

31833 Date Palm Dr

31833 Date Palm Dr, Cathedral City CA 92234



OFFERING MEMORANDUM

31833 Date Palm Dr

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01 **Executive Summary**
Investment Summary
Location Summary

31833 DATE PALM DR

OFFERING SUMMARY

ADDRESS	31833 Date Palm Dr Cathedral City CA 92234
BUILDING SF	40,000 SF
LAND SF	169,448 SF
YEAR BUILT	1988
APN	678-330-008, 678-330-019

FINANCIAL SUMMARY

OFFERING PRICE	\$6,700,000
PRICE PSF	\$167.50

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2020 Population	23,514	65,380	109,414
2020 Median HH Income	\$45,723	\$52,682	\$54,253
2020 Average HH Income	\$65,629	\$83,149	\$89,316

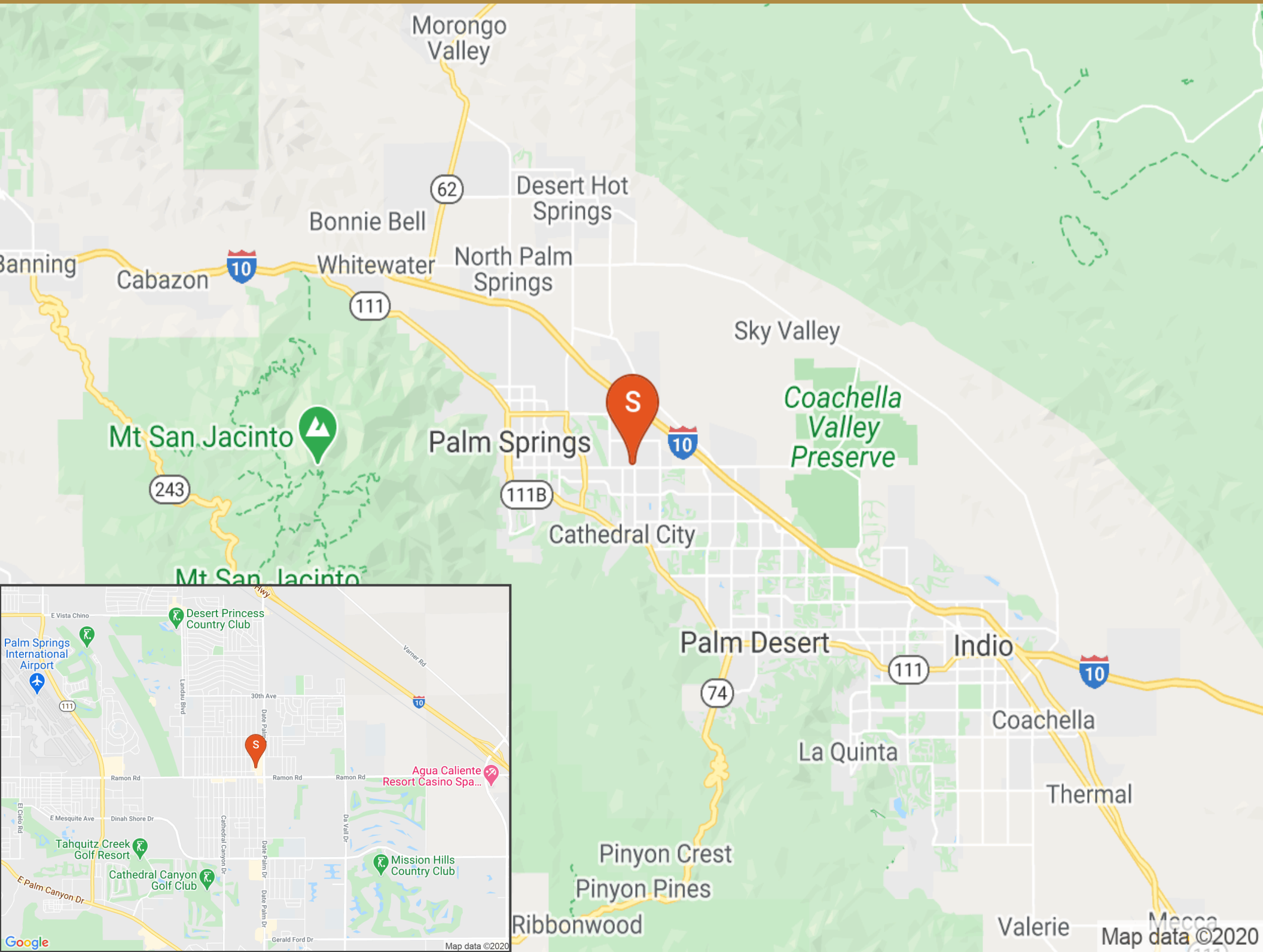


ABOUT THE PROPERTY

- 25,000 SF Available
- In the bustling Golden Mile Center
- Great retail location situated near one of the busiest intersections in the Coachella Valley at Date Palm Drive and Ramon Rd
- Outstanding traffic counts
- Excellent access including a signalized entrance

HIGHLIGHTS

Located near one of the busiest intersection





02

Property Description

Property Features

Aerial Map

Parcel Map

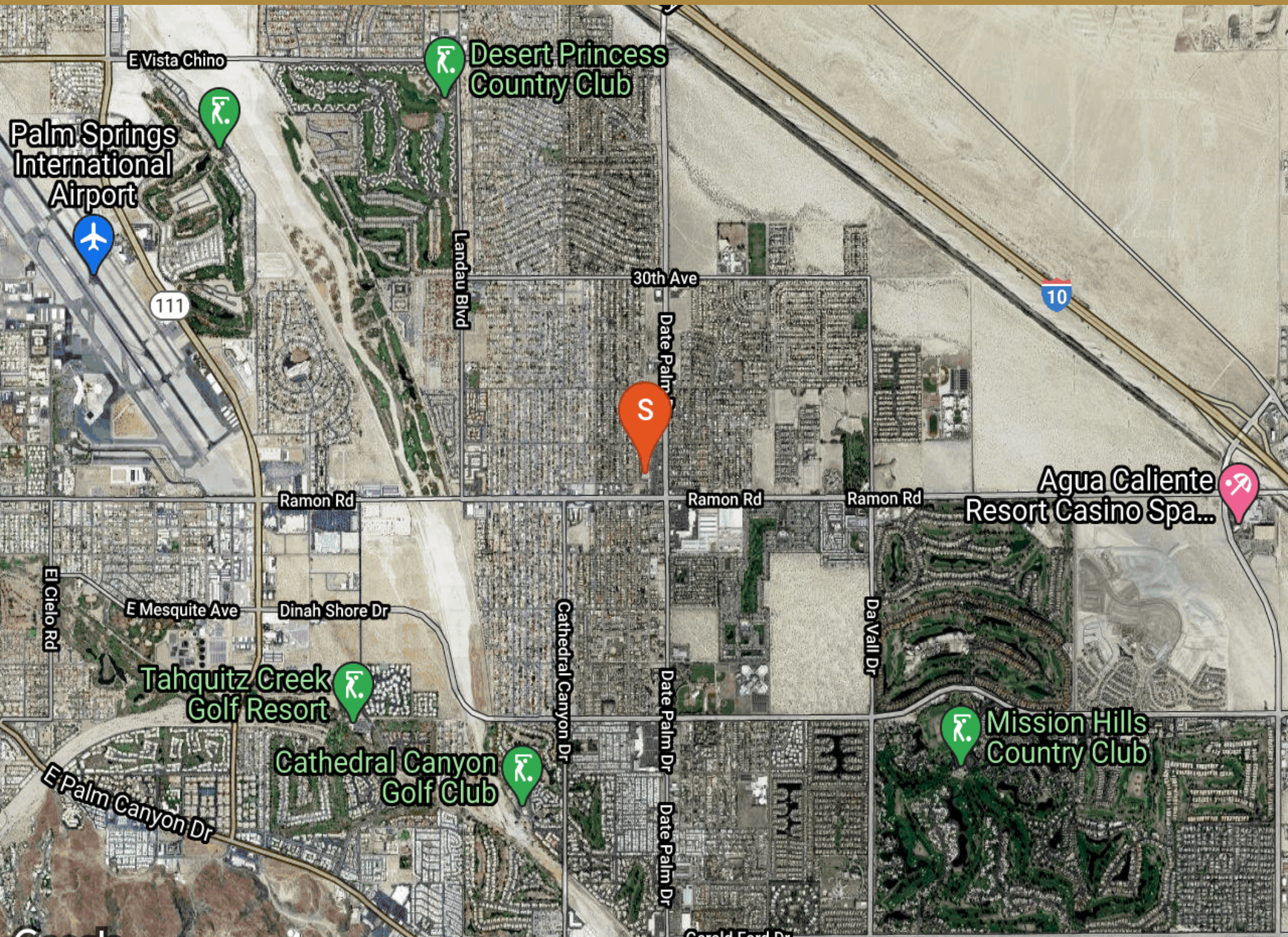
Additional Maps

Pictures with Captions

PROPERTY FEATURES

BUILDING SF	40,000
LAND SF	169,448
YEAR BUILT	1988
LOT DIMENSION	3.89 AC























03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,303	50,350	88,858
2010 Population	22,169	61,249	102,778
2020 Population	23,514	65,380	109,414
2025 Population	24,481	68,820	114,722
2020 African American	539	1,854	3,150
2020 American Indian	243	678	1,129
2020 Asian	1,444	3,740	5,568
2020 Hispanic	17,727	37,311	51,294
2020 Other Race	7,328	14,778	20,331
2020 White	12,863	41,400	74,704
2020 Multiracial	1,077	2,849	4,372
2020-2025: Population: Growth Rate	4.05 %	5.15 %	4.75 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	943	2,871	5,484
\$15,000-\$24,999	951	2,898	5,572
\$25,000-\$34,999	693	2,514	4,414
\$35,000-\$49,999	1,025	2,984	5,603
\$50,000-\$74,999	1,124	3,859	7,207
\$75,000-\$99,999	673	2,310	4,351
\$100,000-\$149,999	912	3,254	5,953
\$150,000-\$199,999	205	1,177	2,599
\$200,000 or greater	237	1,830	4,284
Median HH Income	\$45,723	\$52,682	\$54,253
Average HH Income	\$65,629	\$83,149	\$89,316

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,419	25,080	51,705
2010 Total Households	6,317	21,988	42,480
2020 Total Households	6,763	23,698	45,468
2025 Total Households	7,029	24,938	47,508
2020 Average Household Size	3.45	2.74	2.39
2000 Owner Occupied Housing	2,752	12,020	24,259
2000 Renter Occupied Housing	2,187	5,751	11,879
2020 Owner Occupied Housing	3,670	15,718	29,571
2020 Renter Occupied Housing	3,093	7,980	15,897
2020 Vacant Housing	762	7,640	16,729
2020 Total Housing	7,525	31,338	62,197
2025 Owner Occupied Housing	3,875	16,871	31,365
2025 Renter Occupied Housing	3,154	8,066	16,142
2025 Vacant Housing	832	8,156	17,775
2025 Total Housing	7,861	33,094	65,283
2020-2025: Households: Growth Rate	3.85 %	5.15 %	4.40 %



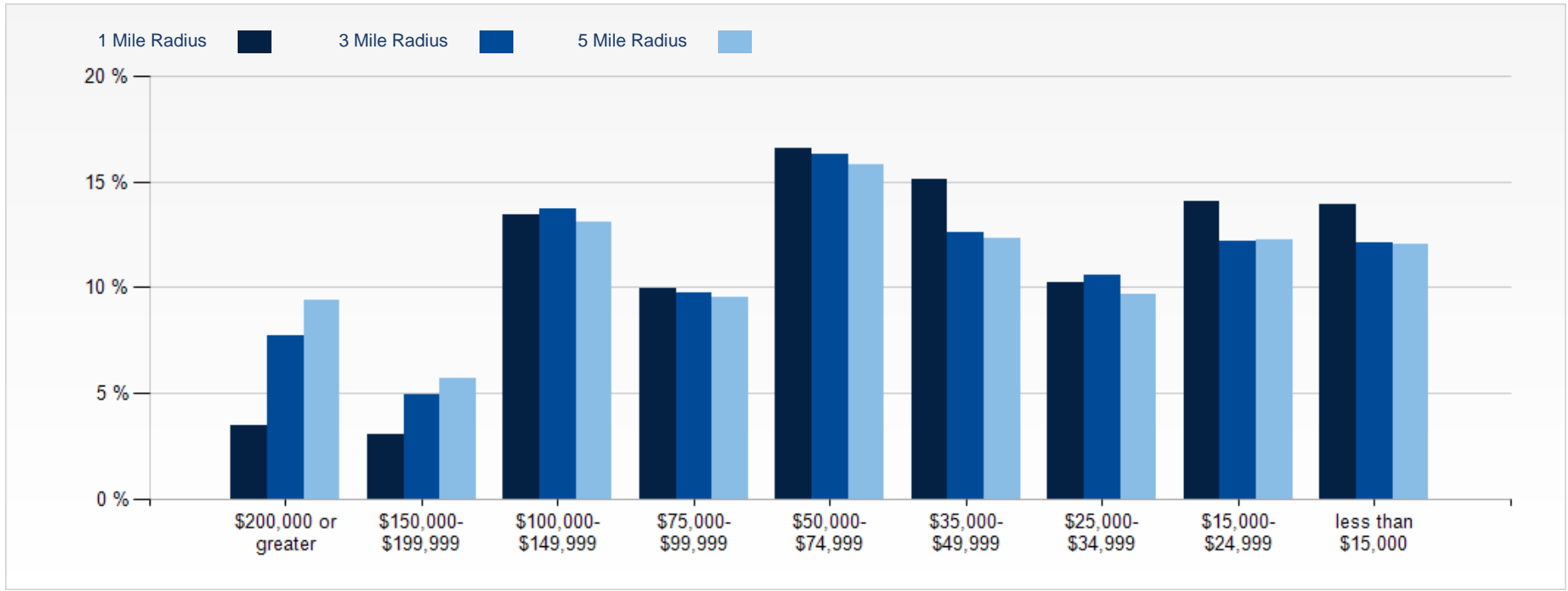
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,830	4,188	6,098
2020 Population Age 35-39	1,497	3,468	5,148
2020 Population Age 40-44	1,303	3,121	5,029
2020 Population Age 45-49	1,323	3,433	5,891
2020 Population Age 50-54	1,351	3,826	6,797
2020 Population Age 55-59	1,298	4,382	8,160
2020 Population Age 60-64	1,000	4,327	8,393
2020 Population Age 65-69	839	4,018	8,321
2020 Population Age 70-74	770	3,707	7,823
2020 Population Age 75-79	520	2,762	5,683
2020 Population Age 80-84	360	1,947	3,971
2020 Population Age 85+	335	1,868	4,161
2020 Population Age 18+	17,234	51,698	90,451
2020 Median Age	32	41	49

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,475	\$50,969	\$51,000
Average Household Income 25-34	\$61,409	\$69,238	\$71,295
Median Household Income 35-44	\$50,412	\$56,065	\$56,294
Average Household Income 35-44	\$69,253	\$83,117	\$88,280
Median Household Income 45-54	\$56,099	\$67,257	\$72,500
Average Household Income 45-54	\$72,779	\$98,155	\$113,584
Median Household Income 55-64	\$51,784	\$62,117	\$65,391
Average Household Income 55-64	\$70,896	\$97,795	\$107,290
Median Household Income 65-74	\$37,555	\$48,420	\$51,445
Average Household Income 65-74	\$62,542	\$81,488	\$84,529
Average Household Income 75+	\$58,016	\$70,319	\$72,185

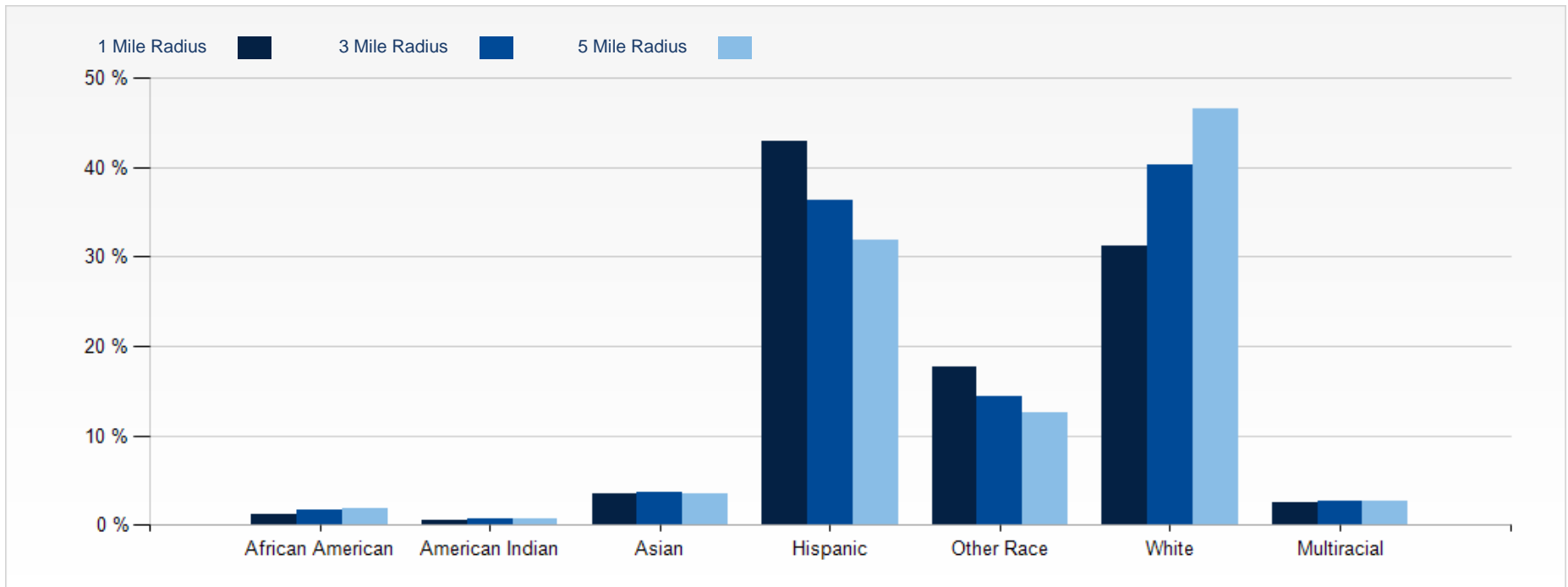
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,142	4,962	7,111
2025 Population Age 35-39	1,808	4,271	6,180
2025 Population Age 40-44	1,462	3,525	5,556
2025 Population Age 45-49	1,239	3,122	5,428
2025 Population Age 50-54	1,236	3,426	6,019
2025 Population Age 55-59	1,267	3,957	7,245
2025 Population Age 60-64	1,211	4,725	8,983
2025 Population Age 65-69	988	4,977	9,685
2025 Population Age 70-74	836	4,116	8,743
2025 Population Age 75-79	716	3,595	7,315
2025 Population Age 80-84	427	2,273	4,737
2025 Population Age 85+	380	2,058	4,437
2025 Population Age 18+	18,171	54,781	95,223
2025 Median Age	33	42	50

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,844	\$55,525	\$55,516
Average Household Income 25-34	\$67,872	\$76,000	\$77,926
Median Household Income 35-44	\$58,020	\$65,711	\$65,894
Average Household Income 35-44	\$80,565	\$94,152	\$98,410
Median Household Income 45-54	\$61,758	\$74,422	\$80,488
Average Household Income 45-54	\$82,035	\$108,045	\$123,167
Median Household Income 55-64	\$57,784	\$69,961	\$74,169
Average Household Income 55-64	\$82,128	\$109,335	\$119,375
Median Household Income 65-74	\$43,440	\$55,356	\$57,498
Average Household Income 65-74	\$71,658	\$93,560	\$96,228
Average Household Income 75+	\$61,211	\$78,462	\$80,373

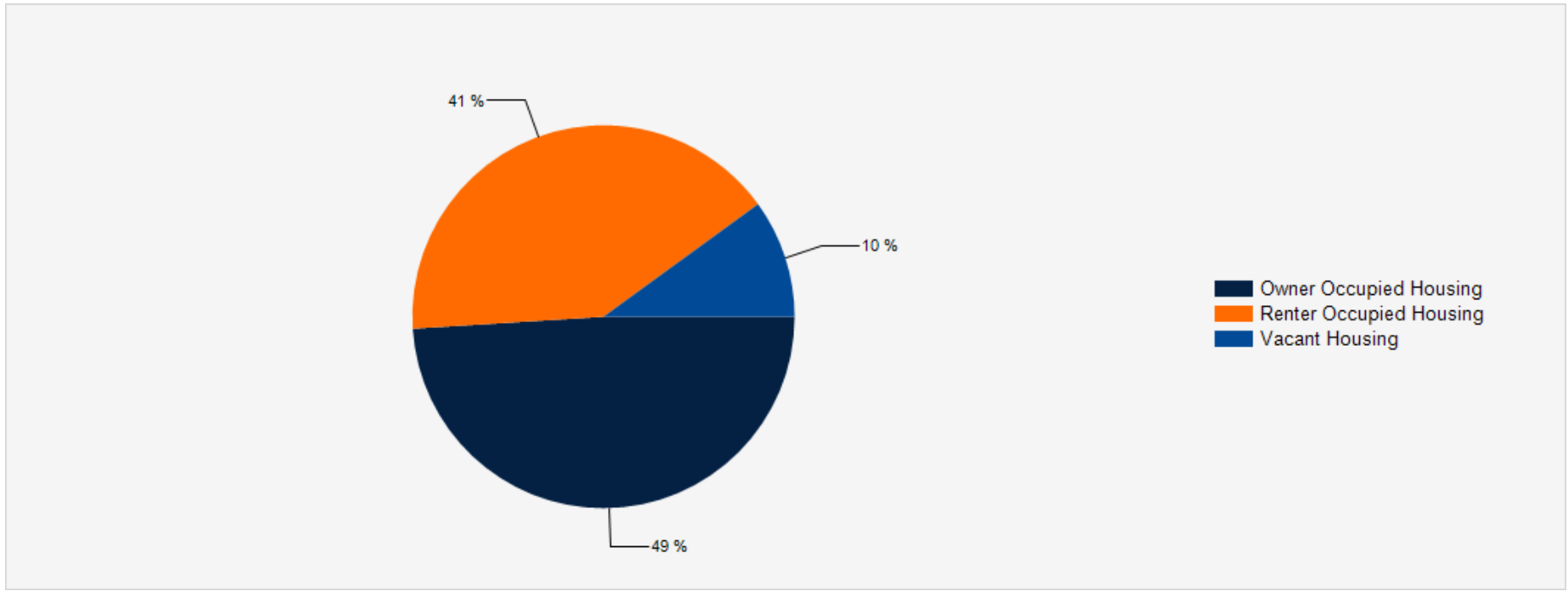
2020 Household Income



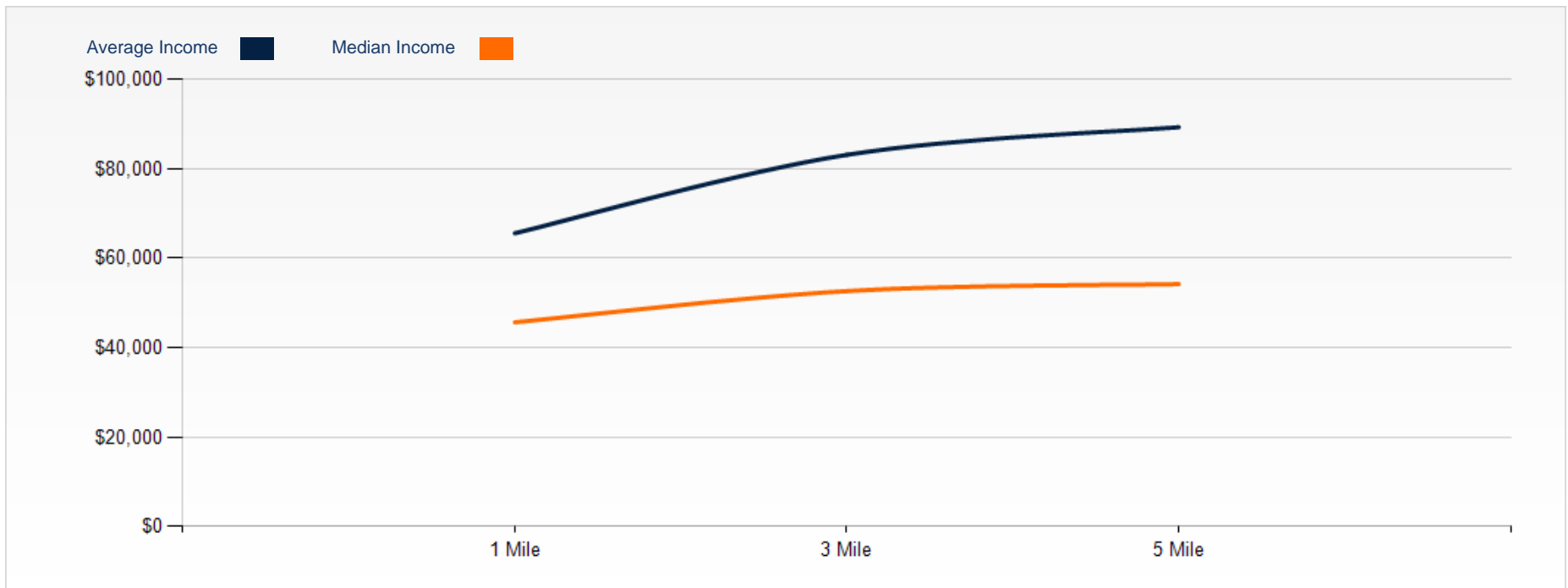
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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