

FOR LEASE

TIRE & AUTO SERVICE CENTER

68406 E PALM CANYON DR, CATHEDRAL CITY, CA 92234





Property Highlights

**68406 E PALM CANYON DR
CATHEDRAL CITY, CA 92234**

**BUILDING
TYPE**

Auto Repair

**BUILDING
SIZE**

±11,272 SF

**LEASE
RATE**

NEGOTIABLE

**NO. OF
BAYS**

8

**PROPERTY
ZONING**

PCC



LAND
AREA
±1.17 ACRES

YEAR
BUILT
2018

PROPERTY
ZONING
PCC

PARKING
STALLS
30 SPACES

TRAFFIC
COUNTS
32,828 CPD
(ON PALM CANYON DR)

Nearby Retailers



SUBJECT
±11,272 SQ. FT.



CATHEDRAL CANYON DR

PALM CANYON DR

32,828 CARS/DAY



**SUBJECT
±11,272 SQ. FT.**

**CATHEDRAL CITY
COMMUNITY AMPHITHEATER**

CATHEDRAL CANYON DR

PALM CANYON DR

32,828 CARS/DAY



Area Overview

CATHEDRAL CITY, CA

Located in the Coachella Valley of California, is a vibrant and diverse city known for its rich history, cultural landmarks, and scenic beauty. As one of the larger cities in the region, Cathedral City offers a unique blend of urban amenities and natural wonders, making it a popular destination for both tourists and residents alike. From the historic neighborhoods and bustling downtown area to the picturesque parks and outdoor recreational opportunities, Cathedral City has something to offer everyone. This essay will provide an overview of Cathedral City, highlighting its key features, attractions, and points of interest that make it a truly special place to visit and explore.

THE HISTORY

The history of Cathedral City, dates back to the early 19th century when the area was primarily used for agriculture and ranching. In the late 1920s, the area began to see development as a result of the Coachella Valley's growing popularity as a tourist destination. One of the key figures in the city's development was noted developer and businessman George Allan, who played a significant role in establishing Cathedral City as a city in 1981. Over the years, Cathedral City has continued to grow as a diverse community with a thriving economy fueled by tourism, agriculture, and a growing population. The city's rich history is reflected in its architecture, landmarks, and vibrant cultural scene, making it a fascinating place to explore for history enthusiasts and visitors alike.



GEOGRAPHY AND CLIMATE

Cathedral City, CA, is located in the Coachella Valley region of Southern California, known for its unique geography and climate. Nestled between the San Bernardino Mountains to the north and the Santa Rosa Mountains to the south, Cathedral City offers stunning vistas and outdoor recreational opportunities for residents and visitors alike. The city experiences a desert climate, characterized by hot summers and mild winters, with little precipitation throughout the year. These weather patterns make Cathedral City an ideal destination for those seeking sunny days and warm temperatures. Additionally, the city's proximity to popular attractions like Joshua Tree National Park and the Salton Sea further enhances its appeal to nature enthusiasts and adventure seekers alike.





ECONOMY AND EMPLOYMENT

The economy of Cathedral City, CA, is primarily driven by tourism and hospitality industries. With its proximity to popular tourist destinations such as Palm Springs, the city sees a high influx of visitors throughout the year, which in turn creates employment opportunities in hotels, restaurants, and entertainment venues. In addition to tourism, there is a growing focus on renewable energy and sustainability initiatives in Cathedral City, leading to new job opportunities in the green technology sector. The city's strategic location along major transportation routes also makes it attractive for businesses looking to establish a presence in Southern California, further boosting its economy and providing employment opportunities for residents. Overall, Cathedral City offers a diverse range of job prospects, contributing to a stable and thriving economy in the region.



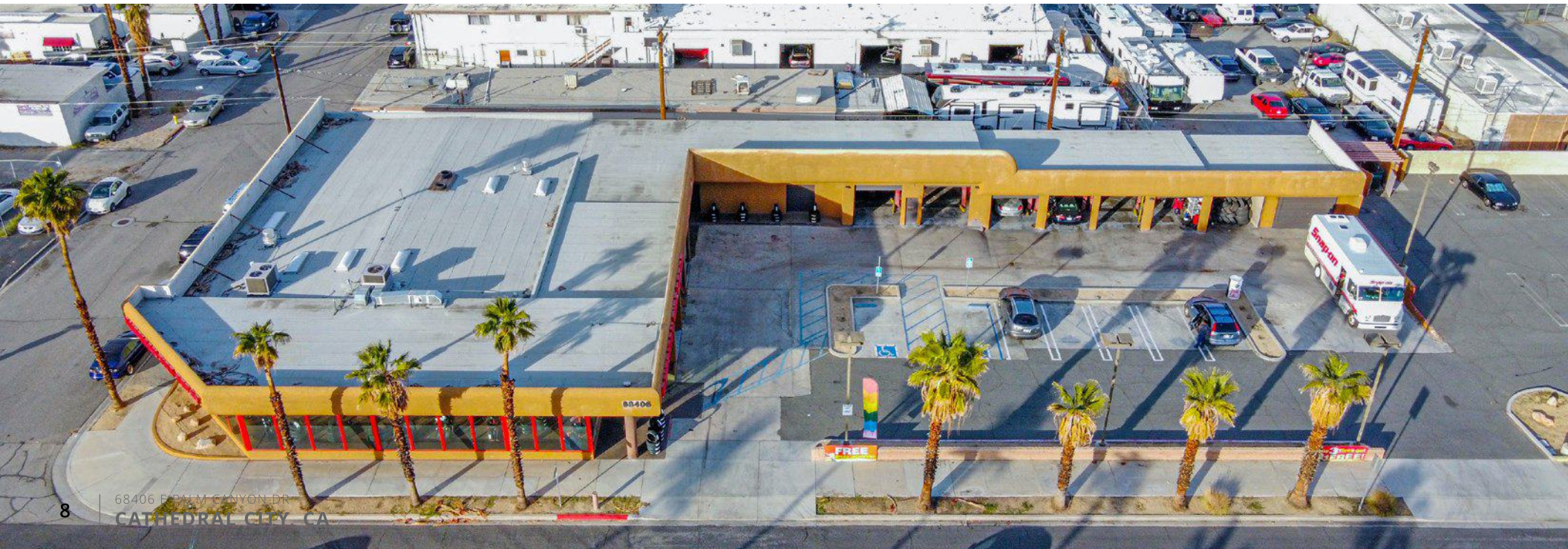
CULTURAL ATTRACTIONS AND EVENTS

One of the most notable aspects of Cathedral City, CA, is its rich cultural scene filled with various attractions and events. The city hosts a multitude of cultural festivals throughout the year, celebrating its diverse heritage and traditions. From the Cathedral City Hot Air Balloon Festival to the Cathedral City LGBT Days, there is always something exciting happening in the city that appeals to a wide range of interests. Additionally, the Mary Pickford Theatre is a popular spot for locals and visitors alike to enjoy independent films and performances by local artists. With such a vibrant cultural scene, Cathedral City provides a lively and stimulating environment for residents and tourists alike to explore and appreciate different aspects of art and culture.



Area Demographics

POPULATION	MILE 1	MILE 3	MILE 5	HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Population 2010	5,640	45,143	95,869	2010 Households	2,776	18,100	40,679
Population 2023	6,942	52,241	108,847	2023 Households	3,241	20,770	45,245
Population Projection 2028	7,485	55,867	116,095	2028 Household Projection	3,465	22,158	48,052
Annual Growth 2010-2023	1.90%	1.30%	1.10%	Annual Growth 2010-2023	0.20%	0.30%	0.10%
Annual Growth 2023-2028	1.60%	1.40%	1.30%	Annual Growth 2023-2028	1.40%	1.30%	1.20%
Median Age	56.7	48.4	50.7	Owner Occupied Households	2,375	14,651	32,363
Bachelor's Degree or Higher	29%	26%	30%	Renter Occupied Households	1,090	7,506	15,689
U.S. Armed Forces	1	6	28	Avg Household Size	2	2.4	2.3
				Avg Household Vehicles	1	2	2



CONSUMER SPENDING DETAILS

	1 MILE		3 MILE		5 MILE	
Expand All	Total Spending	Avg Household	Total Spending	Avg Household	Total Spending	Avg Household
Apparel	\$4,301,845	\$1,327	\$31,565,060	\$1,520	\$70,715,537	\$1,563
Entertainment, Hobbies & Pets	\$14,347,099	\$4,427	\$96,698,754	\$4,656	\$225,227,864	\$4,978
Food & Alcohol	\$25,904,801	\$7,993	\$178,928,298	\$8,615	\$406,253,897	\$8,979
Household	\$16,135,414	\$4,979	\$109,123,067	\$5,254	\$258,209,228	\$5,707
Transportation & Maintenance	\$19,361,974	\$5,974	\$147,000,686	\$7,078	\$339,608,241	\$7,506
Health Care	\$5,298,929	\$1,635	\$34,677,013	\$1,670	\$78,939,419	\$1,745
Education & Daycare	\$5,341,561	\$1,648	\$39,336,704	\$1,894	\$98,762,932	\$2,183
Total Specified Consumer Spending (\$)	\$90,691,623	\$27,983	\$637,329,582	\$30,685	\$1,477,717,118	\$32,660

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$74,555	\$81,579	\$93,418
Median Household Income	\$46,798	\$51,794	\$62,502
< \$25,000	946	5,578	9,888
\$25,000 - 50,000	779	4,552	8,836
\$50,000 - 75,000	426	3,155	7,078
\$75,000 - 100,000	374	2,107	4,867
\$100,000 - 125,000	208	1,551	3,859
\$125,000 - 150,000	68	855	2,407
\$150,000 - 200,000	200	1,085	3,284
\$200,000+	239	1,888	5,026

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$297,889	\$374,497	\$414,322
Median Year Built	1976	1982	1982





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