

68300 Kieley Rd
Cathedral City, CA 92234

OFFERING MEMORANDUM

68300 KIELEY RD
CATHEDRAL CITY , CA 92234

EXCLUSIVELY PRESENTED BY:



MANUEL MADRID

Broker

Mobile: 909-241-0677

mmadrid@onewestrealty.com

License #: 01303106

ONE WEST REALTY

3155 Sedona Court Bldg C
Ontario , CA 91764

Office: 909-321-9148



INVESTMENT SUMMARY

Rare opportunity to acquire an industrial development site in Cathedral City's designated Cannabis Zone with significant construction already completed. The property was previously approved for a $\pm 12,000$ SF two-story industrial building. Existing structure was demolished and construction commenced before work paused.

Completed Improvements Include:

- Concrete slab & footings
- Hold-downs installed
- Underground plumbing
- Electrical & sewer brought to the lot

Per the City Building Official, prior plans have expired; however, new plans may be submitted showing all completed work as pre-existing, allowing a buyer to capitalize on existing improvements.



FRONT VIEW



NORTH-WEST VIEW



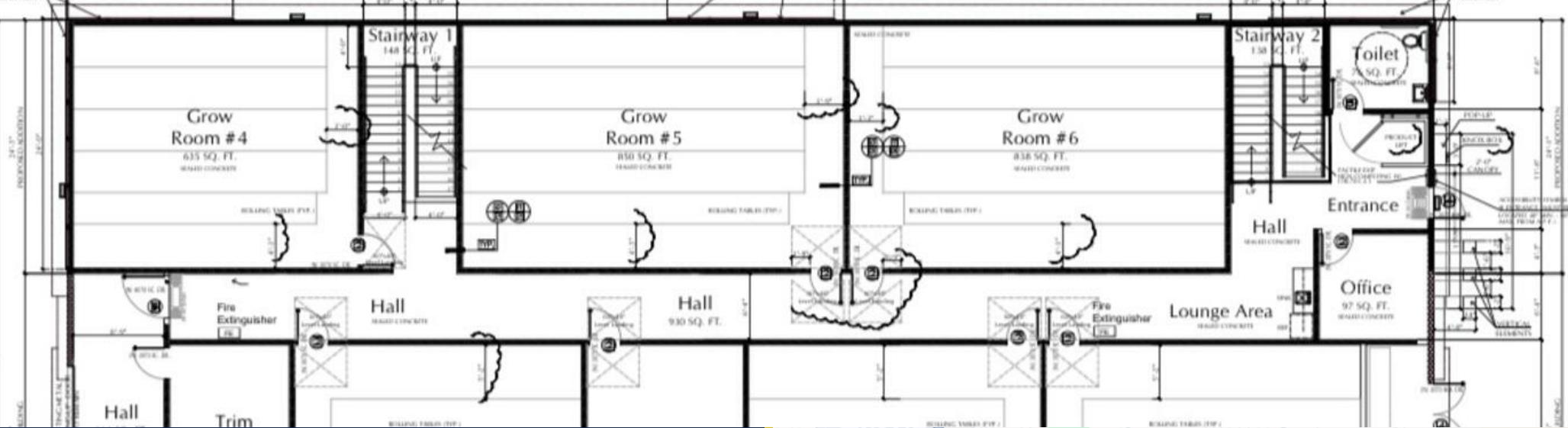
NORTH-EAST VIEW

Campbell St

Kieley Rd

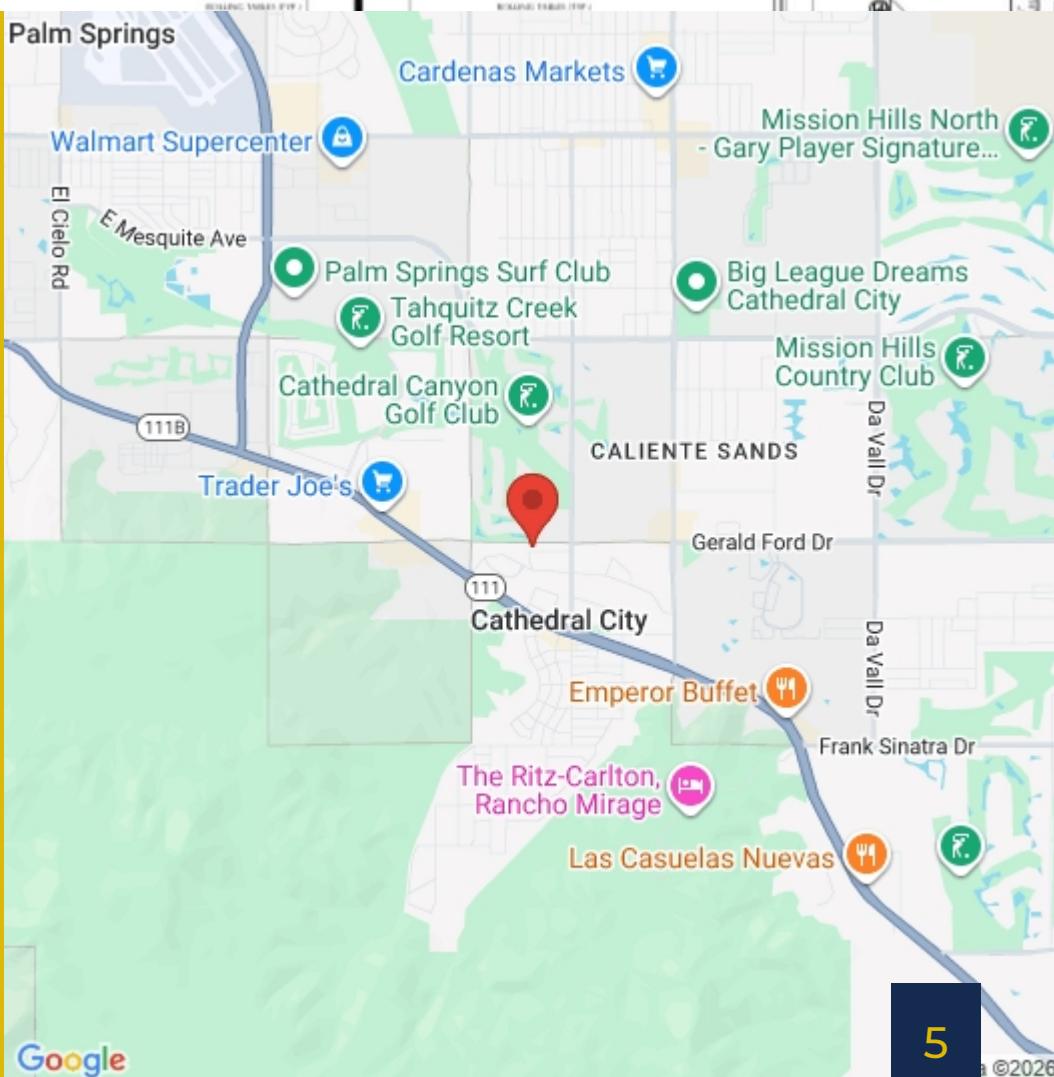
687072035

6870720



INVESTMENT HIGHLIGHTS

- Industrial zoning within City-designated Cannabis Zone
- Corner lot with strong access and visibility
- Prior approvals for ±12,000 SF two-story industrial building
- Concrete slab, footings & hold-downs already installed
- Underground plumbing completed
- Electrical & sewer brought to the site
- Original structure demolished – site cleared and ready
- Plans expired; City allows new plans to recognize existing work as pre-existing
- Reduced development timeline and construction costs
- Suitable for cannabis cultivation, manufacturing, distribution, or industrial uses
- Offered as-is





LOCATION HIGHLIGHTS

- Located in Cathedral City, a growing Coachella Valley industrial and cannabis hub

Within the City's designated Cannabis Zone

Corner lot with excellent ingress/egress

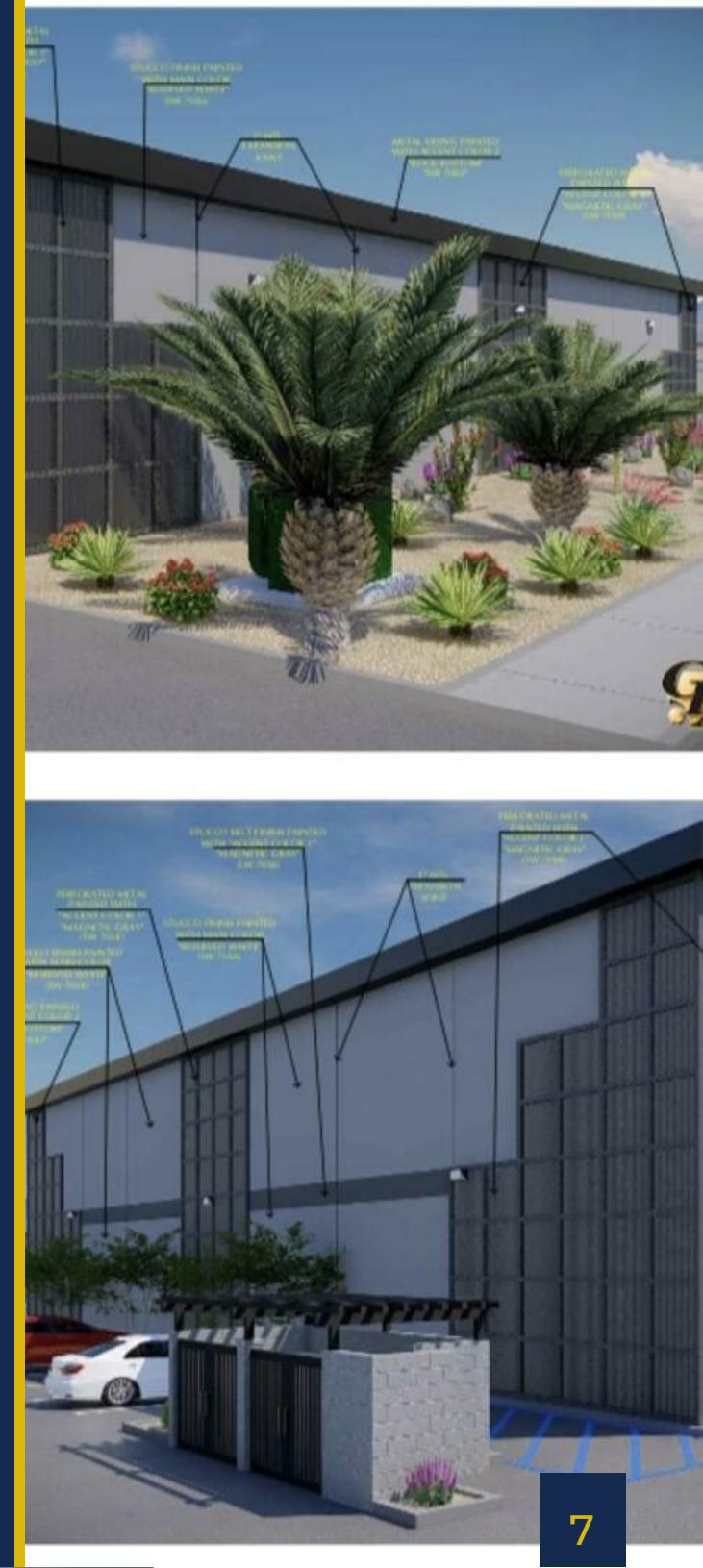
Quick access to I-10 Freeway and major regional arterials

Close proximity to Palm Springs, regional distribution routes, and labor pool

Surrounded by established industrial and cannabis-related users

Strong regional connectivity to Los Angeles, Inland Empire, and Coachella Valley markets

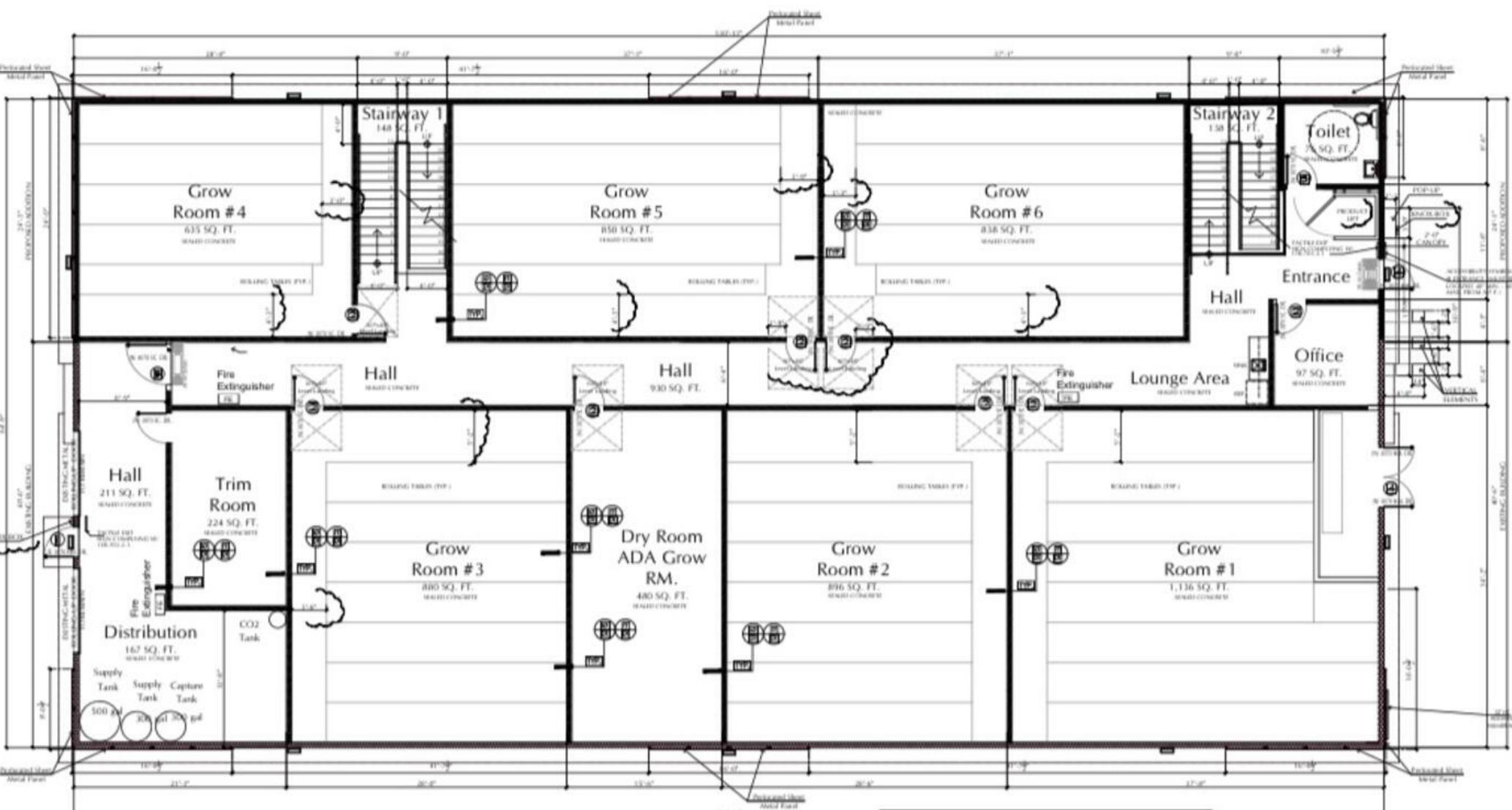
Business-friendly jurisdiction with established cannabis framework





SOUTH-WEST VIEW





NOTES

LANDINGS OR FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/2 INCH HIGH. RASSED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH SHALL BE RELIEVED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN 12 HORIZONTAL. (IRC 1044.2.5)

CHES OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING, SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE.

E IN THE MEANS OF EGRESS SHALL PROVIDE 32 INCHES CLEAR OPENING AND A CASE SHALL ANY SINGLE DOOR LEAF EXCEED 48 INCHES. CBC 1008.1.1

WALL / PARTITIONS LEGEND

ACCESSIBILITY NOTES:

DOOR TYPES

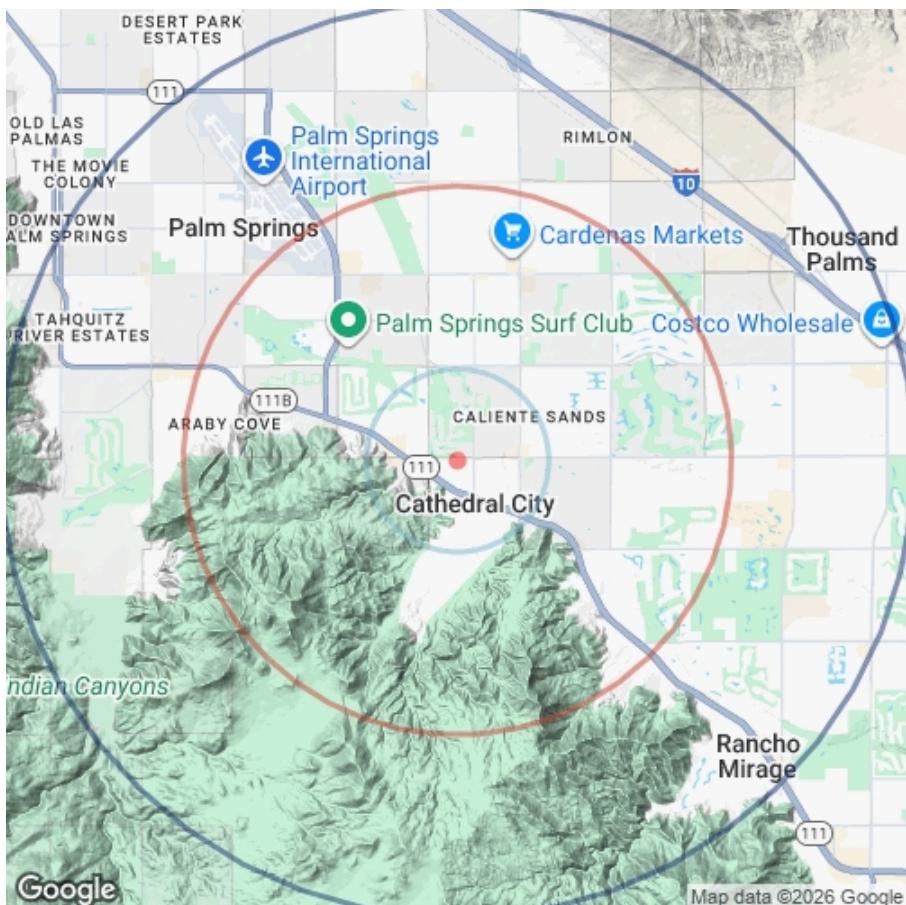


LOWER LEVEL FLOOR PLAN



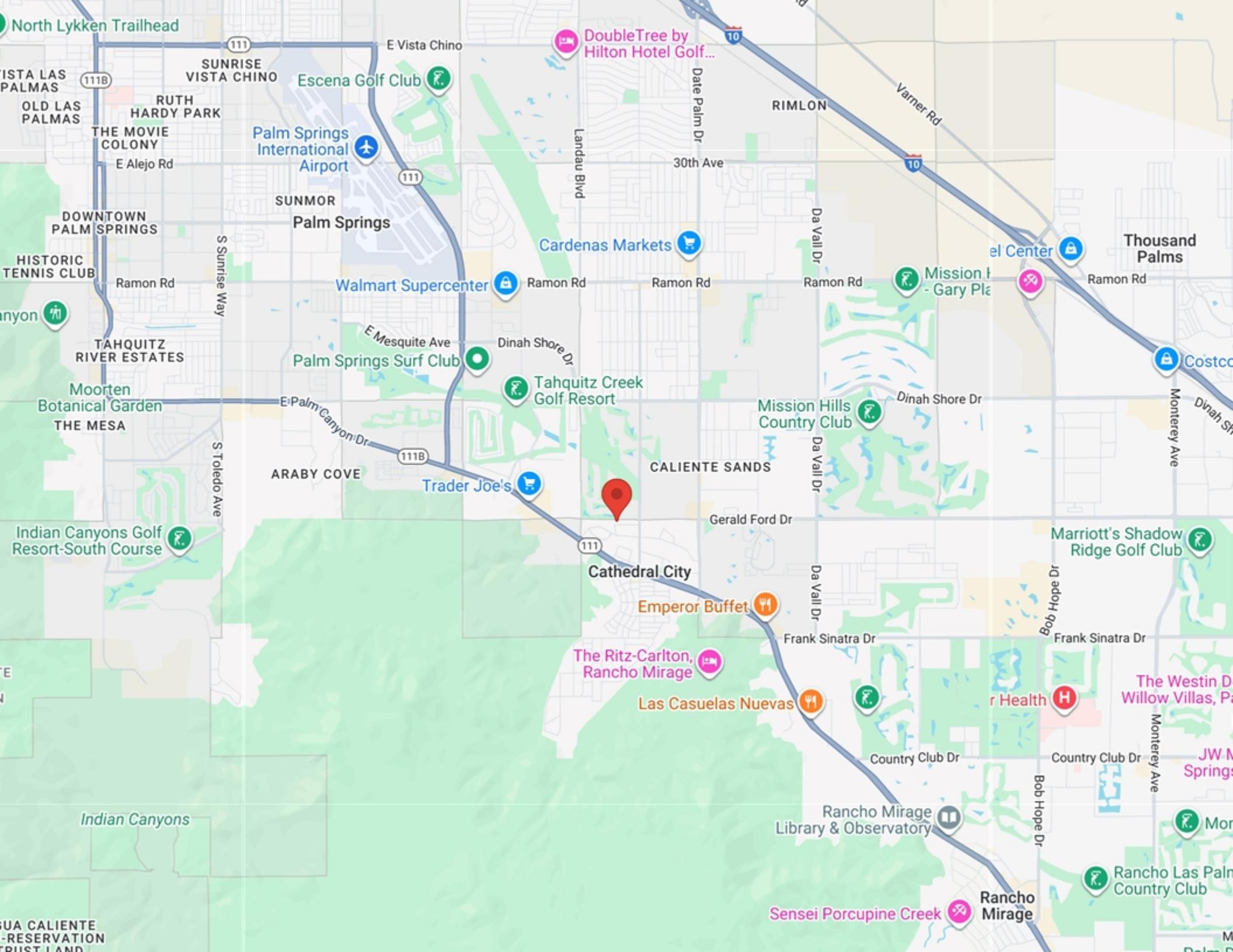
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,225	45,042	83,895
2010 Population	6,647	51,737	97,251
2025 Population	6,429	51,024	99,603
2030 Population	6,521	51,392	101,731
2025-2030 Growth Rate	0.28 %	0.14 %	0.42 %
2025 Daytime Population	11,583	54,163	123,857



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	507	2,491	4,446
\$15000-24999	358	1,740	3,160
\$25000-34999	434	1,678	3,162
\$35000-49999	426	2,356	4,313
\$50000-74999	496	2,961	6,113
\$75000-99999	465	2,837	5,408
\$100000-149999	467	3,359	7,103
\$150000-199999	156	1,716	4,554
\$200000 or greater	383	2,622	7,395
Median HH Income	\$ 55,758	\$ 71,790	\$ 81,212
Average HH Income	\$ 90,957	\$ 106,520	\$ 125,039

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,432	17,324	35,049
2010 Total Households	3,497	20,210	41,166
2025 Total Households	3,692	21,760	45,653
2030 Total Households	3,819	22,250	47,411
2025 Average Household Size	1.74	2.32	2.15
2025 Owner Occupied Housing	2,647	14,064	30,645
2030 Owner Occupied Housing	2,779	14,612	32,164
2025 Renter Occupied Housing	1,045	7,696	15,008
2030 Renter Occupied Housing	1,040	7,638	15,247
2025 Vacant Housing	1,519	8,083	17,941
2025 Total Housing	5,211	29,843	63,594



CITY OF CATHEDRAL CITY

COUNTY RIVERSIDE

INCORPORATED 11/15/1981

AREA

CITY 22.8 SQ MI

LAND 22.5 SQ MI

WATER 0.3 SQ MI

ELEVATION 328 FT

POPULATION



Cathedral City

ABOUT CATHEDRAL CITY



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ONE WEST REALTY ADVISOR FOR MORE DETAILS.

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