

SoCal Freeway Frontage RV & Storage Development

CABAZON, CA / RIVERSIDE COUNTY

NORM SANGALANG

JEZ LAWSON

CBRE



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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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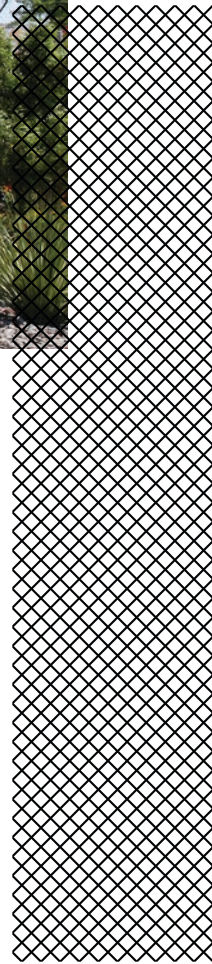




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CABAZON
RV & Storage Development





CABAZON
RV & Storage Development

01.

OFFERING OVERVIEW



On one of Highway I-10's most recognized on/off ramp landmarks, this 60+ acre development site has flexible zoning and is within close proximity to the Desert Hills Premium Outlets, Cabazon Outlets and Morongo Casino.

THE OFFERING

Located on one of Highway I-10's most recognized on/off ramp landmarks, this 60+ acre development site has flexible zoning that can allow for a wide mix of uses from RV and RV & Boat Storage to Manufactured Housing and more.

The highway visible site presents an excellent opportunity to acquire a substantial amount of developable land with an array of potential uses for current and future adaptation. The Seminole Drive exit, where 110,000 vehicles pass daily, facilitates a continuous flow of traffic both east to Palm Springs and west to Riverside and Los Angeles, connecting travelers to the Morongo Casino. The site is currently one ±63 acre parcel with three APNs that could be subdivided along with the CUP application.



**60+ ACRES OF
DEVELOPABLE
LAND**



**ARRAY OF
ALLOWABLE
USES**



**STRONG
SURROUNDING
AMENITIES**



THE OFFERING (Continued)

There are preliminary site plans for 600 RV and boat storage spaces, along with a 240-space RV resort that makes up the two northernmost APNs (\pm 59.93 acres). The final and southernmost APN (\pm 3.62 acres) has frontage on Seminole Drive and I-10. Although there are preliminary plans for an RV & boat storage facility and RV resort, the encompassing W-2 zoning allows for a multitude of uses beyond ([W-2 Zoning](#)).

The stretch of the I-10 this site is located on is known as the gateway to Palm Springs, Indio and other cities located in the Sonoran Desert of Southern California. The subject property is bolstered by a strong cast of surrounding amenities. The parcel directly adjacent hosts the famous Cabazon Dinosaurs which have long been regarded as one of the most iconic roadside attractions. Just three minutes west on the I-10 is the Morongo Casino & Resort, Desert Hills Premium Outlets, and Cabazon Outlets. The award-winning casino experiences millions of visitors annually and does not have an existing RV resort component like other casinos in the region. The Desert Hills Premium and Cabazon Outlets feature over 200 specialty retailers that is a destination for over 15 million shoppers per year.

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PROJECT SUMMARY

Site Address	Seminole Dr, Cabazon, CA 92230
County	Riverside County
Land Size	\pm 63 Acres
APNs	519-190-001, 519-190-003, 519-090-002
Proposed Sites	600 RV & Boat Storage Spaces 240 RV Sites
Zoning	W-2



INVESTMENT HIGHLIGHTS

- 60+ Acres of Developable Land
- Array of Allowable Uses
- Strong Surrounding Amenities
- SoCal Freeway Frontage





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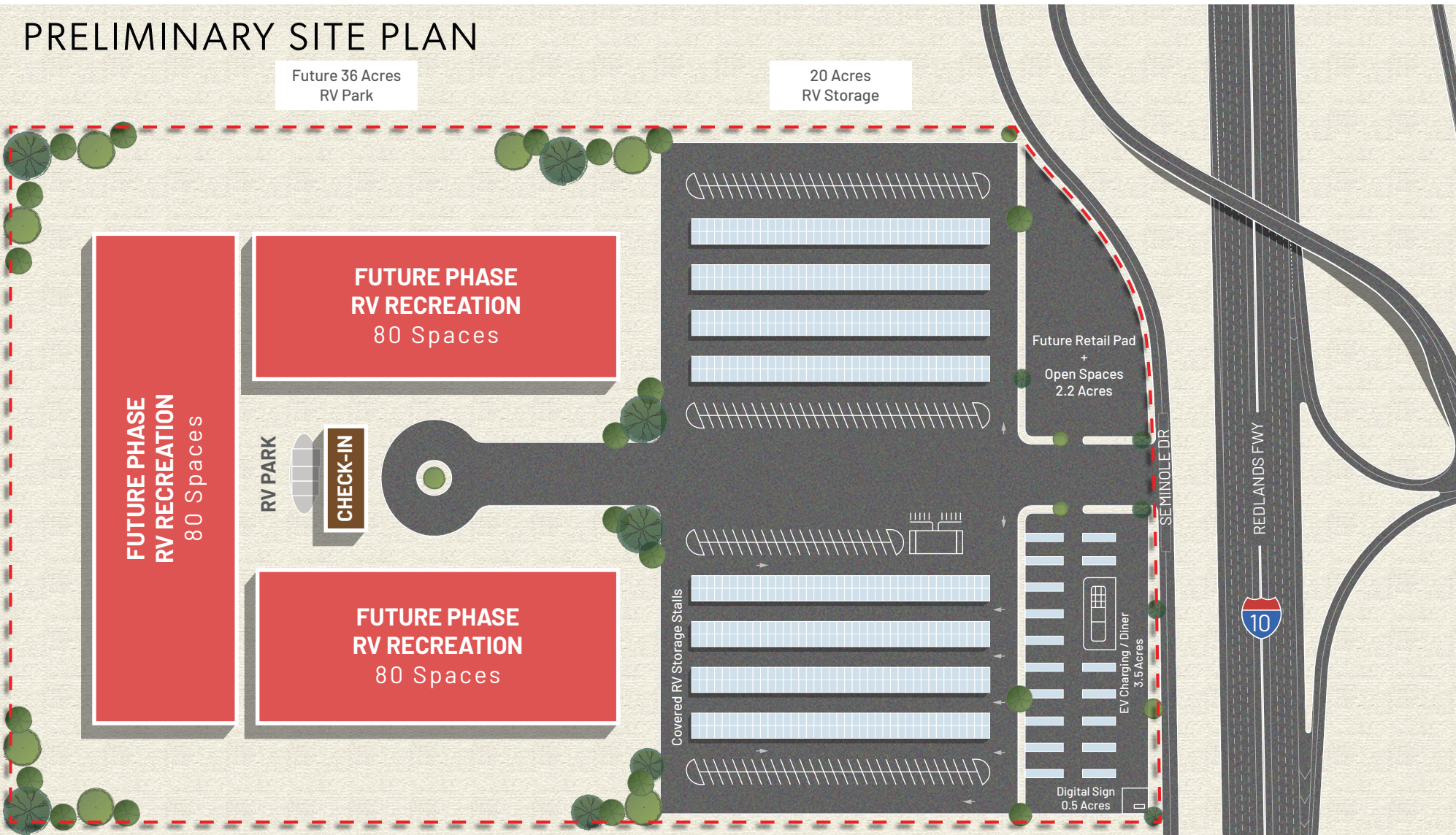
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


SITE OVERVIEW

PRELIMINARY SITE PLAN

Future 36 Acres
RV Park

20 Acres
RV Storage



 Future RV	 Check-In/ Office
 Open Spaces	 Solar Power Panels

10.

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PALM SPRINGS &
OTHER SONORAN
DESERT CITIES





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SEMINOLE DR

INTERSTATE-10

70



03.

LOCAL MARKET OVERVIEW

CABAZON, CALIFORNIA

Cabazon boasts a strategic location offering a wealth of benefits for businesses and residents alike. Situated near the junction of Interstates 10 and 215, Cabazon enjoys excellent access to major transportation nodes. This prime position facilitates the movement of goods and people, making it an attractive spot for logistics companies, distributors, and retailers. Additionally, Cabazon's proximity to major Southern California metro areas like Riverside, San Bernardino, and Los Angeles opens doors to a vast pool of customers and employees. Cabazon is a hub for tourists with amenities like the Morongo Casino, Desert Hills Premium Outlets, Cabazon Outlets, and Cabazon Dinosaurs which is directly adjacent to the subject property.

Beyond its logistical advantages, Cabazon's location places it near stunning natural beauty and popular tourist destinations. The scenic San Bernardino Mountains provide a breathtaking backdrop, while the nearby Morongo Valley Reservation offers cultural attractions and outdoor recreation opportunities. This proximity to natural wonders and leisure activities can enhance the quality of life for residents and attract tourists, benefiting local businesses in the hospitality and service industries.

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REGIONAL AREA MAP



LOCAL AREA MAP



CABAZON

RV & Storage
Development

Morongo Band

Beaumont

Banning

Cabazon

Whitewater

North Palm
Springs

Garnet

Palm Springs

Gold Base

Ranger Peak

Black Mountain

Mount San Jacinto
State Park



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MORONGO CASINO

CABAZON &
DESERT HILLS PREMIUM
OUTLETS

INTERSTATE-10

SEMINOLE DR

LOCAL TRADE AREA



Disclaimer: All maps are for illustrative purposes only. Not to scale.





AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILES	3 MILES	5 MILES	10 MILES
AGE & POPULATION				
2023 Population	394	3,117	6,889	46,123
2028 Population - Projection	392	3,148	7,072	46,935
2023 Median Age	31.10 yrs.	33.20 yrs.	33.10 yrs.	41.90 yrs.
GENERATIONS				
Generation Alpha	12.2%	12.0%	11.3%	8.6%
Generation Z	27.4%	25.7%	26.2%	20.9%
Millennials	26.1%	24.1%	25.4%	21.8%
Generation X	14.2%	16.1%	16.9%	15.1%
Baby Boomers	17.5%	19.3%	17.6%	23.4%
Greatest Generations	2.5%	2.7%	2.6%	10.3%
HOUSEHOLD INCOME				
2023 Average Household Income	\$92,679	\$86,584	\$86,853	\$84,358
2028 Average Household Income	\$105,904	\$98,635	\$100,309	\$98,847
HOUSING VALUE				
Median Home Price	\$287,500	\$430,526	\$452,744	\$392,791
Average Home Price	\$427,174	\$452,250	\$558,433	\$497,287
PLACE OF WORK				
2023 Businesses	43	248	321	1,252
2023 Employees	674	3,901	5,422	15,063

04.

OFFERING PROCESS

OFFERING PROCESS

- The Offering is Unpriced ~ Priced by Market
- Offers will be responded to as received
- Due diligence materials provided with acceptance of confidentiality agreement
- Additional detail and guidance may be forthcoming and will be noticed to all interested parties
- Seller may request an interview call with the most qualified offers
- Any relevant buyer information or experience is encouraged to be submitted with an offer but is not required

DOCUMENT CENTER

Investors agreeing to the terms and conditions set forth in the confidentiality agreement can expect an invitation to a password-protected document center containing electronic forms of the offering memorandum, operating statements, rent roll, and other information that should be useful in your evaluation of the property. For questions regarding the document center, please contact:

Jez Lawson | jez.lawson@cbre.com | 805.286.7733

PROPERTY VISITS

All tours or site visits are to be arranged exclusively through CBRE. Please do not contact on-site staff directly or go to the property without scheduling a visit. To schedule a tour please contact:

Norm Sangalang | norm.sangalang@cbre.com | 619.944.6676

EXCLUSIVE REPRESENTATION

CBRE is exclusively representing the seller in the disposition of Cabazon RV & Storage Development.

COMMUNICATION

All communications, inquiries, and requests should be addressed to the CBRE Team, as representatives of the seller. Management at the property should not be contacted directly. The seller reserves the right to remove the property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any time, or to extend the deadlines set forth in the time schedule.

DISCLAIMER

You are solely responsible for independently verifying the information in this memorandum. Any reliance on it is solely at your own risk.

CONFIDENTIALITY AGREEMENT

Cabazon RV & Storage Development - Seminole Dr, Cabazon, CA 92230

The property owner has requested that all interested parties agree to this Confidentiality Agreement. Upon execution of this agreement, any additional information will be provided only at the discretion of the property owner(s) and their instructions to CBRE (listing brokers). "Due Diligence" level materials may only be released with an accepted proposal or at the discretion of the property owner(s).

I,hereby understand that the salient property "Information" for the property referenced in this offering package is intended for the sole use as a qualified investor and/or as a representing broker/agent. I acknowledge that the information herein and any additional "Information" about this property will be kept confidential and is not to be redistributed. Broker/agent acknowledges that a new Confidentiality Agreement must be submitted and accepted by CBRE for each prospective investor individually.

I also agree that neither I nor any affiliated party will visit the property or discuss park matters with park occupants, employees, or government agencies without expressed approval. Neither I nor any affiliated party will attempt to contact ownership and will direct all communications through CBRE only.

All property visits must be approved by the listing brokers. Absolutely no contact with tenants, management, ownership, or governmental agency shall occur without approval from the listing brokers. This agreement is to remain in effect for one (1) year from the date of signature(s).

DO NOT CONTACT MANAGEMENT OR DISTURB OCCUPANTS

Please contact listing brokers before any visit to the site.

PROSPECTIVE INVESTOR

Company Name:

Print Full Name:

Email (optional):

Phone Number:

Signature: Date:

REPRESENTING BROKER / AGENT (OPTIONAL)

Company Name:

Print Full Name:

Email (optional):

Phone Number:

Signature: Date:

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INVESTMENT CONTACTS

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