

68420 Ramon Rd

68420 Ramon Rd, Cathedral City CA 92234



OFFERING MEMORANDUM

68420 Ramon Rd

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01

Executive Summary

Investment Summary

Location Summary

68420 RAMON RD

OFFERING SUMMARY

ADDRESS	68420 Ramon Rd Cathedral City CA 92234
BUILDING SF	6,600 SF
YEAR BUILT	1982
APN	678-241-043, 678-241-044

FINANCIAL SUMMARY

OFFERING PRICE	\$1,199,777
PRICE PSF	\$181.78

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	22,307	69,474	113,247
2019 Median HH Income	\$42,345	\$51,539	\$54,925
2019 Average HH Income	\$60,002	\$80,920	\$91,236

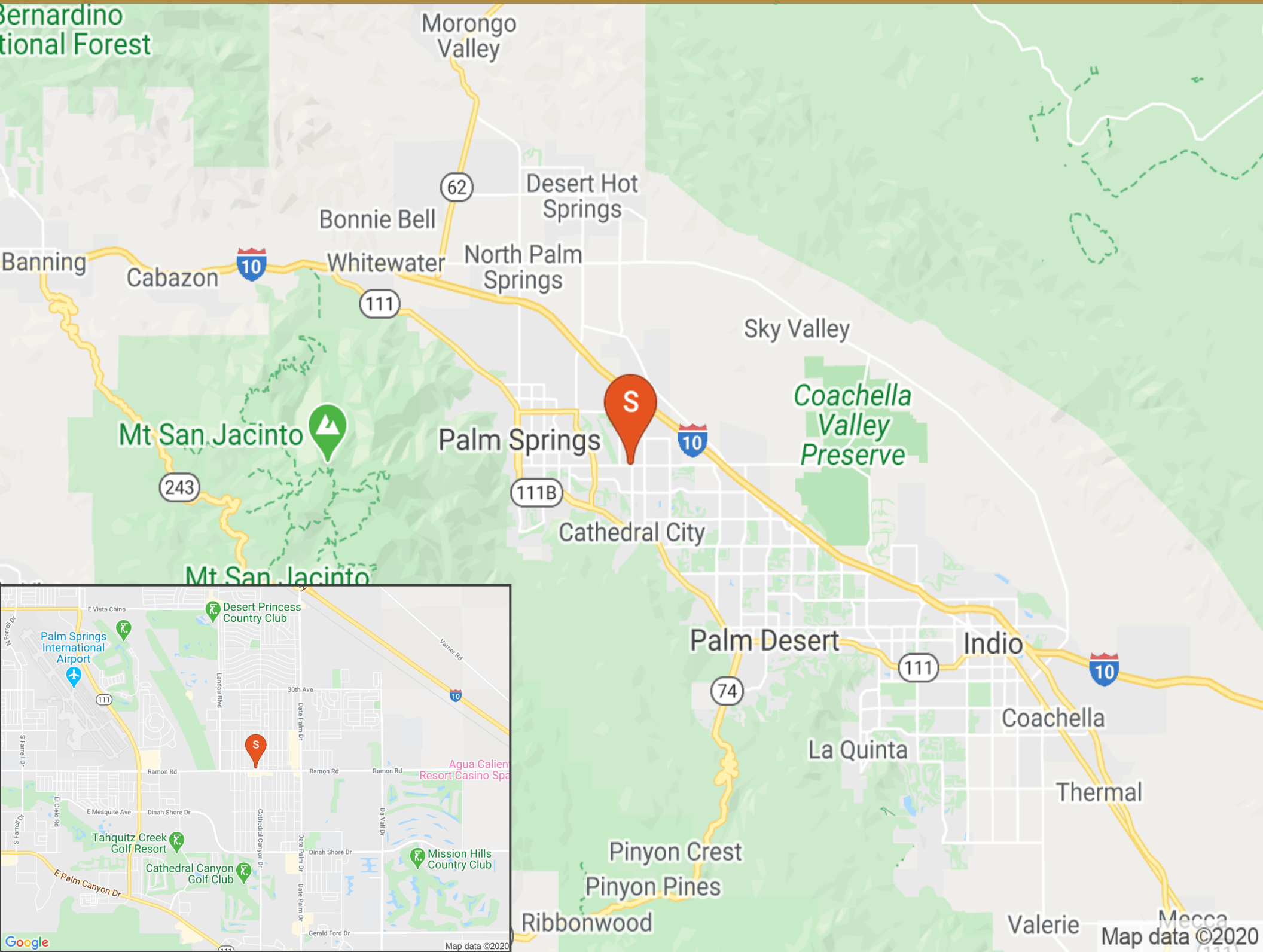


ABOUT THE PROPERTY

- Great Visibility on Ramon Road to over 47,000 Cars Per Day
- Excellent Tenant Synergy
- Small Difficult to Find Space
- Monument Signage Available on Ramon Road

HIGHLIGHTS

Great Visibility on Ramon Road to over 47,000 Cars Per Day





02

Property Description

Property Features

Aerial Map

Parcel Map

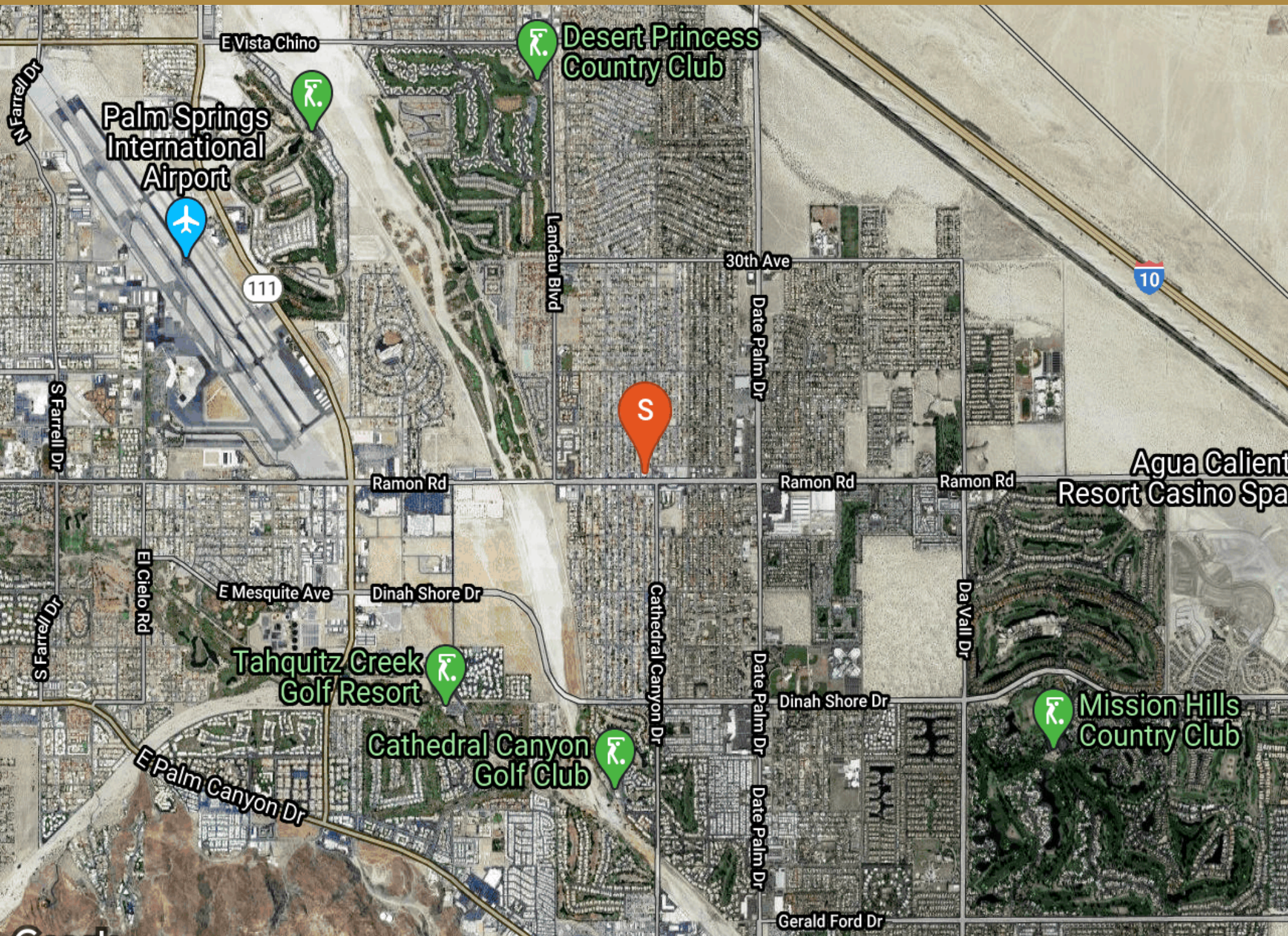
Additional Maps

Pictures with Captions

68420 RAMON RD

PROPERTY FEATURES	
BUILDING SF	6,600
LAND ACRES	0.39 AC
YEAR BUILT	1982
ZONING TYPE	C1
NUMBER OF STORIES	11
NUMBER OF PARKING SPACES	17 Spaces



















RENT ROLL -- REALTY QUEEN, INC.**2020**

As of: 09-01-2020

Total leasable sq ft: 18,150

Occupancy: 94%

68-300 RAMON RD., CATHEDRAL CITY, CA 92234

UNIT	TENANT	SQ. FT.	RENT	CAM	TOTAL	INCREASES	LEASE COMMENCE	LEASE EXPIRES	OPTIONS	SECURITY DEPOSITS	TENANCY BEGAN	LEASE TYPE	
1-10	CARNICERIA RANCHO GRANDE	10,500	15,550	3,450	19,000	3%	9/1/21	06/1/2011	05/31/2026	2—5 YRS.	17,000	10/1982	Modified Net
11	SOL DEL DESIERTO TRAVEL	1,050	2,199	345	2,544	3%	11/1	11/1/2016	10/31/2021	NONE	4,000	02/1997	Modified Net
Vend.	PRIMO WATER (2020 average)		273		273								
TOTAL (Monthly)		11,550	18,022	3,795	21,817					21,000			
TOTAL (Annually)			216,264	45,540	261,804								

68-420 RAMON RD., CATHEDRAL CITY, CA 92234

UNIT	TENANT	SQ. FT.	RENT	CAM	TOTAL	INCREASES		LEASE COMMENCE	LEASE EXPIRES	OPTIONS	SECURITY DEPOSITS	TENANCY BEGAN	LEASE TYPE
1	PAGER EXPRESS	1,100	1,878	345	2,223	5%	10/1	10/1/2011	09/30/2021	NONE	2,700	08/2001	Modified Net
2-3	99 CENT PLUS DISC. STORE	2,200	2,694	690	3,384	3%	03/1	03/1/2016	02/28/2021	NONE	6,000	10/1996	Modified Net
4	PRISCILLA HAIR SALON	1,100	1155	345	1,500	4%	11/1	11/1/2019	10/31/2022	NONE	3,000	06/2010	Modified Net
5	VACANT	1,100											
6	AZUSENAS ICE CREAM	1,100	1,642	345	1,987	4%	01/1	01/1/2020	12/31/2024	NONE	3,600	07/2002	Modified Net
Vend.	PRIMO WATER (2020 average)		72		72								
TOTAL (Monthly)		6,600	7,441	1,725	9,166						15,300		
TOTAL (Annually)			89,292	20,700	109,992								



03

Demographics

Demographic Details

Demographic Charts

68420 RAMON RD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,928	54,395	92,474
2010 Population	21,190	65,082	106,370
2019 Population	22,307	69,474	113,247
2024 Population	23,136	73,122	118,679
2019 African American	535	2,002	3,326
2019 American Indian	230	715	1,179
2019 Asian	1,226	3,955	5,692
2019 Hispanic	17,689	38,857	52,517
2019 Other Race	7,272	15,616	21,088
2019 White	12,050	44,079	77,282
2019 Multiracial	970	3,018	4,518
2019-2024: Population: Growth Rate	3.65 %	5.15 %	4.70 %
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	924	3,252	5,681
\$15,000-\$24,999	937	3,176	5,796
\$25,000-\$34,999	692	2,745	4,596
\$35,000-\$49,999	950	3,328	5,752
\$50,000-\$74,999	1,042	4,148	7,460
\$75,000-\$99,999	628	2,466	4,535
\$100,000-\$149,999	713	3,479	6,241
\$150,000-\$199,999	142	1,297	2,776
\$200,000 or greater	164	1,845	4,737
Median HH Income	\$42,345	\$51,539	\$54,925
Average HH Income	\$60,002	\$80,920	\$91,236

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,119	27,869	54,644
2010 Total Households	5,835	23,898	44,427
2019 Total Households	6,191	25,736	47,573
2024 Total Households	6,409	27,069	49,673
2019 Average Household Size	3.58	2.68	2.36
2000 Owner Occupied Housing	2,356	12,977	25,173
2000 Renter Occupied Housing	2,340	6,793	12,776
2019 Owner Occupied Housing	3,045	16,585	30,623
2019 Renter Occupied Housing	3,146	9,151	16,950
2019 Vacant Housing	717	8,376	18,179
2019 Total Housing	6,908	34,112	65,752
2024 Owner Occupied Housing	3,194	17,793	32,483
2024 Renter Occupied Housing	3,215	9,276	17,191
2024 Vacant Housing	782	8,938	19,314
2024 Total Housing	7,191	36,007	68,987
2019-2024: Households: Growth Rate	3.45 %	5.10 %	4.35 %

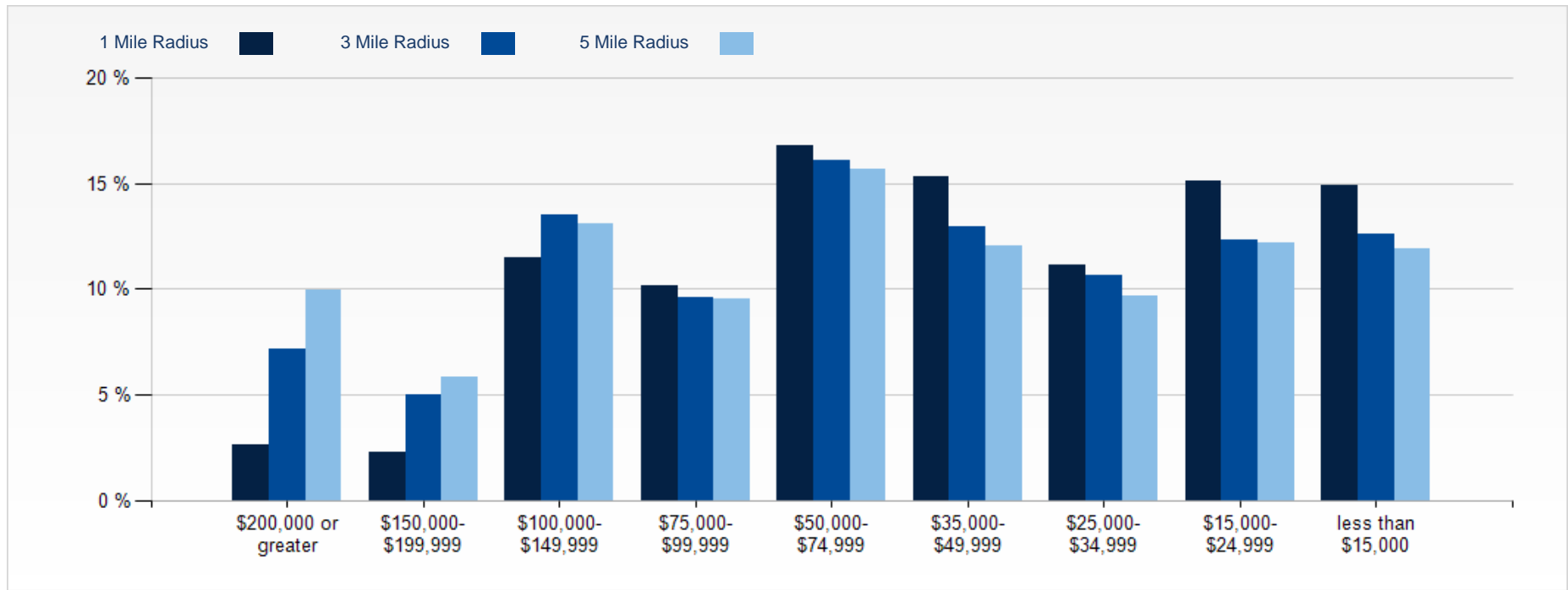
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	1,763	4,402	6,254
2019 Population Age 35-39	1,475	3,643	5,330
2019 Population Age 40-44	1,257	3,302	5,219
2019 Population Age 45-49	1,244	3,656	6,187
2019 Population Age 50-54	1,224	4,079	7,178
2019 Population Age 55-59	1,168	4,691	8,609
2019 Population Age 60-64	884	4,631	8,859
2019 Population Age 65-69	730	4,399	8,735
2019 Population Age 70-74	662	4,047	8,084
2019 Population Age 75-79	427	3,008	5,800
2019 Population Age 80-84	281	2,127	4,021
2019 Population Age 85+	248	2,071	4,206
2019 Population Age 18+	16,073	55,214	93,820
2019 Median Age	31	42	49

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,204	\$50,360	\$51,070
Average Household Income 25-34	\$58,385	\$68,871	\$71,918
Median Household Income 35-44	\$47,609	\$55,004	\$56,524
Average Household Income 35-44	\$65,271	\$82,214	\$89,660
Median Household Income 45-54	\$52,328	\$65,958	\$74,309
Average Household Income 45-54	\$67,074	\$96,351	\$116,873
Median Household Income 55-64	\$47,033	\$60,732	\$66,452
Average Household Income 55-64	\$64,064	\$94,787	\$110,035
Median Household Income 65-74	\$34,774	\$47,129	\$52,083
Average Household Income 65-74	\$57,121	\$78,521	\$85,972
Average Household Income 75+	\$43,493	\$67,580	\$72,808

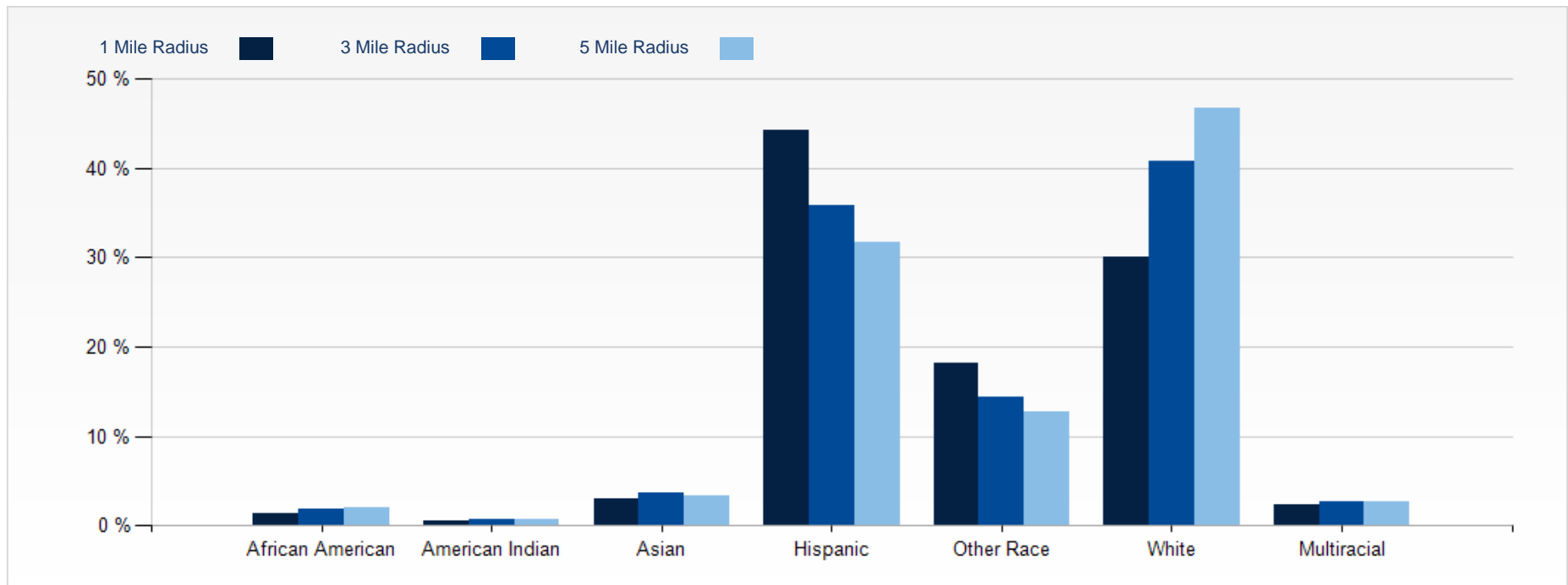
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,044	5,189	7,253
2024 Population Age 35-39	1,711	4,453	6,329
2024 Population Age 40-44	1,421	3,731	5,768
2024 Population Age 45-49	1,176	3,334	5,690
2024 Population Age 50-54	1,128	3,665	6,353
2024 Population Age 55-59	1,134	4,241	7,626
2024 Population Age 60-64	1,064	5,049	9,453
2024 Population Age 65-69	853	5,341	10,188
2024 Population Age 70-74	713	4,503	9,062
2024 Population Age 75-79	604	3,909	7,532
2024 Population Age 80-84	337	2,487	4,818
2024 Population Age 85+	283	2,279	4,502
2024 Population Age 18+	16,884	58,452	98,725
2024 Median Age	32	43	50

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,135	\$54,674	\$55,534
Average Household Income 25-34	\$63,880	\$75,335	\$78,322
Median Household Income 35-44	\$53,894	\$64,262	\$66,125
Average Household Income 35-44	\$75,469	\$93,017	\$99,619
Median Household Income 45-54	\$56,681	\$72,870	\$82,684
Average Household Income 45-54	\$75,520	\$106,564	\$127,115
Median Household Income 55-64	\$52,848	\$67,993	\$75,375
Average Household Income 55-64	\$73,917	\$105,692	\$122,249
Median Household Income 65-74	\$39,536	\$54,273	\$58,240
Average Household Income 65-74	\$65,284	\$90,338	\$97,816
Average Household Income 75+	\$45,801	\$75,371	\$81,061

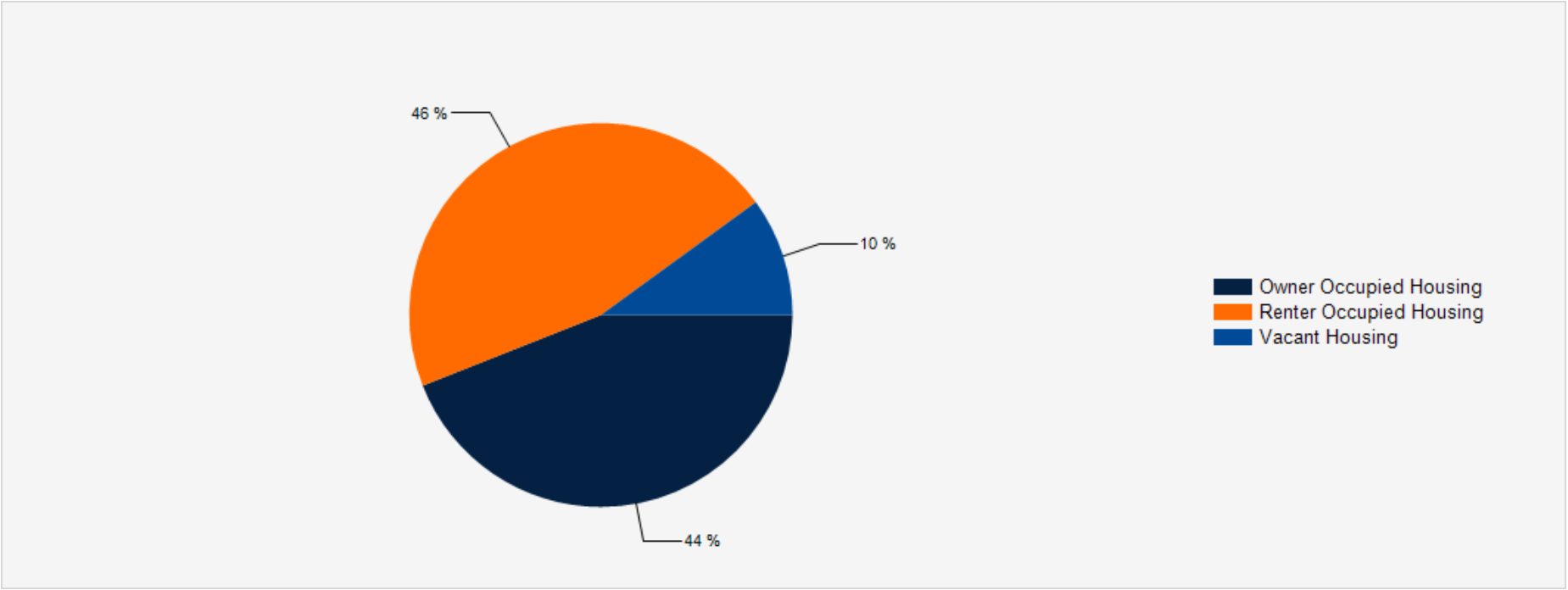
2019 Household Income



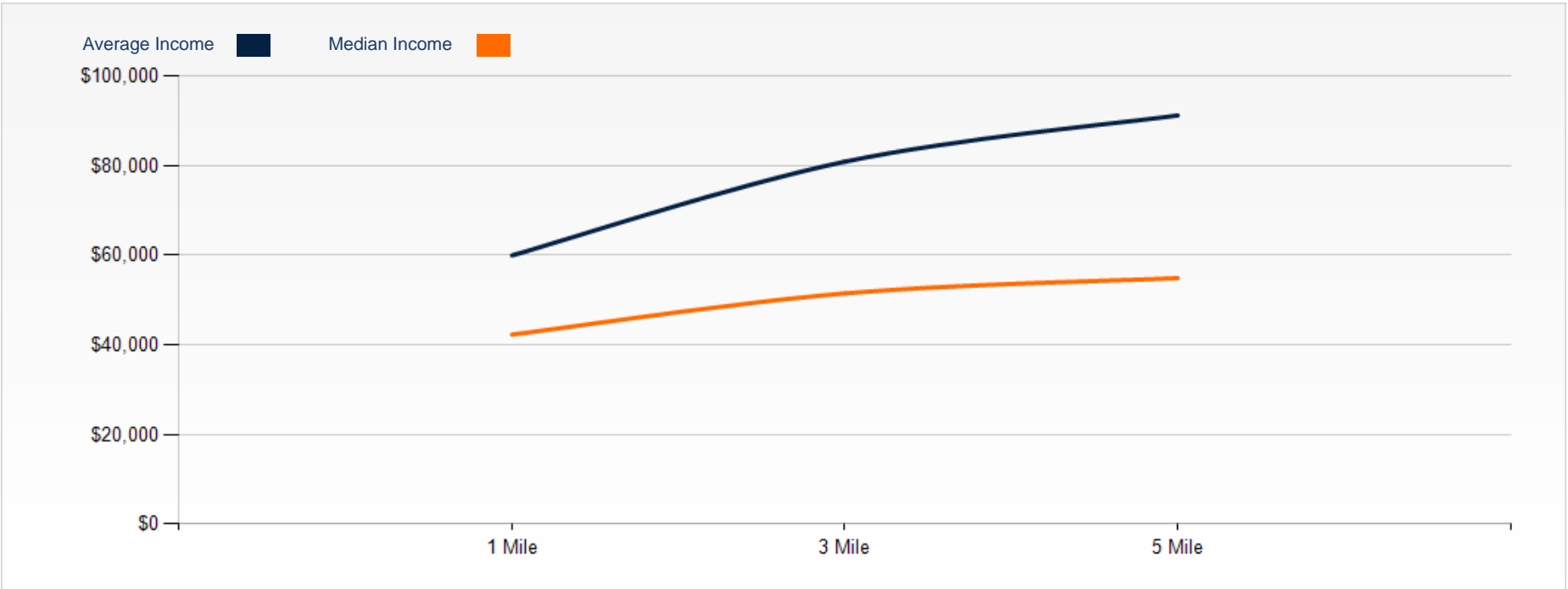
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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