

Cathedral City

69020 Ramon Rd., Cathedral City, CA 92234

FOR LEASE: 6,823 Square Feet (+/-) Stand Alone Retail Building



Highlights

- ❖ Exceptional Corner Presence at prominent Coachella Valley intersection
- ❖ Traffic Counts: 103,617 ADT (Combined N/S Ramon & E/W Date Palm Count, CVAG)
- ❖ Adjacent to Starbucks and Little Caesar's & across from excellent Stater Brothers anchored Center.
- ❖ Close proximity to  .
- ❖ Stable demographic base

Select Demographics

	1-Mile	3-Mile	5-Mile
Tot. Daytime Pop	16,776	64,858	111,058
Ave HH Inc.	\$60,508	\$77,809	\$86,680
2000 Tot. House Units	4,803	25,072	50,622



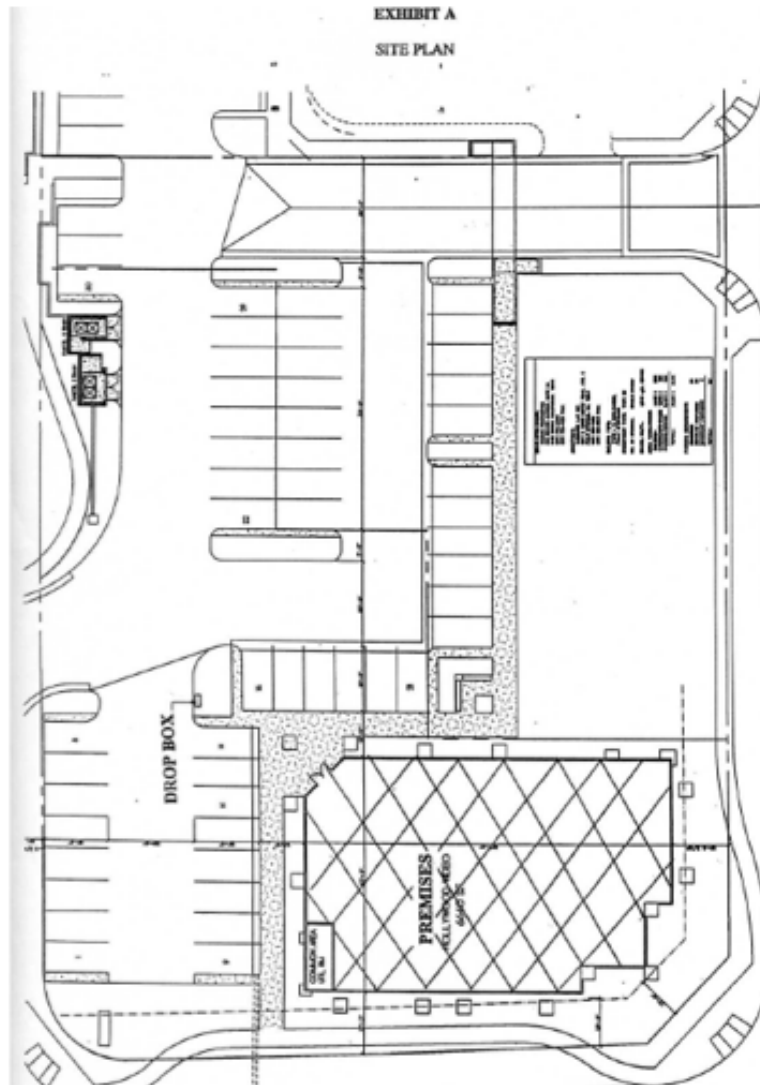
BOARDWALK
DEVELOPMENT, INC.

Ben Longwell
16909 West Bernardo Dr. San Diego, CA 92127
PH 858.485.9300 FX 858.487.1099
ben@boardwalkdevelopment.com

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Site Plan



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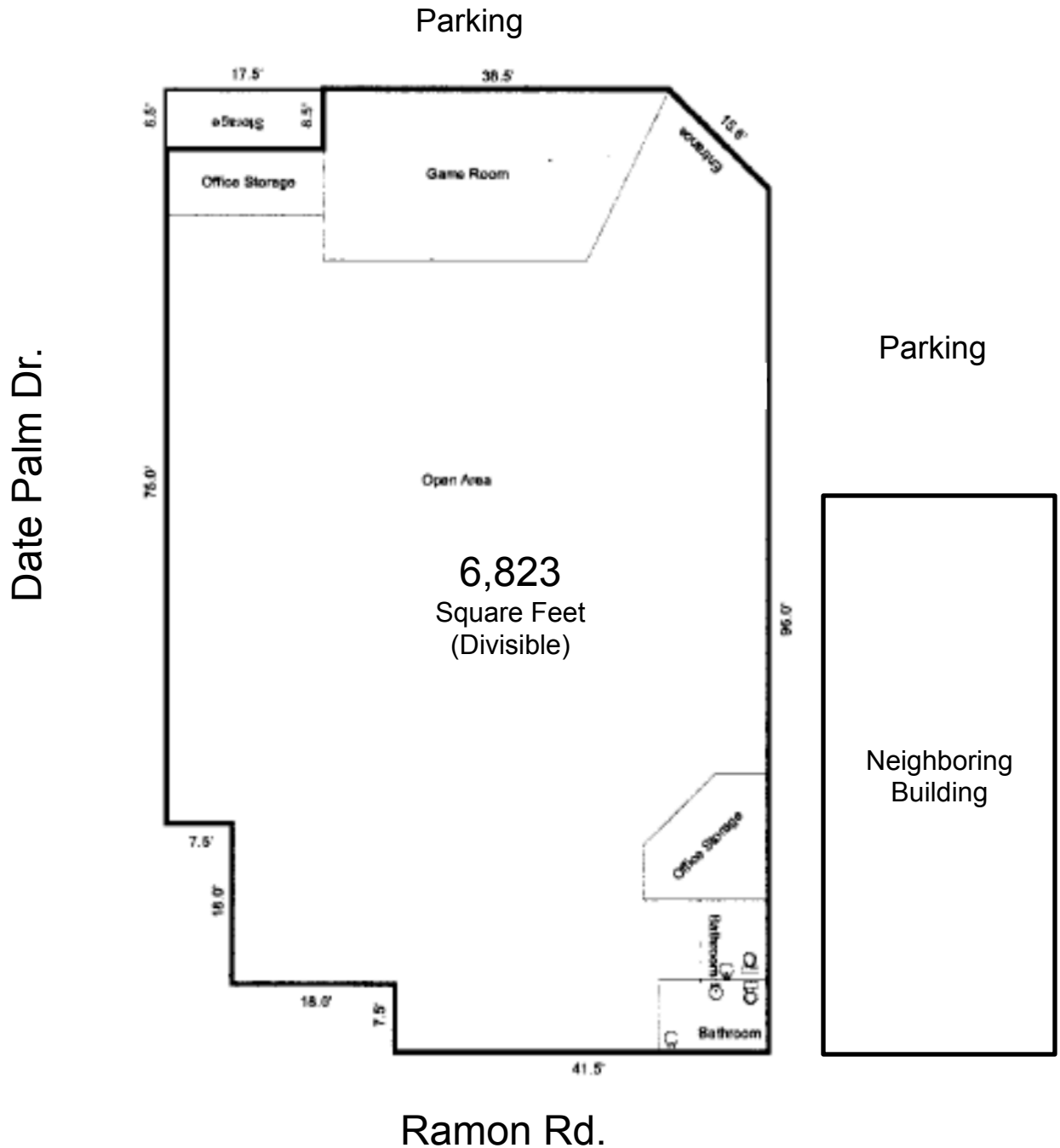
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Space Plan



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Neighboring Parcels



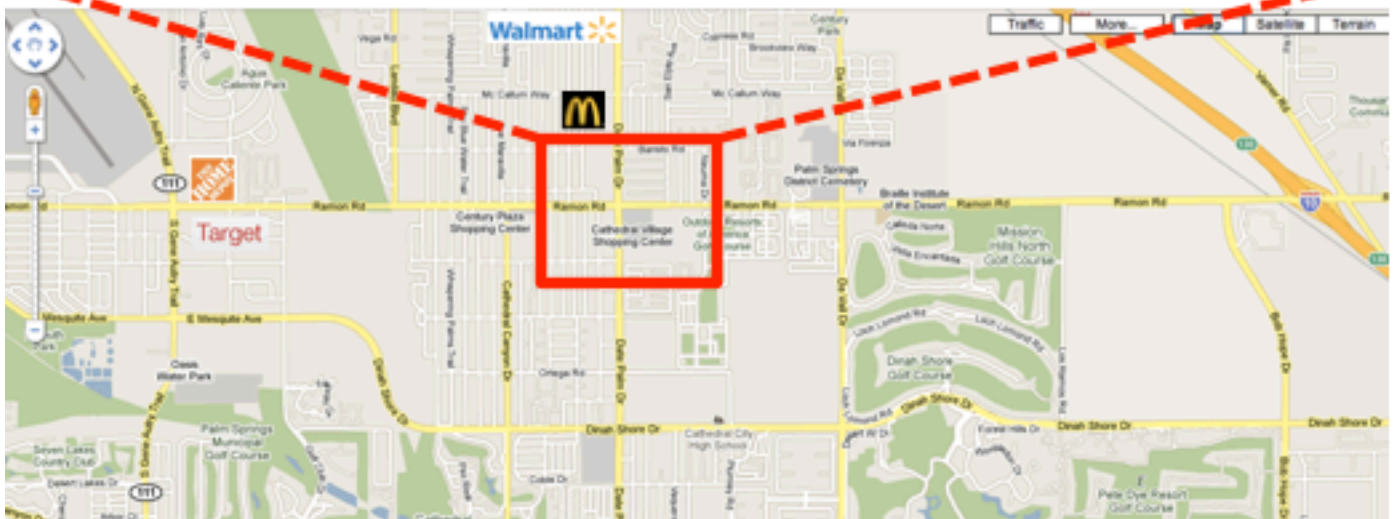
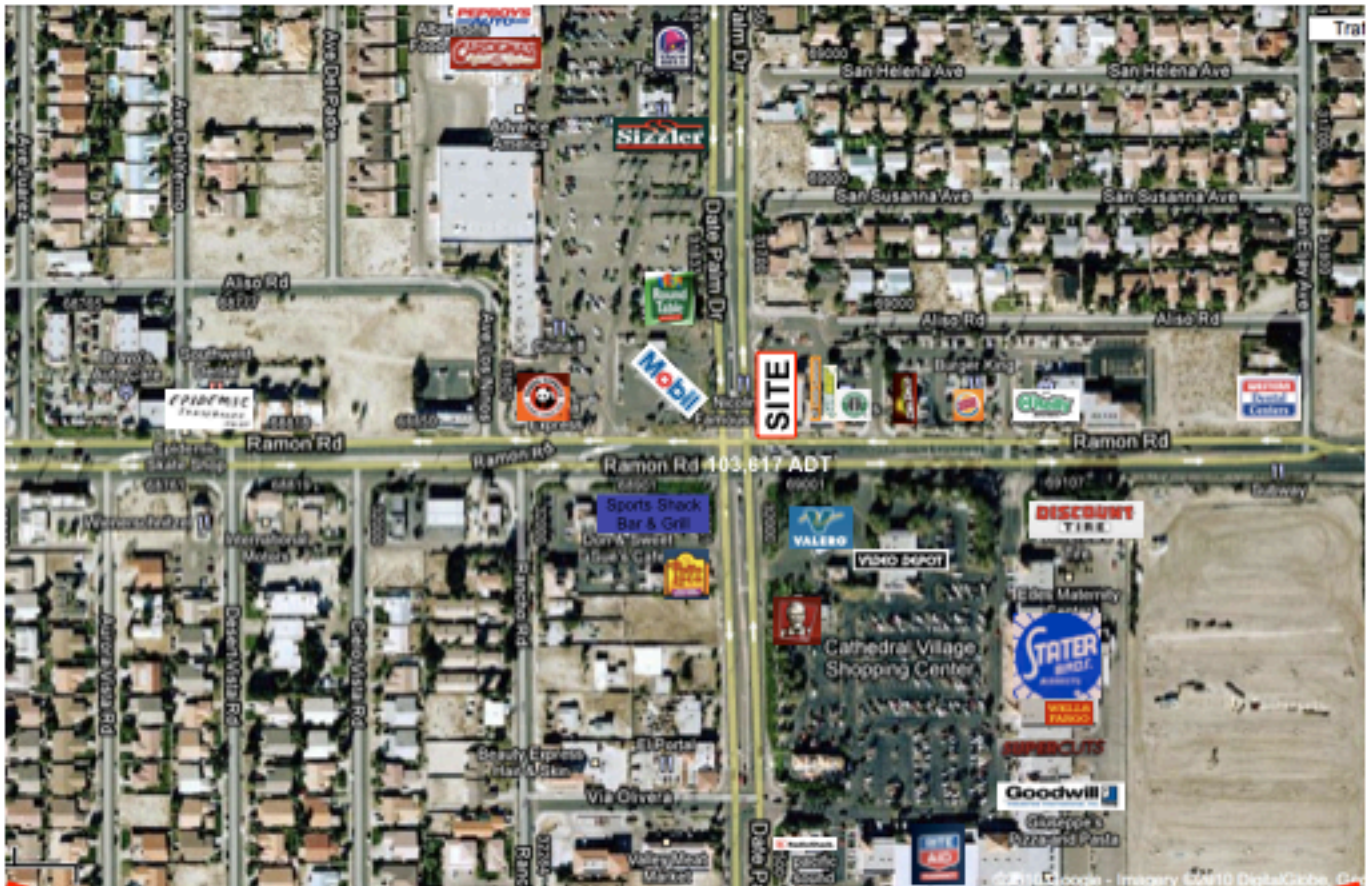
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Income	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$40,588	\$44,222	\$48,045
2008 Per Capita Income	\$17,334	\$27,274	\$34,305
2008 Average Household Income	\$60,508	\$77,809	\$86,680

Population	1-mi.	3-mi.	5-mi.
2008 Male Population	11,287	32,975	55,127
2008 Female Population	10,767	32,145	53,209
% 2008 Male Population	51.18%	50.64%	50.89%
% 2008 Female Population	48.82%	49.36%	49.11%
2008 Total Adult Population	14,811	47,882	84,751
2008 Total Daytime Population	16,776	64,858	111,058
2008 Total Daytime Work Population	5,488	28,523	51,546
2008 Median Age Total Population	27	34	39
2008 Median Age Adult Population	37	44	48
% 2008 White Population	56.71%	66.25%	72.04%
% 2008 Black Population	2.83%	2.74%	2.46%
% 2008 Asian/Hawaiian/Pacific Islander	5.73%	5.71%	4.92%
% 2008 American Indian/Alaska Native	0.84%	0.66%	0.64%
% 2008 Other Population (Incl. 2+ Races)	33.89%	24.63%	19.94%
% 2008 Hispanic Population	69.00%	51.83%	42.71%
% 2008 Non-Hispanic Population	31.00%	48.17%	57.29%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	4,803	25,072	50,622
2000 Occupied Housing Units	4,395	17,909	35,283
2000 Owner Occupied Housing Units	2,387	12,159	23,733
2000 Renter Occupied Housing Units	2,009	5,750	11,549
2000 Vacant Housing Units	408	7,162	15,340
% 2000 Occupied Housing Units	91.51%	71.43%	69.70%
% 2000 Owner Occupied Housing Units	49.69%	48.50%	46.88%
% 2000 Renter Occupied Housing Units	41.82%	22.93%	22.81%
% 2000 Vacant Housing Units	8.49%	28.57%	30.30%

