

GROUND LEASE OPPORTUNITY CATHEDRAL CITY, CA

DRIVE THRU PADS HIGHWAY 111 67501 PALM CANYON DRIVE



SITE INFORMATION

- LOT SIZE AVAILABLE:** 20,000-40,000 SF PADS
- HIGH TRAFFIC LOCATION WITH STRONG RETAIL SYNERGY AND REGIONAL CUSTOMER DRAW
- NEIGHBORING TENANTS INCLUDE:



- GAS AND/OR FOOD PADS AVAILABLE

2017 ESTIMATED TRAFFIC COUNTS
 36,221 CPD – PALM CANYON DRIVE (HIGHWAY 111)
 6,383 CPD – GOLF CLUB DRIVE

DEMOGRAPHICS

2017 ESTIMATED POPULATION

1 Mile:	3,552
3 Mile:	55,312
5 Mile:	103,524

2017 ESTIMATED AVG. HH INCOME

1 Mile:	\$76,780
3 Mile:	\$77,205
5 Mile:	\$90,438

2017 ESTIMATED DAYTIME POPULATION

1 Mile:	2,631
3 Mile:	19,343
5 Mile:	46,013

FOR MORE INFORMATION PLEASE CONTACT

SCA
 SPRINGSTEAD & ASSOCIATES
(949) 797-9040

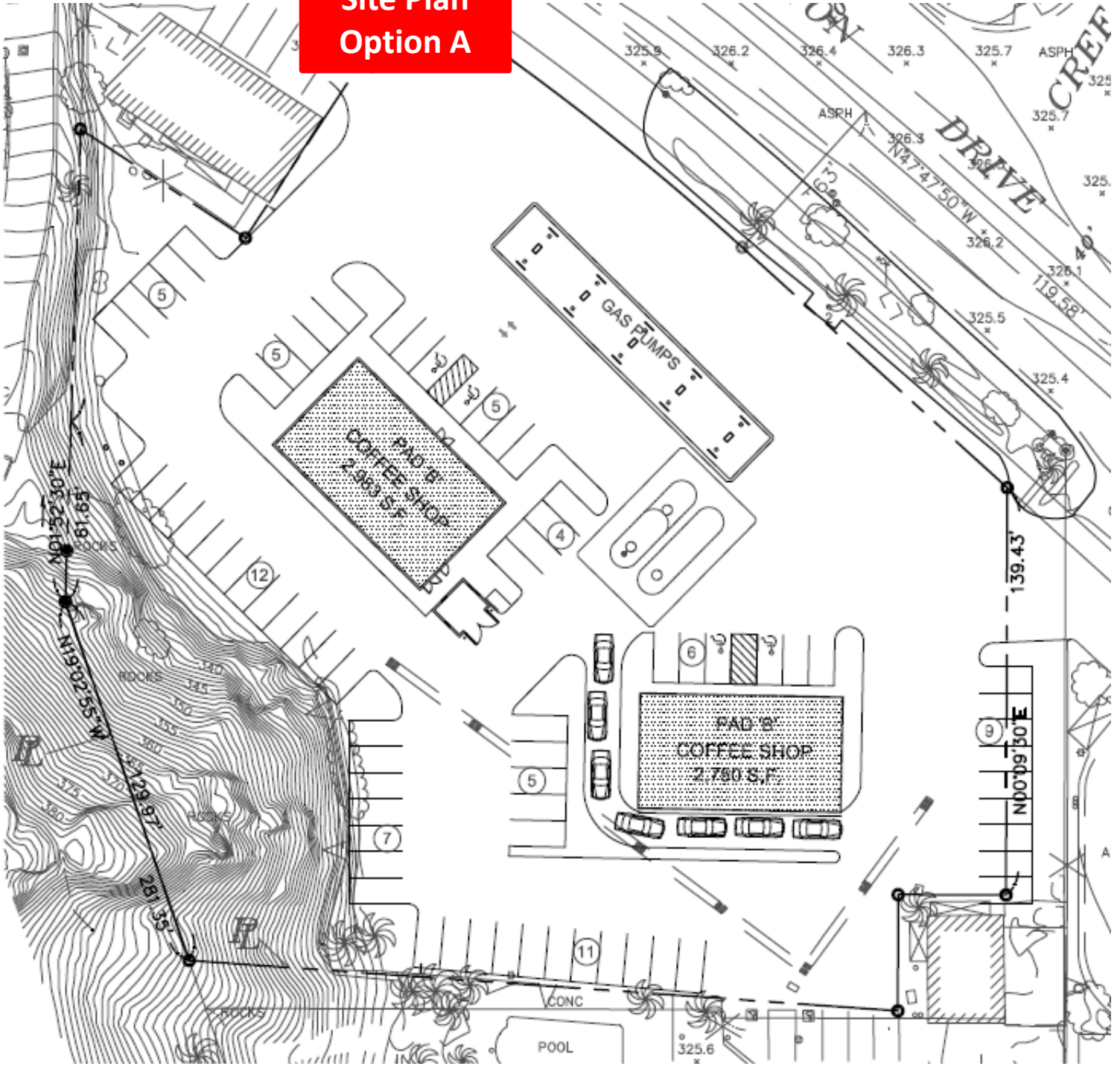
Carol Springstead CA BRE #01802067
cpringstead@Springstead-associates.com

SPRINGSTEAD & ASSOCIATES, INC.
 3300 IRVINE AVE. STE 250
 NEWPORT BEACH, CA 92660
WWW.SPRINGSTEAD-ASSOCIATES.COM

**GROUND
LEASE
OPPORTUNITY
CATHEDRAL CITY, CA**

**DRIVE THRU PADS
HIGHWAY 111
67501 PALM CANYON DRIVE**

**Site Plan
Option A**



FOR MORE INFORMATION PLEASE CONTACT

Carol Springstead CA BRE #01802067
cpringstead@Springstead-associates.com

SPRINGSTEAD & ASSOCIATES, INC.
3300 IRVINE AVE. STE 250
NEWPORT BEACH, CA 92660
WWW.SPRINGSTEAD-ASSOCIATES.COM

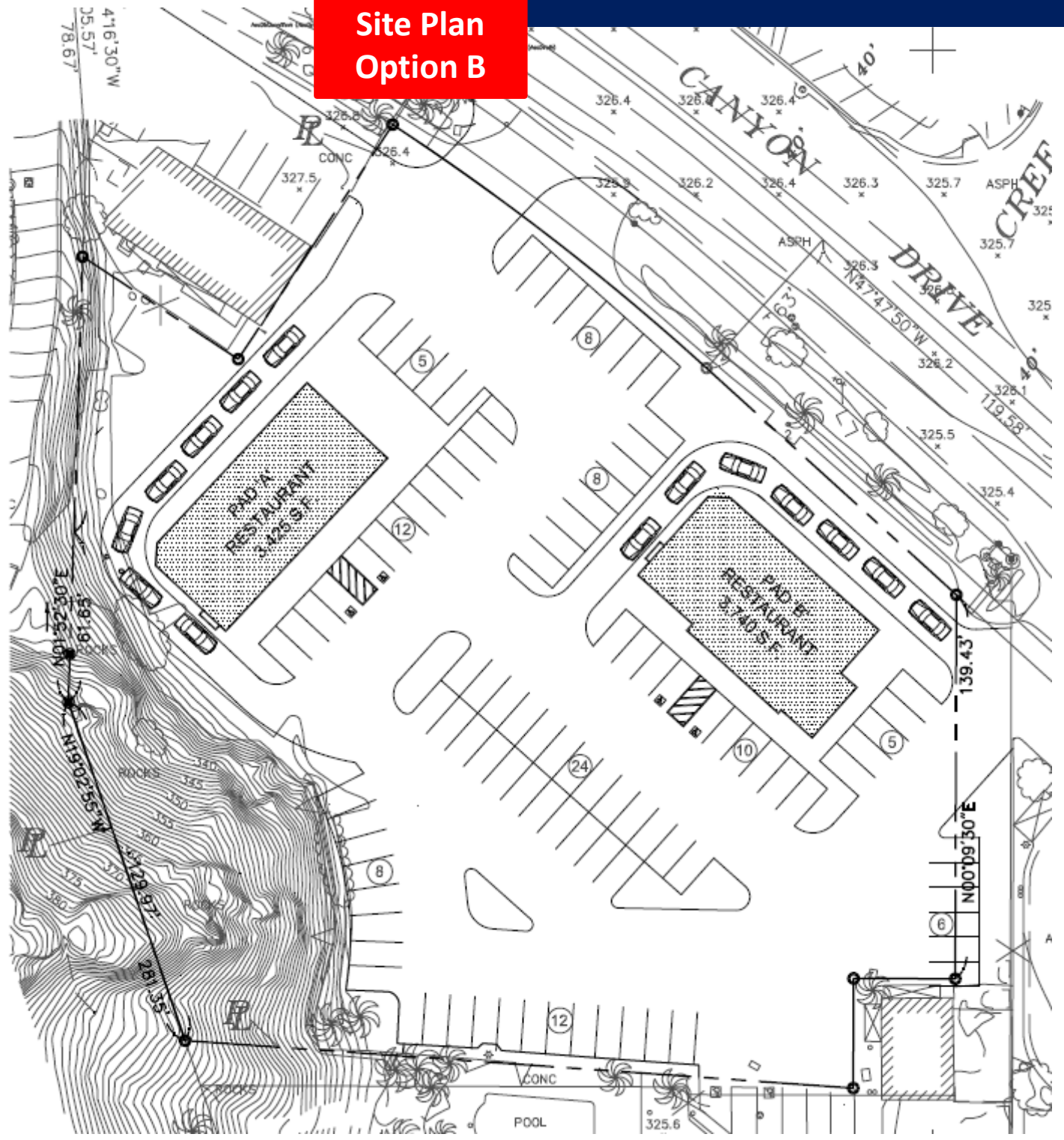


(949) 797-9040

**GROUND
LEASE
OPPORTUNITY
CATHEDRAL CITY, CA**

**DRIVE THRU PADS
HIGHWAY 111
67501 PALM CANYON DRIVE**

**Site Plan
Option B**



FOR MORE INFORMATION PLEASE CONTACT

Carol Springstead CA BRE #01802067
cpringstead@Springstead-associates.com

SPRINGSTEAD & ASSOCIATES, INC.
3300 IRVINE AVE. STE 250
NEWPORT BEACH, CA 92660
WWW.SPRINGSTEAD-ASSOCIATES.COM

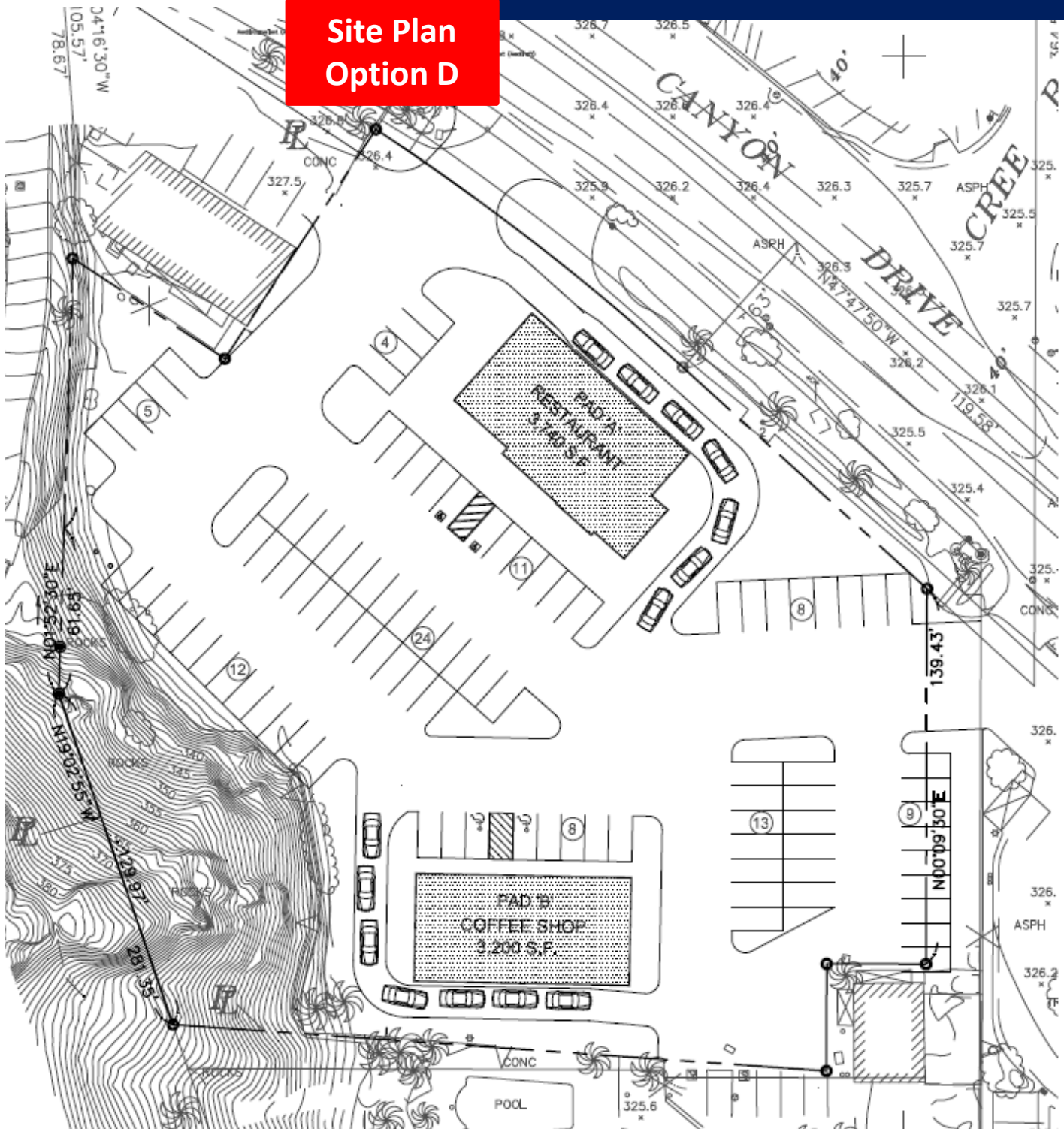


(949) 797-9040

**GROUND
LEASE
OPPORTUNITY
CATHEDRAL CITY, CA**

**DRIVE THRU PADS
HIGHWAY 111
67501 PALM CANYON DRIVE**

**Site Plan
Option D**



FOR MORE INFORMATION PLEASE CONTACT

Carol Springstead CA BRE #01802067
cpringstead@Springstead-associates.com

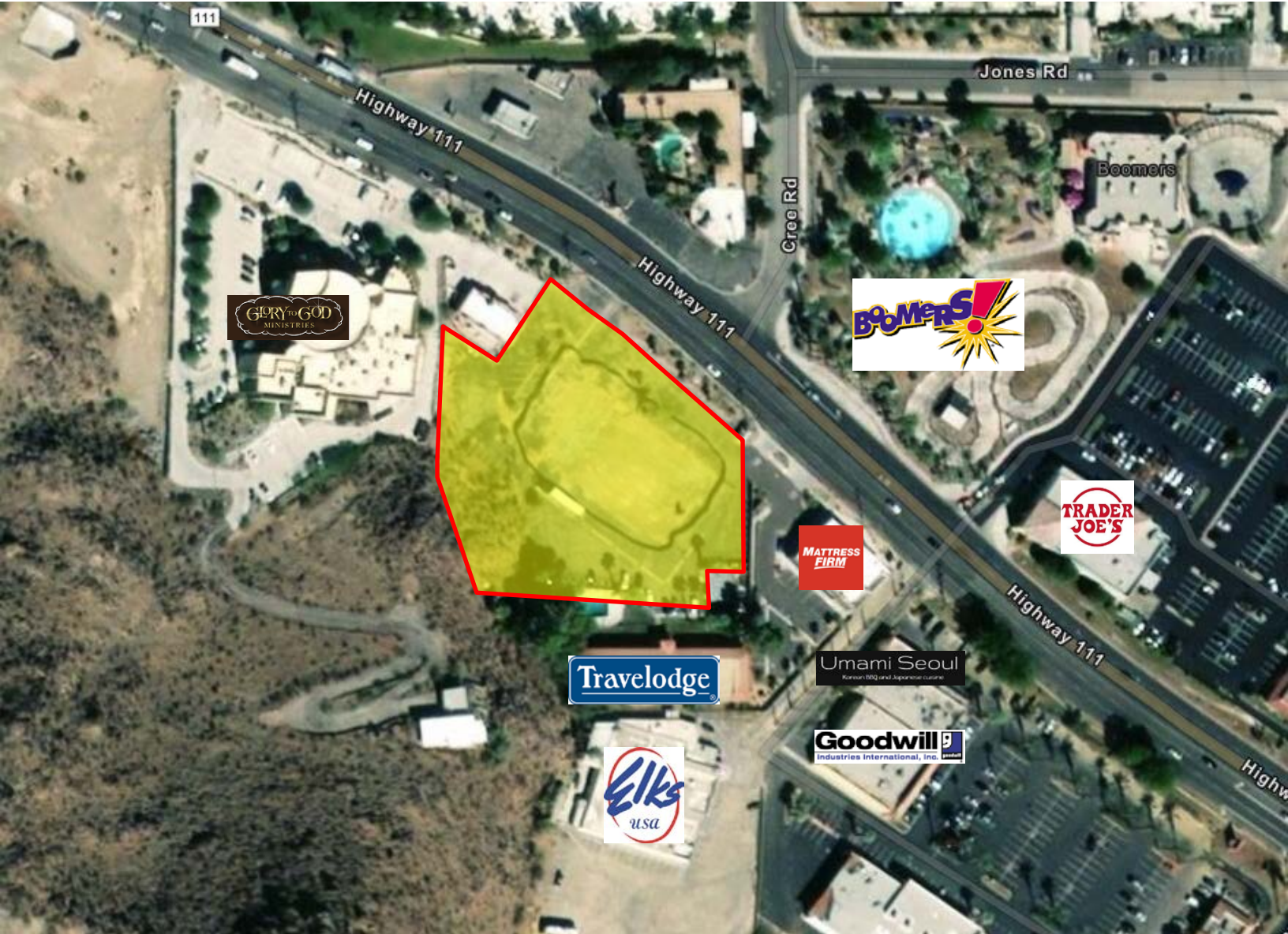
SPRINGSTEAD & ASSOCIATES, INC.
3300 IRVINE AVE. STE 250
NEWPORT BEACH, CA 92660

WWW.SPRINGSTEAD-ASSOCIATES.COM

(949) 797-9040

**GROUND
LEASE
OPPORTUNITY
CATHEDRAL CITY, CA**

**DRIVE THRU PADS
HIGHWAY 111
67501 PALM CANYON DRIVE**



FOR MORE INFORMATION PLEASE CONTACT

Carol Springstead CA BRE #01802067
cspringstead@Springstead-associates.com

SPRINGSTEAD & ASSOCIATES, INC.
3300 IRVINE AVE. STE 250
NEWPORT BEACH, CA 92660
WWW.SPRINGSTEAD-ASSOCIATES.COM

(949) 797-9040