

# 8,518 SF - CANNABIS CULTIVATION

## CATHEDRAL CITY

**SELLER  
FINANCING**



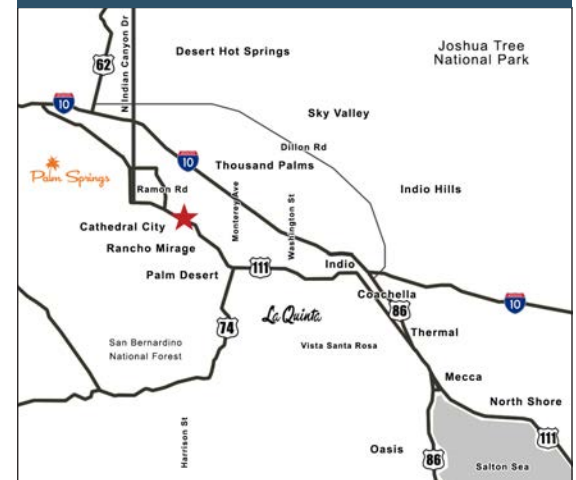
**36425 BANKSIDE DR, CATHEDRAL CITY, CA**

### FEATURES

- Built Out for Cannabis Cultivation
- Zoned for Cannabis - Cultivation, Manufacturing, and Distribution
- Single Tenant Tilt Up Industrial Building with paved parking lot and all utilities to site
- 4,000 amp power upgrade, brand new plumbing, fire sprinklers and 160 tons of HVAC
- Motivated Owner - Available 09/02/24
- Three other Adjacent Cultivation Buildings Available

**ASKING PRICE: \$3,000,000 (\$352.20/SF)**

### COACHELLA VALLEY



**VICINITY MAP**



08/26/24 JC



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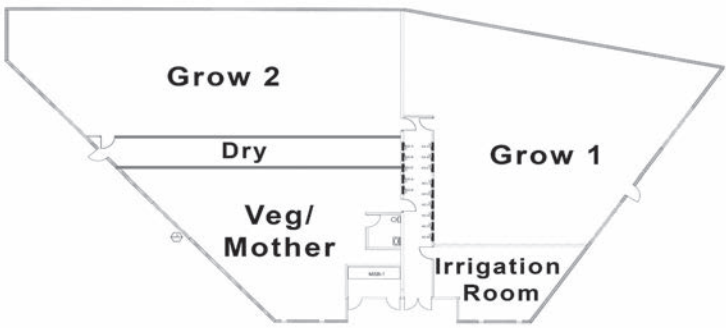


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# 8,518 SF - INDUSTRIAL BUILDING

## AERIAL & FLOOR PLAN



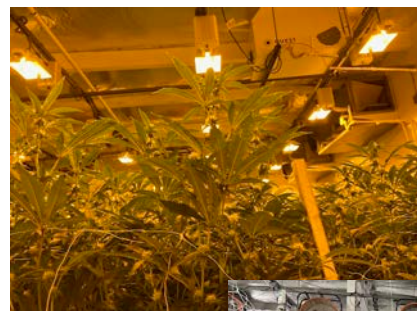
Floor Plan - 8,518 S/F					
Room	Approx. Sq. Ft.	Lights	Tables	AC	Dehumidifier
Grow 1	2,300	84	9	11	7
Grow 2	2,400	90	5	12	8
Dry	650	0	0	2	2
Veg	2,000	35	6	6	2

2 reservoir tanks per room  
 2 pumps per flowering room  
 1 pump veg/mother/multi-use room

**Directions:** From Interstate 10, take Gene Autry south towards Palm Springs. Travel 6 miles on Gene Autry to E Palm Canyon Dr. Travel approximately 1.5 miles and turn left on Bankside drive. The destination will be on the left side of Bankside Dr.

### SITE AMENITIES

- **Location:** 36425 Bankside Dr, Cathedral City. Property is located at the west side of Bankside Dr, just north of E Palm Canyon Dr. in Cathedral City
- **Building Size:** 8,518 SF
- **Building Type:** Concrete Tilt Up Construction
- **APN:** 687-311-008
- **Parcel Size (According to County Assessor's Information):** 0.51 AC
- **Ceiling Height:** 14 feet
- **CUP:** 16-026 Licenses for Cultivation
- **Land Use Zoning:** CBP-2 - Commercial Business Park District, which allows for Dispensary, Cultivation, Manufacturing, Distribution and Testing Lab with a Conditional Use Permit
- **Utilities:** All utilities to site
- **Opportunity Zone:** Yes
- **Fire Sprinklers:**
- **Year Built:** 1984
- **Highest & Best Use:** Cannabis Cultivation
- **Parking:** 18
- **Terms:** Seller will consider financing to qualified Buyer. Owner may carry with 25% down at 9% interest over 5 years with no prepayment penalty.
- **Comments:** No City or State Cannabis Licenses are included with the purchase price.



**WHAT IS AN OPPORTUNITY ZONE?**

**Why is investing in an Opportunity Zone better than a 1031 Exchange?**

**Temporary Deferral:** Similar to a 1031 Exchange.

**Step-up in Basis:** After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

**Permanent Exclusion:** After 10 years the capital gains are permanently excluded from taxable income.

**For More Information Please Visit:**  
[www.DesertPacificProperties.com/OpportunityZone](http://www.DesertPacificProperties.com/OpportunityZone)

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