

Asking Price
\$4,200,000



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BUILDING OVERVIEW

Seize a rare opportunity to own a ±17,776 square foot multi-tenant commercial building in the center of Cathedral City, ideally located at a signalized corner along Ramon Road — one of the Coachella Valley’s most trafficked thoroughfares. This corridor serves as a direct link between Downtown Palm Springs and the I-10 freeway, offering exceptional visibility and access for both local and regional traffic.

The building has undergone substantial capital improvements, including new HVAC systems, upgraded elevator, refreshed exterior paint, professional desert landscaping, and a comprehensive security system — all contributing to a strong foundation for long-term investment performance. With these upgrades in place, the asset is fully stabilized and well-positioned for continued growth.

Currently occupied by three long-term tenants, the property features a licensed cannabis dispensary and consumption lounge, a state-permitted cannabis testing laboratory, and a successful quick-service fried chicken restaurant. The cannabis operators have each made significant tenant improvements, signaling operational confidence and financial commitment to the location. In a market where cannabis-zoned real estate is increasingly limited, this property offers a unique blend of infrastructure, compliance, and tenant stability that is exceptionally hard to find.

With increasing demand for cannabis-permitted real estate and very limited local inventory, opportunities like this are becoming exceedingly scarce. Whether you’re a seasoned investor seeking a 1031 exchange or looking to expand your portfolio with a high-performing, income-producing asset, this offering presents a compelling mix of location, tenancy, and long-term value.

Size:	±17,776 SF
Tenants:	4
Stories:	Two (2), Elevator Served
Year Built/Renovated:	1980 / 2007
Construction:	Wood Frame
Zoning:	PCC



NOTABLE TENANTS



LANDAU LABORATORIES

Landau Laboratories is a premier, A2LA-accredited cannabis testing lab in the Coachella Valley, fully licensed in California. Operational since 2018 with a \$2.5M investment, the lab specializes in full phase 3 compliance testing for flower, oil, edibles, and more. Led by PhDs in Chemistry and Microbiology, the team brings deep expertise in cannabis, blood, and narcotics testing.



DANK DEPOT

Dank Depot is a fully licensed medical and adult-use cannabis dispensary located. Operating since 2018, the dispensary now holds active California license C10-0001425-LIC and continues to offer a wide selection of cannabis products, including flower, edibles, vapes, and concentrates. Known for its top-tier customer service and 5-star ratings on Weedmaps and Leafly, Dank Depot also features an onsite consumption lounge, the Puff Parlour. Its central location at a high-traffic intersection with ample parking supports strong sales and a loyal customer base.



CLUCKIN BUN

Cluckin Bun is a popular quick-serve Nashville hot chicken restaurant that launched its first location in Inglewood, California. Their unique take on the classic recipe quickly gained attention, leading to the opening of their second location in this building. Known for bold flavors and strong reviews, Cluckin Bun also offers online ordering, catering, and private events—creating multiple streams of revenue.

INCOME	2025	2026
Gross Rents	\$378,720.00	\$416,592.00
EXPENSES		
Property Tax	\$48,150.69	\$52,752.00
Property Insurance	\$15,847.56	\$12,000.00
Elevator	\$2,940.00	\$3,983.00
Water	\$3,600.00	\$210.00
Waste	\$3,600.00	\$9,527.00
So Cal Edison	\$6,000.00	\$5,067.00
Total Expenses	\$80,138.25	\$83,539.00
Net Income	\$298,581.75	\$333,053.00
CAP Rate	7.03%	7.93%

RENT ROLL

68031 RAMON ROAD
CATHEDRAL CITY, CALIFORNIA 92234

UNIT	LESSEE	SIZE	RENT/SF	MONTHLY	ANNUAL	TERM EXPIRATION	OPTIONS	INCREASE
101	Cluckin Bun	1,031 SF	\$3.20/SF	\$3,300	\$39,600	12/31/2028	(1), 3 year	10% at option
102-103	Dank Depot	2,750 SF	\$2.25/SF	\$6,930	\$83,160	12/31/2028	(1), 3 year	10% at option
104-107	Landau Laboratories	5,226 SF	\$1.77/SF	\$9,240	\$110,880	12/31/2028	(1), 3 year	10% at option
204-212	Desert Oasis Group	8,769 SF	\$1.74/SF	\$15,246	\$182,952	12/31/2028	(1), 3 year	10% at option
				Total \$34,716	Total \$416,592			

All tenants have expressed interest in exercising their options to extend. Rent roll based on 2026 rents with current tenants exercising options.



RETAIL MAP | DEMOGRAPHICS

68031 RAMON ROAD
CATHEDRAL CITY, CALIFORNIA 92234



DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Population	18,970	81,295	137,373
2024 Households	5,404	33,517	62,645
Median Household Income	\$47,626	\$62,499	\$69,773
*ADT=Average Daily Traffic			

YOUR ADVISORS



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