

68300 Ramon Rd

68300 Ramon Rd, Cathedral City CA 92234



OFFERING MEMORANDUM

68300 Ramon Rd

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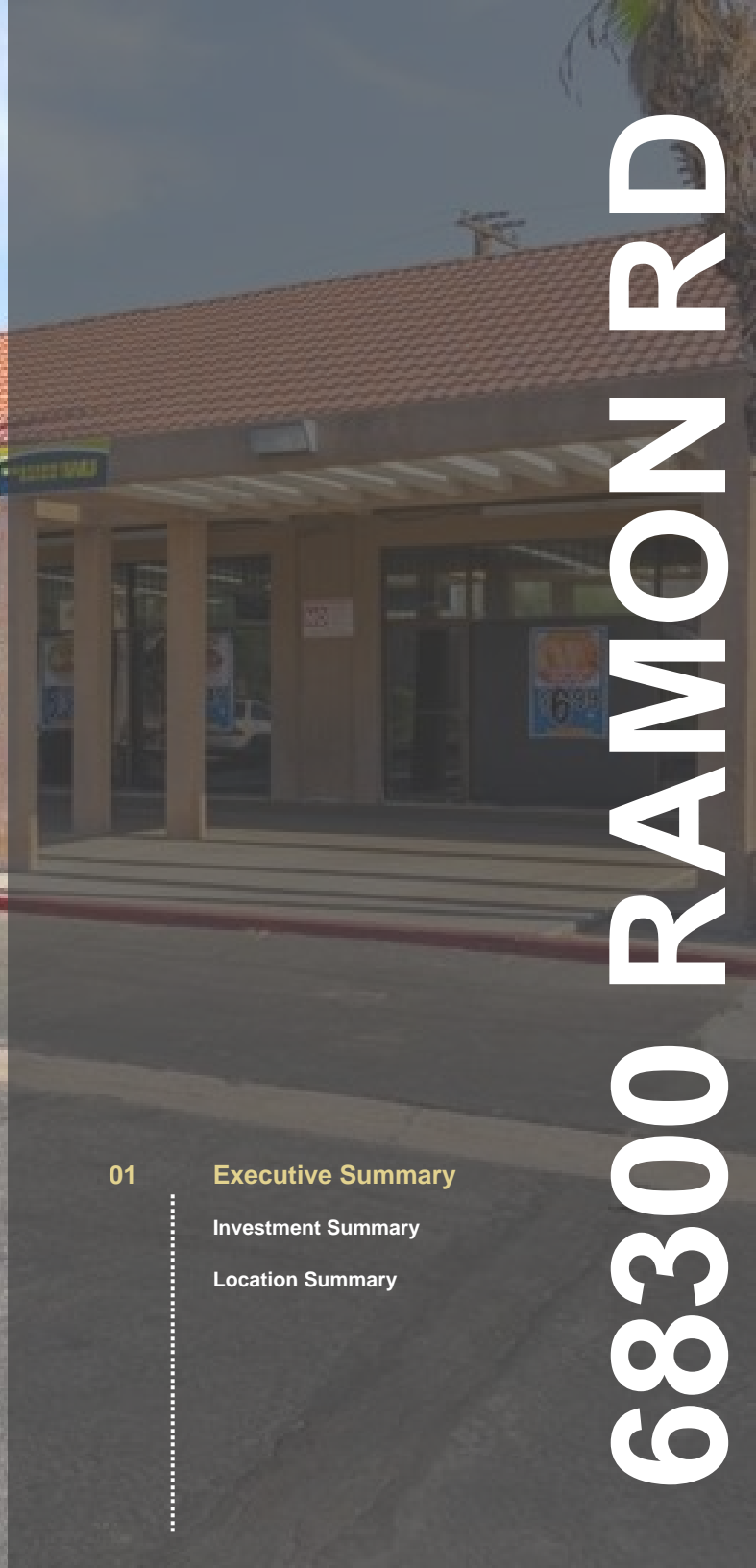
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68300 RAMON RD

01 **Executive Summary**
Investment Summary
Location Summary

OFFERING SUMMARY

ADDRESS	68300 Ramon Rd Cathedral City CA 92234
BUILDING SF	11,550 SF
LAND SF	31,796 SF
YEAR BUILT	1982
APN	678-231-041, 678-231-042, 678-231-043, 678-231-044

FINANCIAL SUMMARY

OFFERING PRICE	\$3,000,000
PRICE PSF	\$259.74

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	21,867	70,006	113,683
2020 Median HH Income	\$41,245	\$51,549	\$55,117
2020 Average HH Income	\$58,283	\$80,835	\$91,589





68300 RAMON RD

02	Property Description
	Property Features
	Aerial Map
	Parcel Map
	Additional Maps
	Pictures with Captions

PROPERTY FEATURES

BUILDING SF	11,550
LAND SF	31,796
LAND ACRES	0.72 AC
YEAR BUILT	1982
BUILDING CLASS	B
LOT DIMENSION	0.72 AC
PARKING RATIO	1.87/1,000 SF





68300

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Rancho Grande
CARNICERIA • PANADERIA • COCINA

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\$3.99

\$5.99

\$7.99

\$6.99













03

Demographics

Demographic Details

Demographic Charts

68300 RAMON RD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,752	54,960	92,917
2010 Population	20,771	65,611	106,788
2020 Population	21,867	70,006	113,683
2025 Population	22,672	73,664	119,149
2020 African American	532	2,035	3,364
2020 American Indian	224	719	1,185
2020 Asian	1,171	3,987	5,715
2020 Hispanic	17,553	39,053	52,663
2020 Other Race	7,208	15,725	21,171
2020 White	11,771	44,391	77,549
2020 Multiracial	938	3,056	4,536
2020-2025: Population: Growth Rate	3.65 %	5.10 %	4.70 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	901	3,296	5,688
\$15,000-\$24,999	923	3,201	5,804
\$25,000-\$34,999	686	2,777	4,617
\$35,000-\$49,999	928	3,365	5,749
\$50,000-\$74,999	1,008	4,205	7,478
\$75,000-\$99,999	600	2,492	4,563
\$100,000-\$149,999	634	3,514	6,293
\$150,000-\$199,999	120	1,316	2,794
\$200,000 or greater	147	1,861	4,801
Median HH Income	\$41,245	\$51,549	\$55,117
Average HH Income	\$58,283	\$80,835	\$91,589

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,999	28,242	54,870
2010 Total Households	5,611	24,185	44,628
2020 Total Households	5,949	26,027	47,788
2025 Total Households	6,153	27,365	49,905
2020 Average Household Size	3.65	2.67	2.36
2000 Owner Occupied Housing	2,256	13,076	25,231
2000 Renter Occupied Housing	2,321	6,989	12,921
2020 Owner Occupied Housing	2,881	16,661	30,703
2020 Renter Occupied Housing	3,068	9,366	17,085
2020 Vacant Housing	704	8,527	18,237
2020 Total Housing	6,653	34,554	66,025
2025 Owner Occupied Housing	3,019	17,874	32,578
2025 Renter Occupied Housing	3,134	9,491	17,328
2025 Vacant Housing	767	9,101	19,374
2025 Total Housing	6,920	36,466	69,279
2020-2025: Households: Growth Rate	3.40 %	5.05 %	4.35 %



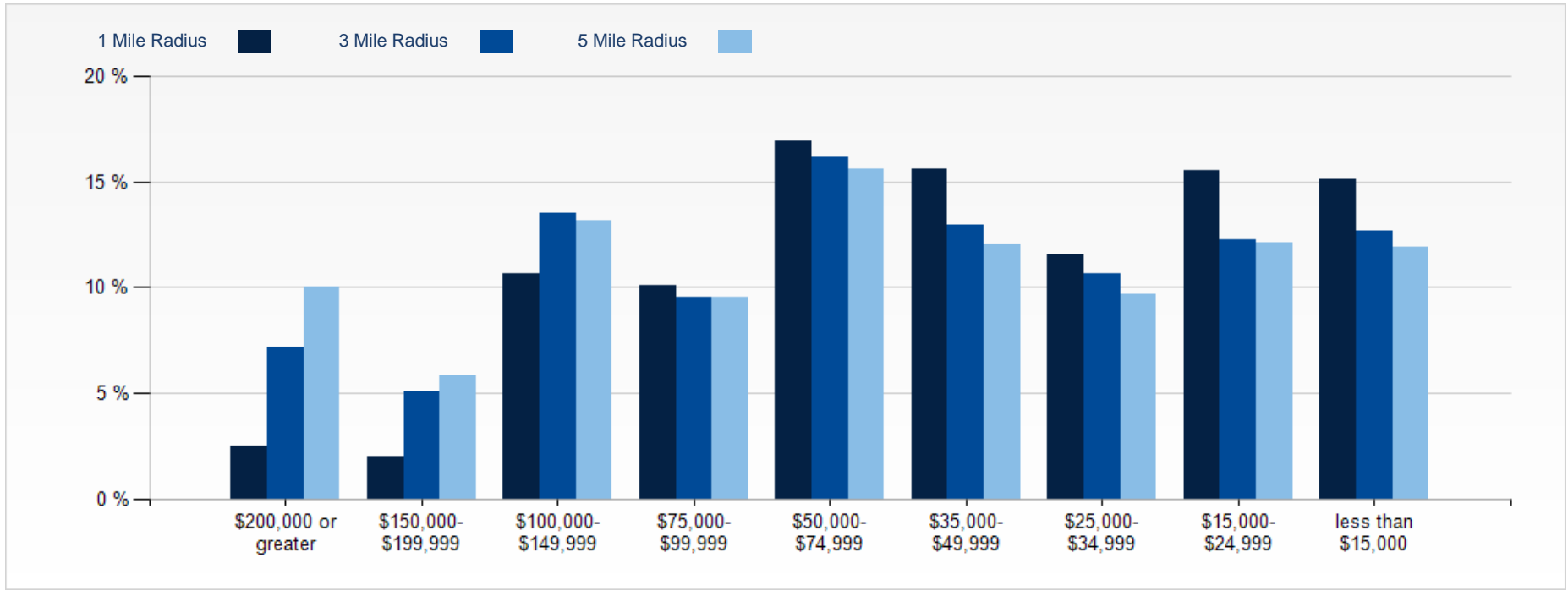
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,734	4,435	6,273
2020 Population Age 35-39	1,462	3,674	5,357
2020 Population Age 40-44	1,236	3,333	5,247
2020 Population Age 45-49	1,217	3,696	6,226
2020 Population Age 50-54	1,191	4,130	7,234
2020 Population Age 55-59	1,133	4,744	8,680
2020 Population Age 60-64	857	4,672	8,932
2020 Population Age 65-69	711	4,433	8,770
2020 Population Age 70-74	641	4,070	8,102
2020 Population Age 75-79	411	3,019	5,785
2020 Population Age 80-84	266	2,133	4,014
2020 Population Age 85+	233	2,093	4,189
2020 Population Age 18+	15,727	55,675	94,196
2020 Median Age	31	42	49

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$43,382	\$50,324	\$51,080
Average Household Income 25-34	\$57,283	\$68,937	\$72,015
Median Household Income 35-44	\$46,514	\$54,841	\$56,634
Average Household Income 35-44	\$63,582	\$82,197	\$89,884
Median Household Income 45-54	\$50,984	\$65,980	\$74,555
Average Household Income 45-54	\$64,545	\$96,569	\$117,121
Median Household Income 55-64	\$44,997	\$60,816	\$66,611
Average Household Income 55-64	\$61,780	\$94,765	\$110,279
Median Household Income 65-74	\$34,178	\$47,193	\$52,311
Average Household Income 65-74	\$55,662	\$78,161	\$86,409
Average Household Income 75+	\$41,947	\$67,225	\$73,165

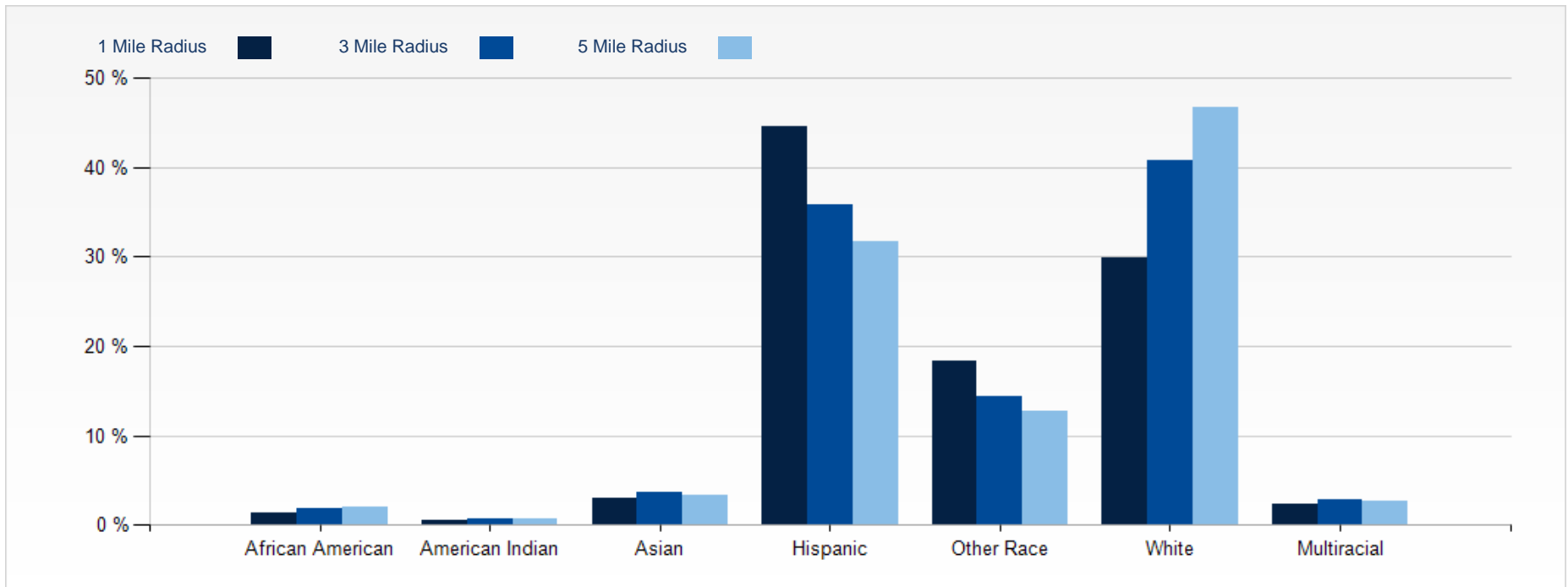
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,000	5,223	7,269
2025 Population Age 35-39	1,677	4,480	6,347
2025 Population Age 40-44	1,403	3,764	5,796
2025 Population Age 45-49	1,154	3,369	5,719
2025 Population Age 50-54	1,101	3,707	6,393
2025 Population Age 55-59	1,099	4,291	7,677
2025 Population Age 60-64	1,030	5,098	9,526
2025 Population Age 65-69	830	5,379	10,259
2025 Population Age 70-74	687	4,533	9,094
2025 Population Age 75-79	586	3,927	7,545
2025 Population Age 80-84	320	2,497	4,809
2025 Population Age 85+	267	2,296	4,493
2025 Population Age 18+	16,515	58,926	99,137
2025 Median Age	32	43	50

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,026	\$54,637	\$55,600
Average Household Income 25-34	\$62,419	\$75,413	\$78,401
Median Household Income 35-44	\$52,436	\$64,097	\$66,212
Average Household Income 35-44	\$73,222	\$92,939	\$99,833
Median Household Income 45-54	\$54,779	\$72,864	\$82,967
Average Household Income 45-54	\$72,686	\$106,799	\$127,449
Median Household Income 55-64	\$51,138	\$68,054	\$75,547
Average Household Income 55-64	\$70,948	\$105,631	\$122,434
Median Household Income 65-74	\$38,414	\$54,234	\$58,480
Average Household Income 65-74	\$63,090	\$89,874	\$98,284
Average Household Income 75+	\$44,085	\$74,924	\$81,397

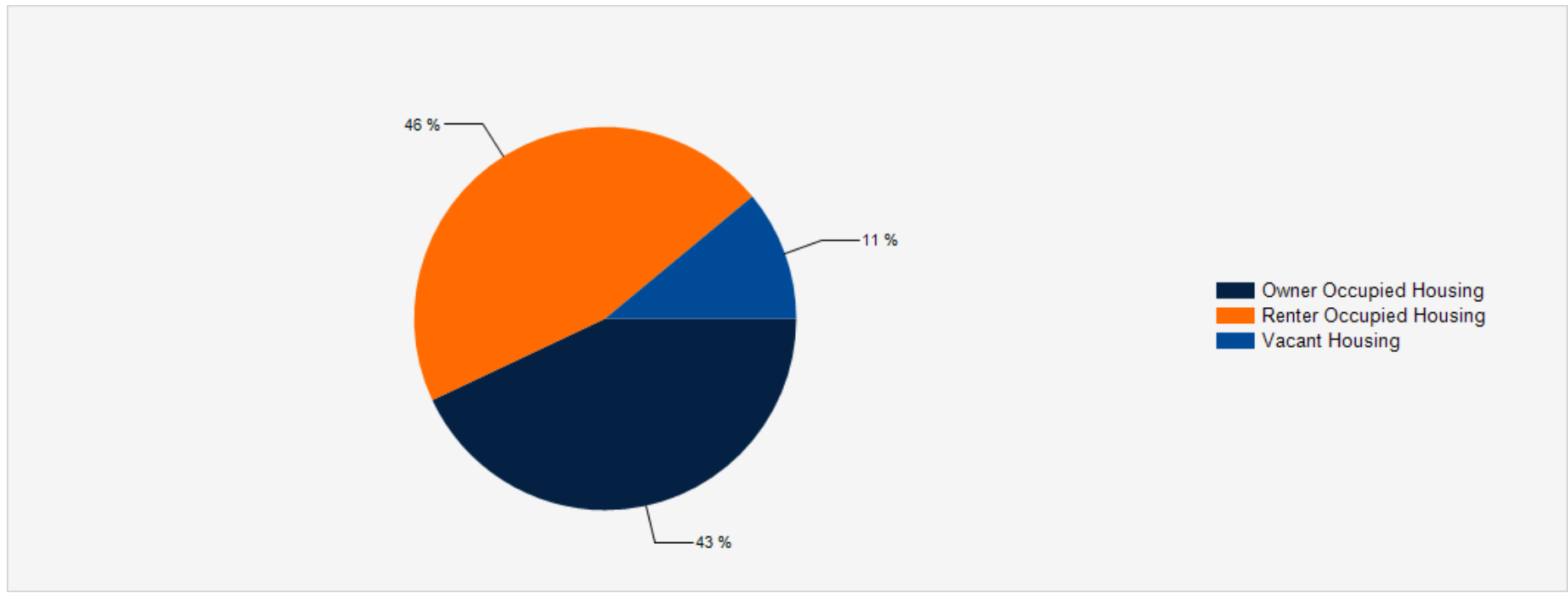
2020 Household Income



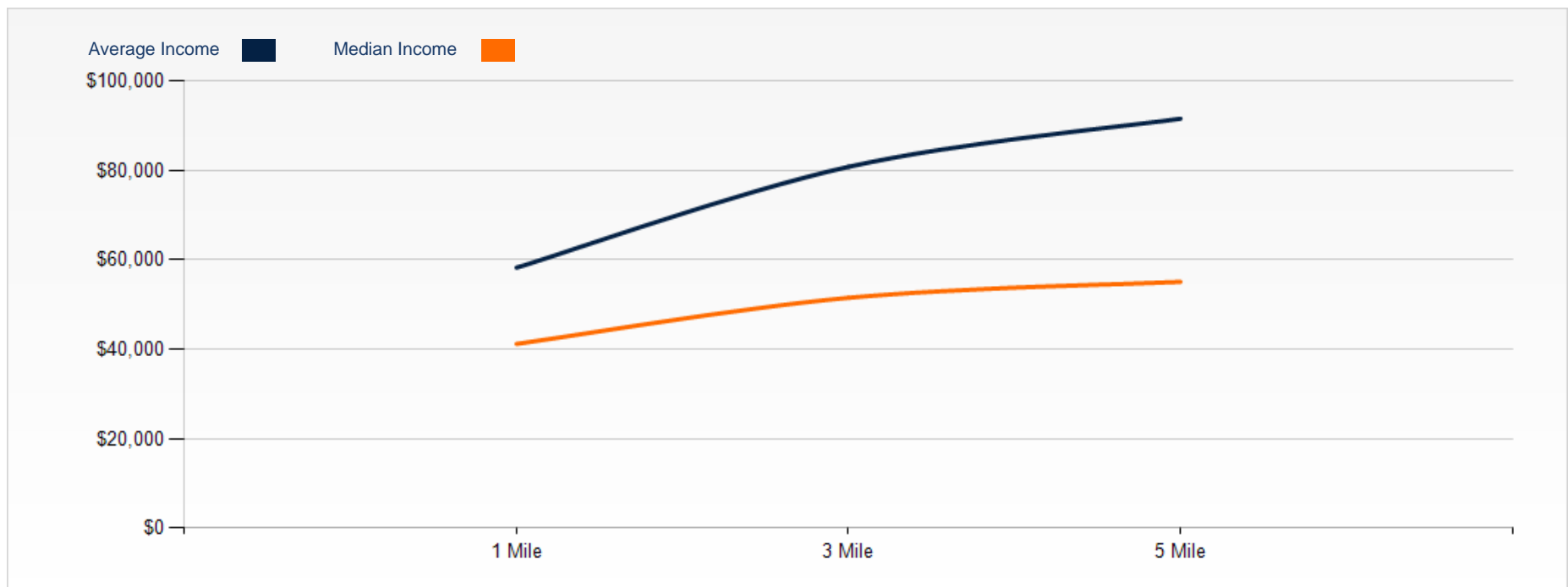
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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