N	11,075 2022	0.21 mi
Cathedral Canyon Dr	Kieley Rd N	15,576 2022	0.21 mi
Glenn Ave	E Palm Canyon Dr S	1,275 2018	0.22 mi
E Palm Canyon Dr	Glenn Ave E	29,125 2018	0.23 mi
E Palm Canyon Dr	Palo Verde Dr NW	32,828 2022	0.24 mi
Glenn Ave	Grove St S	697 2018	0.27 mi
Cathedral Canyon Dr	Cove Ln S	8,687 2022	0.27 mi
Monty Hall Dr	1st St N	1,809 2018	0.29 mi
Van Fleet St	A St S	1,600 2018	0.32 mi

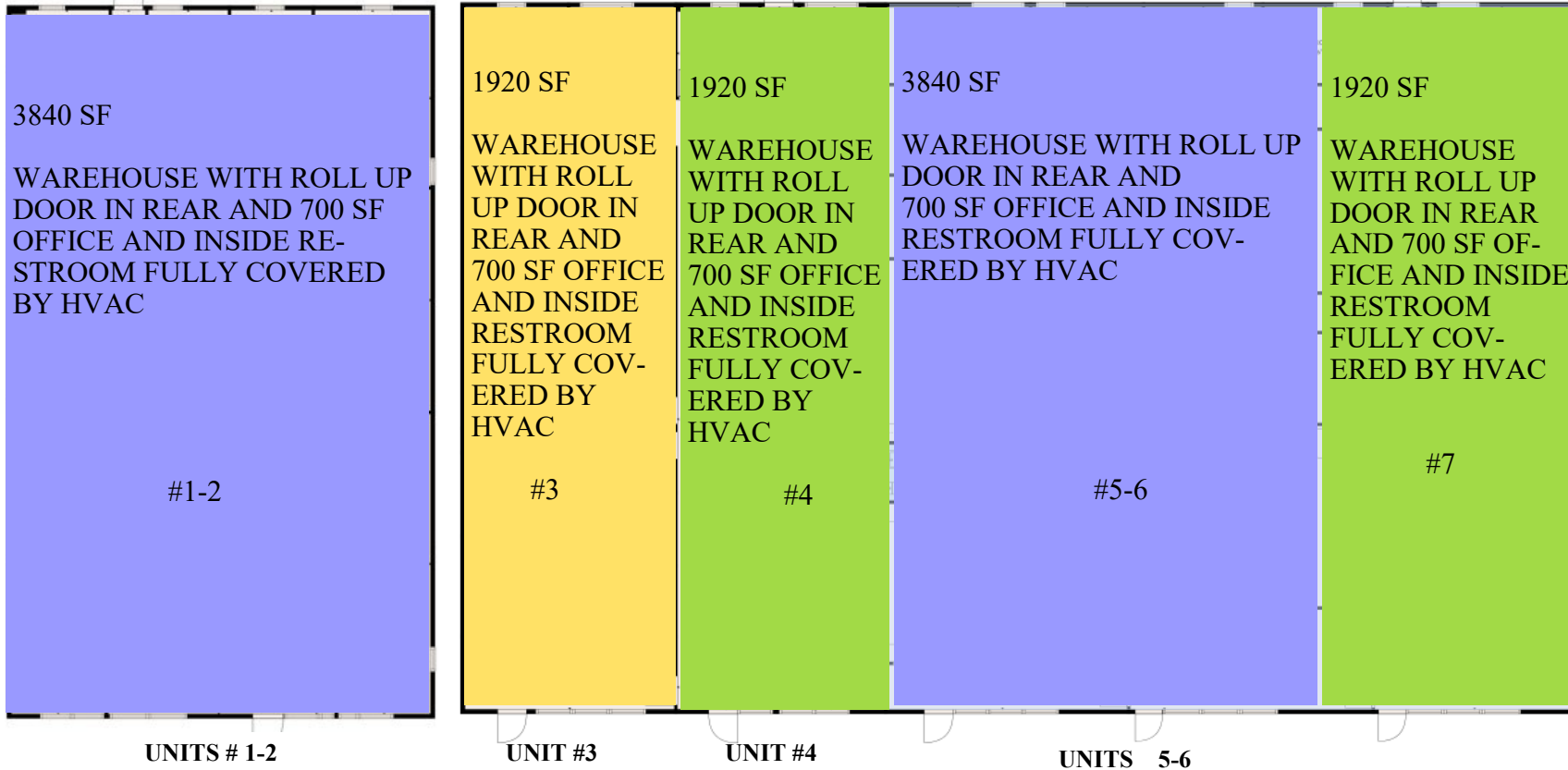
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# 68615 Perez Rd. Bldg A Cathedral City

## SITE PLAN OF AVAILABLE SPACES



Units	Square Footage	Base Rent	NNN	Total
1-2	3840	\$ 3840	1536	\$5376
3	1920	\$ 1920	768	\$2688
4	1920	\$ 1920	768	\$2688
5-6	3840	\$ 3840	1536	\$5376
7	1920	\$1920	768	\$2688

TOTAL: 9630 sq. ft  
 FLOOR 1: 9630 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**RATE \$1.00 + .40 NNN  
 FULLY  
 AIRCONDITIONED**

The above information, while not guaranteed, has been obtained from sources deemed reliable and is subject to change without notice. Tenant must verify the information and bears all risk for any inaccuracies.



FRONT WITH PARKING FOR UNITS 1-8



HIGHLY VISABLE SIGNAGE ON PEREZ RD

