80,633 SF BUILDING ON 7.51 ACRES

35900 DATE PALM DR, CATHEDRAL CITY, CA



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FEATURES

- 80,633 SF recently renovated building on 7.51 acres
- Heavily-trafficked signalized intersection
- Easy access to Interstate 10 and major arterial roads
- Excellent building signage including freestanding pylon signs
- Adjacent to new Amazon Last-Mile Distribution Center. Amazon deployed over $40 million in capital improvements to the area and will provide $7.7 million a year in salary, benefits and revenue for the city
- Previous owner invested $3 million in renovations, including polished floors, 13 new HVAC systems, Title 24 compliant LED lighting, 13 newly installed bathrooms and two broadband halos with 77 access points capable of handling up to 2,800 simultaneous Wi-Fi subscribers
- Includes a 28,000 SF pad for expansion or new development

PRICE: SUBMIT

COACHELLA VALLEY



VICINITY MAP

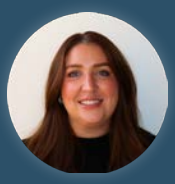
PROPERTY VIDEO - CLICK HERE

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8/29/25 JC



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80,633 SF BUILDING ON 7.51 ACRES
SITE AMENITIES

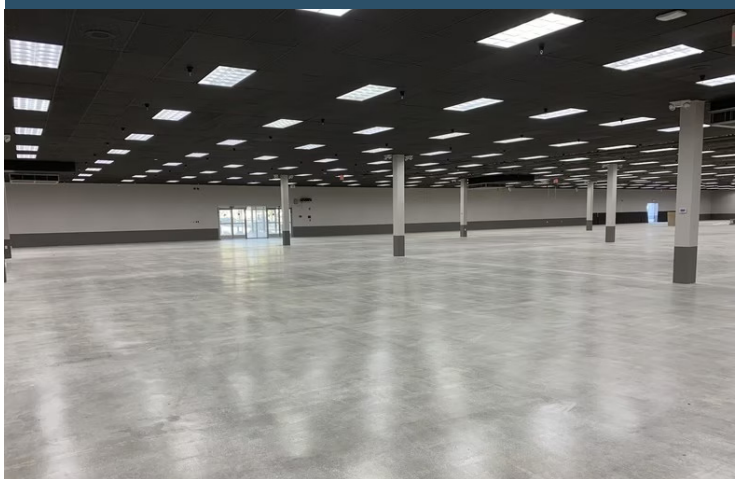
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SITE AMENITIES

- **Location:** 35900 Date Palm Drive, Cathedral City
- **APNs:** 673-250-026 (6.02 AC), 673-250-027 (0.38 AC), 673-250-028 (0.46 AC), 673-250-029 (0.65 AC)
- **Parcel Size:** 7.51 AC (According to County Assessor's Information)
- **Zoning:** Click here to view Planned Community Commerical
- **General Plan:** Click here to view General Commercial
- **Current Use:** Vacant
- **Building FAR:** .24
- **Electricity:** 13,000 amps (2 transformers using 7,000 amps, 6,000 amps available)
- **Parking:** 316 Spaces (3.92 spaces per 1,000 SF)
- **Comments:** Amazing opportunity to acquire a strategically located 80,633 building on 7.51 acres on a major intersection with impressive traffic counts in the rapidly growing city of Cathedral City. Located 5 miles from Palm Springs International Airport and 4 miles south of Interstate 10, the main thoroughfare between Los Angeles, CA and Phoenix, AZ.

INTERIOR VIEW



TRAFFIC COUNTS

Date Palm Dr	20,500 cars per day
Gerald Ford Dr	13,500 cars per day

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

80,633 SF BUILDING
SITE AERIAL & LOCATION INFO

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CATHEDRAL CITY SUMMARY

Cathedral City, nestled in the Coachella Valley of Southern California, offers a vibrant blend of natural beauty and recreational opportunities. With its array of golf courses, including the popular Desert Princess Country Club, and access to hiking and biking trails, outdoor enthusiasts can enjoy the stunning desert landscapes. The city's annual events, such as the Cathedral City Hot Air Balloon Festival add to its cultural vibrancy. Cathedral City's thriving tourism industry, diverse dining options, and growing retail sector make it an engaging destination for residents and visitors alike.

AREA DEMOGRAPHICS

60,080
POPULATION

55.1
MEDIAN AGE

$633,942
MEDIAN HOME VALUE

$109,965
AVERAGE HOUSEHOLD INCOME

53,012
LABOR FORCE

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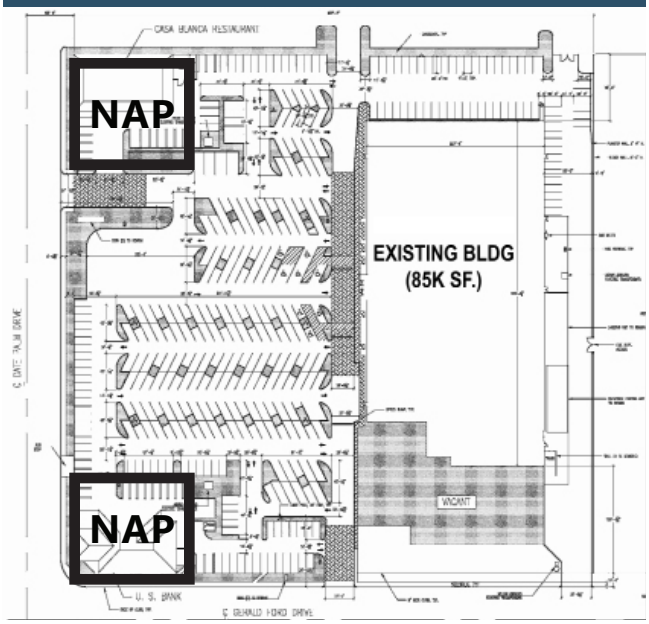
80,633 SF BUILDING
SITE AERIALS & SITE PLAN

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SITE PLAN



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