

68300 Kieley Rd  
Cathedral City, CA 92234  
OFFERING MEMORANDUM

68300 KIELEY RD  
CATHEDRAL CITY, CA 92234

EXCLUSIVELY PRESENTED BY:



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Broker

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ONE WEST REALTY

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# 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 ±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 buver to capitalize on existina improvements.

# PROPERTY SUMMARY

Offering Price	\$850,000.00
Lot Size (acres)	0.53
Parcel ID	687-072-035
Zoning Type	INDUSTRIAL
County	Riverside
Frontage	334.00 Ft
Coordinates	33.786621,-116.470158



FRONT VIEW



NORTH-WEST VIEW



NORTH-EAST VIEW



687072035

6870720

Campbell St

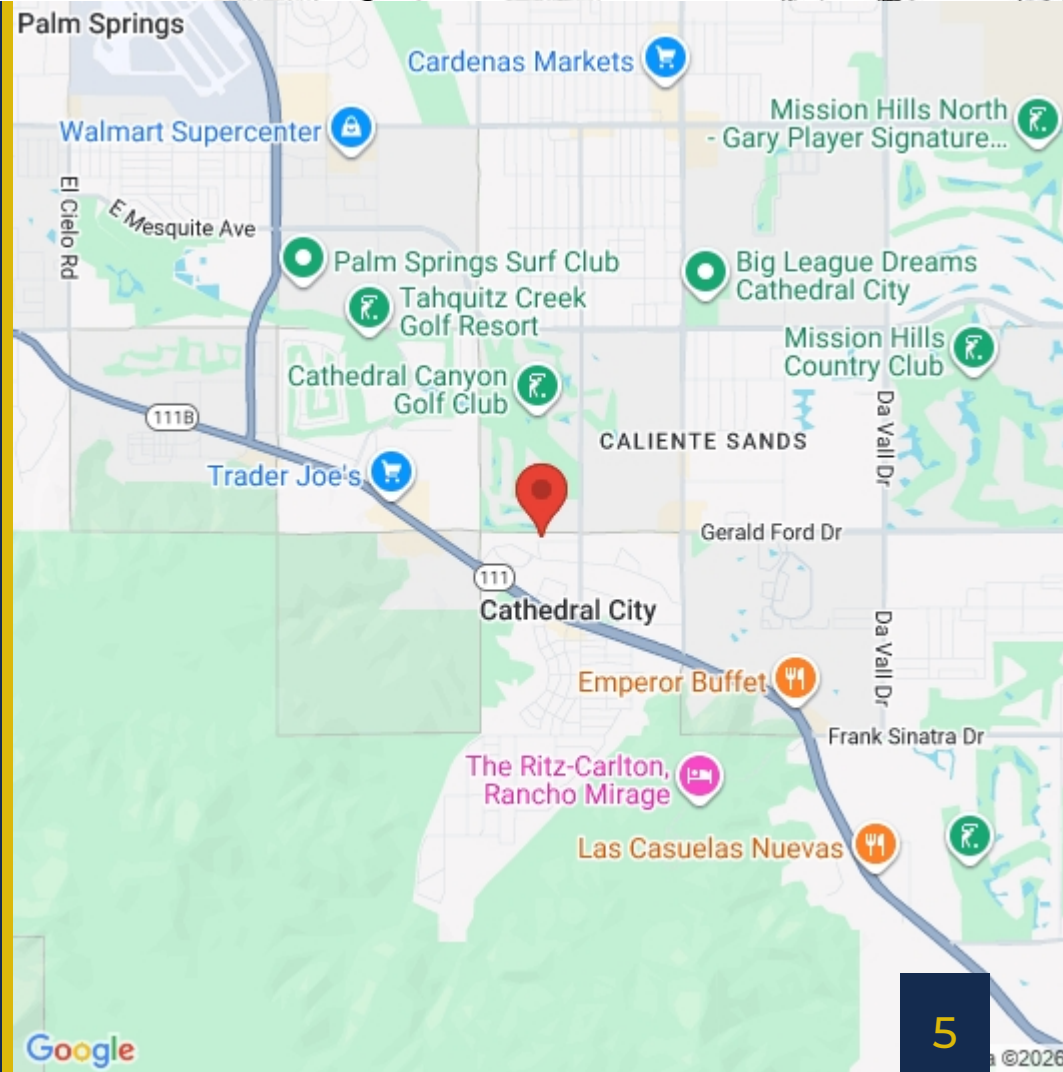
Kieley Rd





## 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

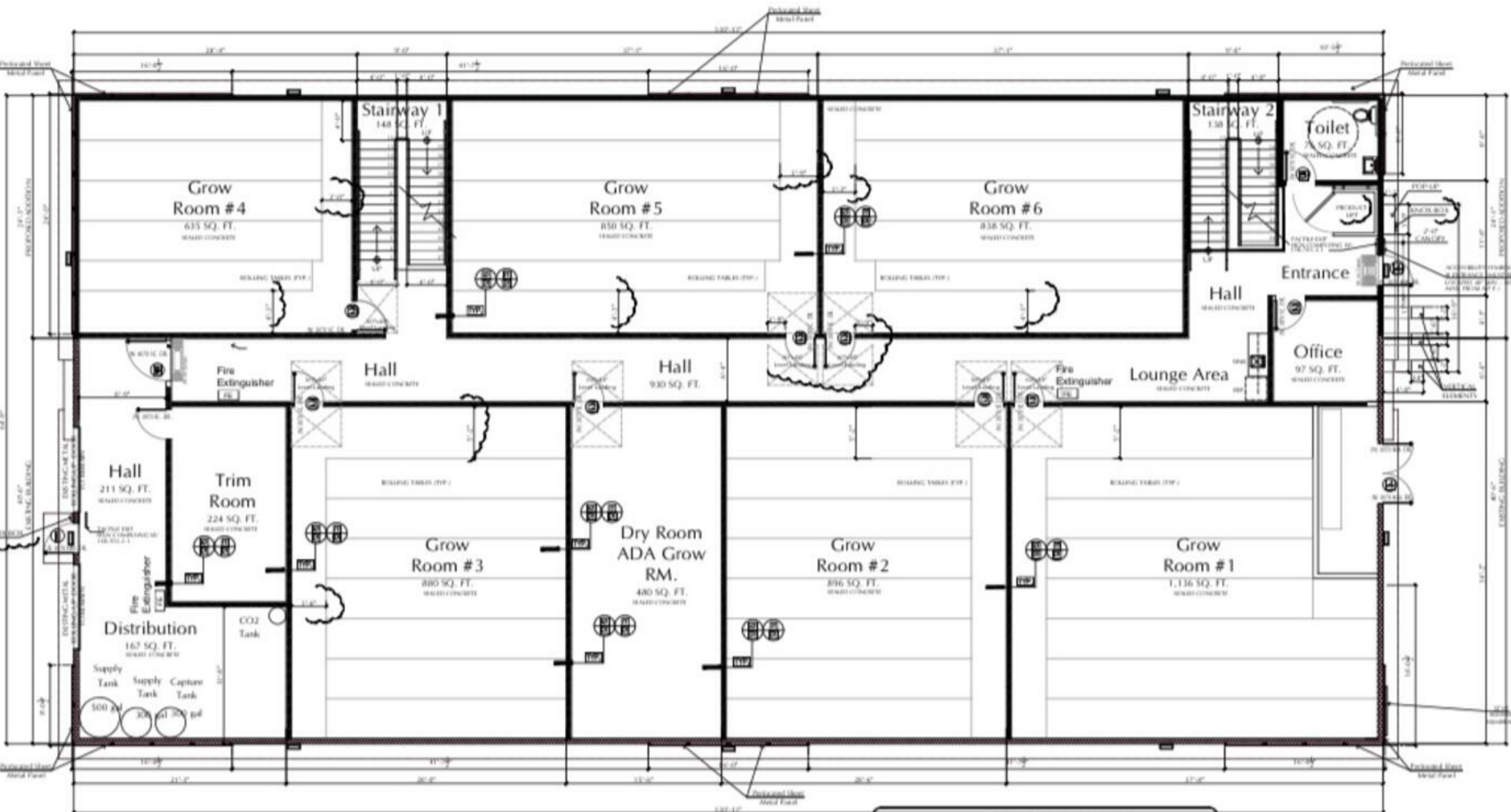




**SOUTH-WEST VIEW**







## NOTES:

LANDINGS OR FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/2 INCH (12.7MM) RAISED THRESHOLD AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH (6.35MM) SHALL BE BEVELLED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE).

ALL DOORS, EXCEPT AUTOMATIC AND SLIDING, SHALL HAVE A SMOOTH, UNINTERRUPTED TRANSITION IN THE MEANS OF EGRESS SHALL PROVIDE 32 INCHES CLEAR OPENING AND A MINIMUM HEIGHT OF 80 INCHES (2032MM) SHALL BE MAINTAINED AT ALL TIMES.

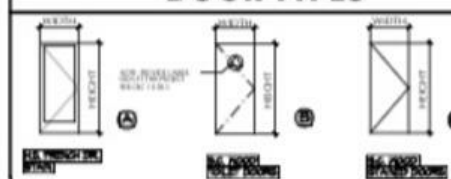
IN EXCESS OF A COMBINED VOLUME OF 2000 CUBIC FEET (56.78 CUBIC METERS) SHALL BE EQUIPPED WITH A SMOKE DETECTOR.

## WALL / PARTITIONS LEGEND

	EXISTING: ROCK WALL WITH 1/2 INCH (12.7MM) REINFORCING
	NEW 1/2 INCH (12.7MM) G.C. W/ 1/2 INCH (12.7MM) REINFORCING
	NEW 1/2 INCH (12.7MM) G.C. W/ 1/2 INCH (12.7MM) REINFORCING
	NEW 2X4 STUD WALL
	OPENING TO BE FRAMED IN
	PERFORATED SHEET METAL PANEL

## ACCESSIBILITY NOTES:

## DOOR TYPES



## LOWER LEVEL FLOOR PLAN

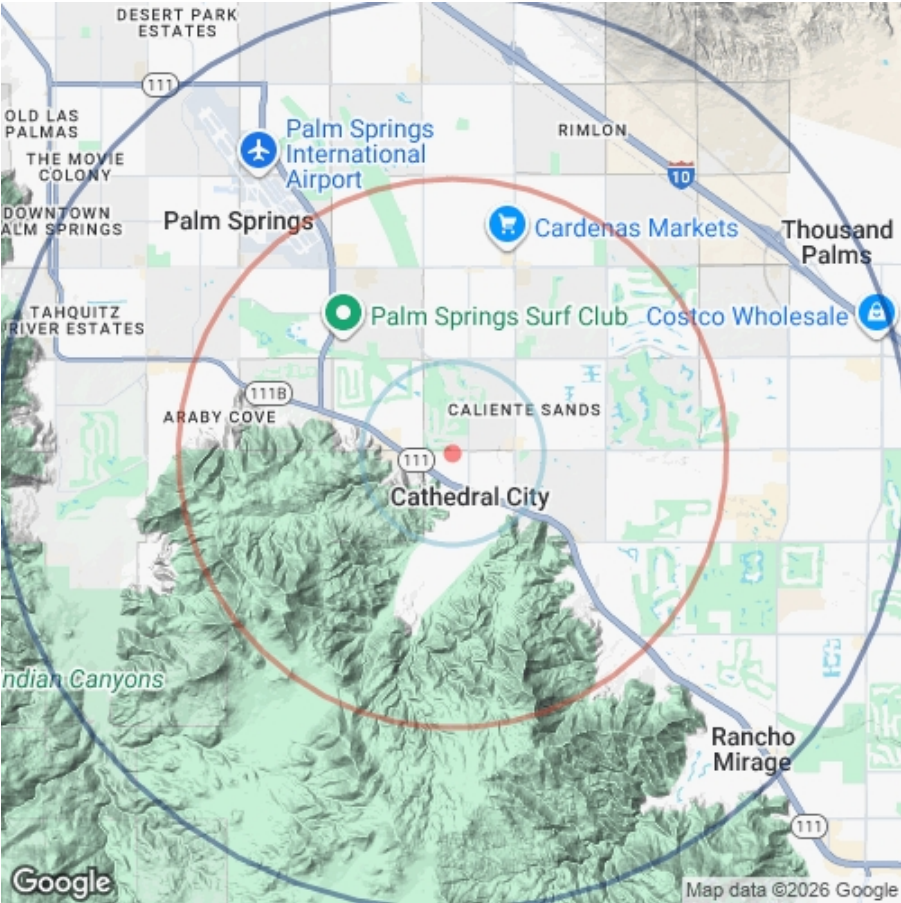
SCALE: 1/8" = 1'-0"

# DEMOGRAPHICS

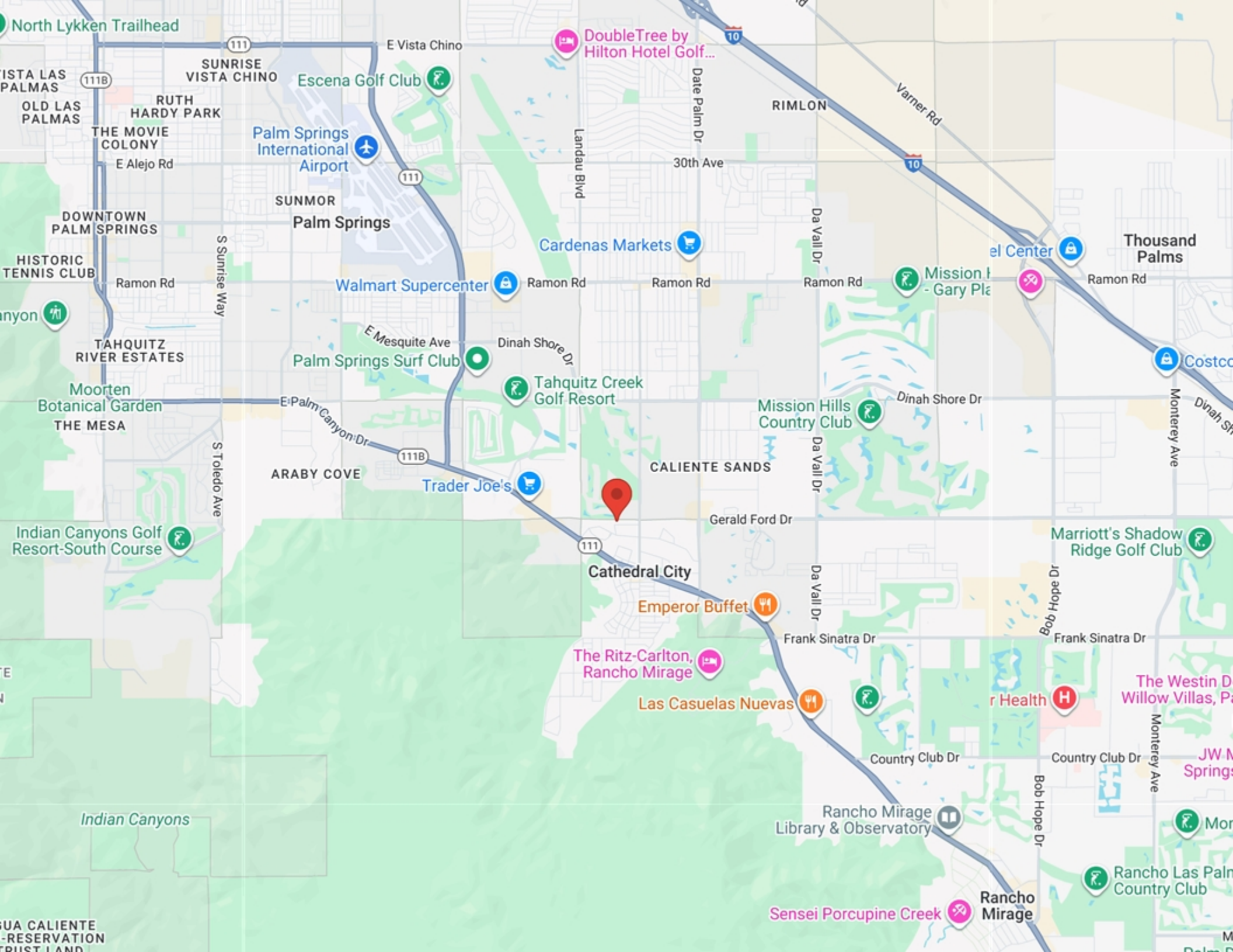
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,225	45,042	83,895
2010 Population	6,647	51,737	97,251
2025 Population	6,429	51,024	99,603
2030 Population	6,521	51,392	101,731
2025-2030 Growth Rate	0.28 %	0.14 %	0.42 %
2025 Daytime Population	11,583	54,163	123,857

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



ABOUT CATHEDRAL CITY





# CONFIDENTIALITY STATEMENT

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

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