

# FOR SALE CANAPA CANNABIS CAMPUS

## 2 Cannabis Buildings Totaling ± 25,316 SF

**CANNABIS  
ENTITLEMENTS**



**2473 FLORENCE BLVD, BLYTHE, CA**

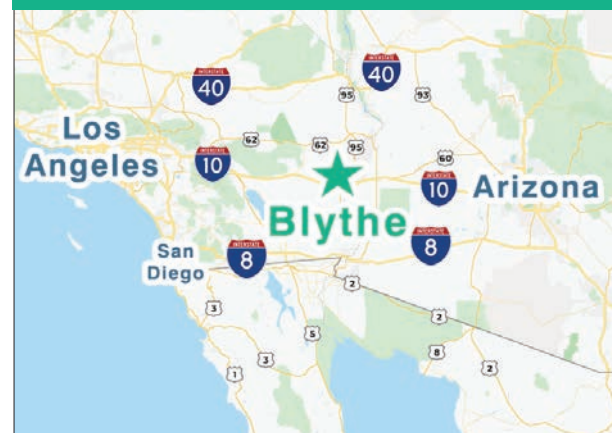
### FEATURES

- Cannabis Campus: 2 buildings totaling ±25,316 SF on 1.81 acres
- Zoned C-G with cannabis entitlement
- 5,500 SF renovated cultivation building with FF&E included
- 19,816 SF main cultivation building under construction
- High-security site with gated entry, 9' retaining wall, and 60+ cameras
- Prime I-10 location near the California–Arizona border
- Low utility rates
- Low City Cannabis Tax @ \$3/SF
- **Seller May Finance**

**ASKING PRICE: \$3,900,000 (\$155/SF)**

**LEASE RATE: \$45,000/MO (SELLER WILL CONSIDER ALL OR PART)**

### SOUTHERN CALIFORNIA VICINITY MAP



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# CANAPA CANNABIS CAMPUS

## SITE AMENITIES & BUILDING A FEATURES



### SITE AMENITIES

**Location:** 2473 Florence BLVD, BLYTHE, CA 92225 (The property is located on the north west corner of Hobson Way and Florence. Blvd, in the city of Blythe, CA.)

**Current Use:** Vacant cannabis grow complex.

**APN:** 824-191-001

**Parcel Size:** 1.81 acres (According to County Assessor's Info)

**Zoning:** C-G

#### Utilities:

- **Electric:** Yes, Edison
- **Water:** Yes
- **Sewer:** Yes
- **Gas:**

**Internet:** Fiber Optic

**Security:** Gated with 60 security cameras

**Gate 1:** 30' sliding gate with motor on Florence Blvd

**Gate 2:** 30' Sliding gate on Hobson Way

**Wall:** 9' retaining wall with lights

**Entitlements:** CUP #

**Terms:** Cash- Owner May Carry

### Site Plan



### BUILDING A FEATURES

**Square Footage:** 19,816 SF (According to County Assessor's Info)

**Year Built:** 2023

**Construction:** Steel Building

**Sprinklers:** Yes

**Stories:** 2 (First Floor is 18,000 SF & Second Floor is 1,816 SF)

**Roll-up Doors:** 1

**Security:** Cameras: 55 active surveillance cameras

#### Improvements:

**HVAC:** 74 (5-ton) A/C units (need to be installed)

**Electrical:** 4000 amp, 480 volts (approved by Edison, on site)

**Notes:** Underground plumbing and electrical complete

#### First Floor:

**8 Flower Rooms:** Each 1,200 SF with 16' ceiling high

Ceiling height allows for double stacking

Rooms are double insulated with USA-made DPS panels that have a R-Value of 16

All Flower rooms have freezer doors

**Each Flower room has 60 Lights for a total of 480 Lights**

**Veg:** (1) 1213 SF with 60 Lights

**Mother Room:** (1) 724 SF)

**Clone Room:** (1) 615 SF

**Trim Room:** (1) 594 SF

**Dry Room:** 729 SF with 16' ceilings

**Water Room:** 911 SF, 16' ceiling, irrigation system

**Locker Room:** approx. 50 Lockers and two changing rooms

**Bathrooms:** (2) unisex

#### Second Floor

**Distribution Vault:** (1) 104 SF

**Manufacturing Room:** (1) 646 SF and **Vault:** 205 SF

Server Room

**Office** (1) 372 SF

#### BUILDING A



#### HALLWAY



#### FLOWER ROOM



#### SECOND FLOOR



#### EXTERIOR



#### UNFINISHED



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

# CANAPA CANNABIS CAMPUS

## BUILDING B, C, & RV FEATURES

### BUILDING B FEATURES

**Square Footage:** 5,500 SF (According to Sellers Contractor)

**Year Built:** 1955 **Renovation** 2022

**Electrical:** 800 amp, 480 volts

**Construction:** Wood frame stucco exterior

**Sprinklers:** Yes

**Stories:** 1

**Roll-up Doors:** No

**Rooms:**

**1,780 SF:** Flower Room 1 & 2

**1,620 SF:** (3) Flower Rooms 540 SF each

**852 SF:** (1) Flower Room

**1,248 SF:** Dry Room, Vault, Office, Manufacturing Room, Trim Room, Server Room, Secure Room, Distribution Room, Breakroom

**FF&E:** Purchase price includes all FF&E

Dehumidifiers, Fans, A/C, Automated irrigation system with Dosatron, Charcoal filters, Oxygen tanks, Water System; Entire property runs on filtered water.

#### BUILDING B



#### FLOWER ROOM



#### MANUFACTURING



#### OFFICE



#### TRIM ROOM



#### CAMERA SYSTEM



### BUILDING C FEATURES

**Square Footage:** 25' x 25' = **625 SF** (According to Sellers Contractor)

**Year Built:** 1979 **Renovation** 2022

**Construction:** Wood frame wood exterior

**Sprinklers:**

**Stories:** 1

**Roll-up Doors:** 1

**Improvements:** Is the water room for building B. features water pumps fully hooked up to operational rooms. Water system: fully automated with Dosatron, water chillers, and filters.

#### BUILDING C



#### WATER ROOM



### RV (D) FEATURES

**Square Footage:**

**Year:**

#### RV w/HOOKUPS



PHOTOS

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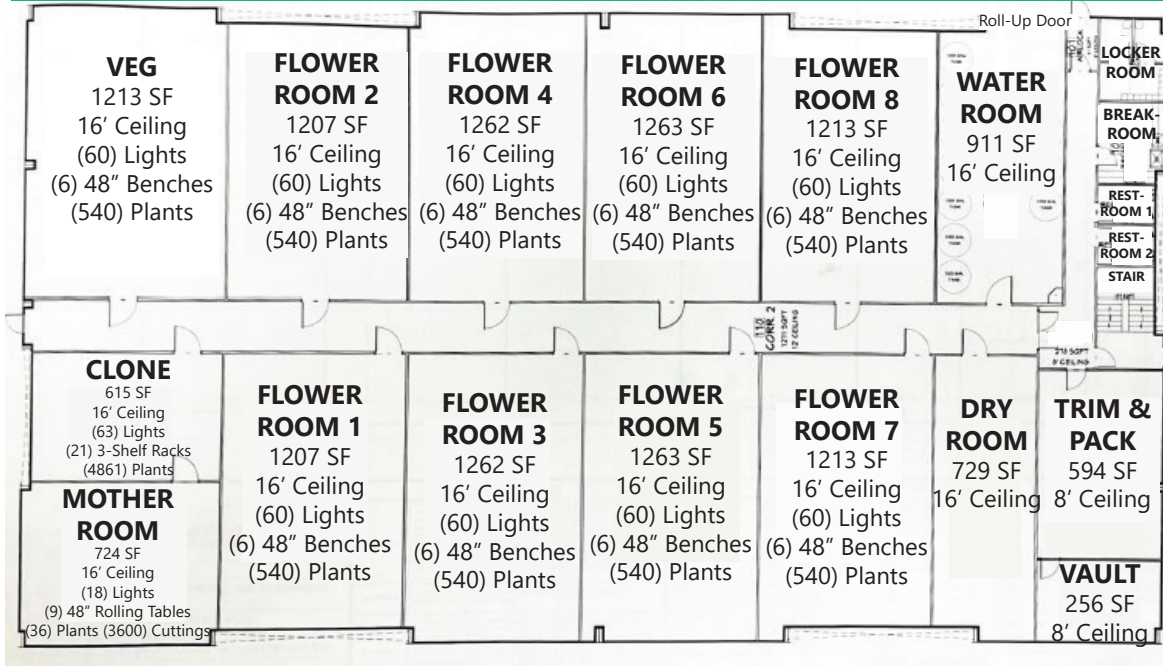
# CANAPA CANNABIS CAMPUS

## FLOOR PLANS & LOCATION



### BUILDING A FLOOR PLAN

#### 1st FLOOR



#### 2nd FLOOR



### BUILDING B FLOOR PLAN



\*Plans Not To Scale. Square Footage According to Sellers Contractor.

### Location

Blythe sits on the California-Arizona border along I-10, about 2.5 hours from Los Angeles and 90 minutes from the Coachella Valley. The city supports all sectors of the regulated cannabis industry with lower land costs, available utilities, and streamlined permitting.

Its central location offers easy access to Southern California and Arizona markets, making it ideal for cultivation, manufacturing, or distribution. With affordable real estate, business-friendly policies, and year-round sunshine, Blythe is a standout location for cannabis growth and investment.



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