

RARE IRREPLACEABLE PROPERTY WITH ADJACENT DRAMATIC MOUNTAIN AND ROCK FORMATIONS CREATES A SCENIC & NATURAL SECLUSION

ONE OF LAST DEVELOPABLE PRISTINE COVE PROPERTIES IN VALLEY | SUBSTANTIAL SANTA ROSA MOUNTAIN & VALLEY VIEW PREMIUMS

ADJACENT TO QUARRY GOLF CLUB AND NEARBY EXISTING AMENITIES INCLUDE HIKING TRAILS, & LAKE CAHUILLA

PRIME RESORT OR LUXURY RESIDENTIAL USE
ALL OR PART



*Site Plan Shown Is For Current Residential Plan

CORAL CANYON

219 APPROVED RESIDENTIAL LOTS OR POTENTIAL HOSPITALITY RESORT*
80± DEVELOPABLE ACRES (323± GROSS ACRES)
LA QUINTA, CA | COACHELLA VALLEY, CA



PROPERTY DETAILS

LOCATION	La Quinta, California (Coachella Valley)
AREA LANDMARKS	Near Andalusia, Golf Club @ La Quinta, Lake Cahuilla, PGA West
PROPERTY SIZE	80± Net Developable Acres (323± Total Gross Acres)
CURRENT ZONING	Residential Low. Potential for Hospitality*
ENTITLEMENTS	Tentative Tract Map/Final Map Ready to Record for 219 Residential Lots
SITE CONDITION	Unimproved
OFFER DUE DATE	Offers to be considered as submitted.
OFFERING MEMORANDUM	Request from Broker

*Buyer to verify

BROKER CONTACT

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COACHELLA VALLEY TOURISM & HOSPITALITY

2017 Visitors	13.6 Million Spent	\$5.5 Billion
Economic Impact	\$7 Billion (9% Increase Over Year 2015)	
Industry Jobs	51,866 (1,200 Increase Since 2010)	
Average Household Income		\$104,281
2017 Y-O-Y Hotel Occupancy	2.7% ↑	2017 Y-O-Y Avg. Daily Rate:
		3.1% ↑

RESIDENTIAL QUICK FACTS

YOY Home Price Change	26% ↑
Home Supply/ Inventory	only 0.5 months

PROXIMITY TO MOUNTAINS	DIVERSITY OF VIEW OPPORTUNITIES	TOPOGRAPHY & ELEVATION	EXISTENCE OF NATURAL FEATURES
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PROPERTY & LA QUINTA OVERVIEW

“CORAL CANYON” consists of 80± developable residential acres, (with potential for hospitality/resort development use) situated on a total of 323± scenic acres in the Santa Rosa foothills in luxurious south La Quinta. The subject property is located just south of the exclusive “The Quarry Golf Club”. The development site provides picturesque mountain and/or valley views. Coral Canyon is minutes away from three other large golf courses, The Golf Club @ La Quinta, PGA West, and Andalusia at Coral Mountain. Also, within a few miles, future hospitality customers will have access to many restaurants, shopping, Lake Cahuilla, and world-class resorts. Coral Canyon will be an opportunity for a developer to provide outstanding luxury resort product, focusing on health and wellness, to compliment one of the most scenic and well-located developable properties in the Coachella Valley. Bordered by The Quarry to the north, BOR land to the east, BLM property to the south and the Santa Rosa & San Jacinto Mountains National Monument to the west, Coral Canyon is the best and one of the last developable “cove” parcels in the entire valley. The gently sloping terrain on which the resort will be built rises up onto a hillside resulting in premium views. Dramatic mountains and rock formations, which create a scenic, natural seclusion (are found only in the most exclusive developments in the valley), frame the core development area of Coral Canyon. La Quinta is known as one of the most beautiful cities in the Coachella Valley (a.k.a the Gem of the Desert) adjacent to the pristine Santa Rosa mountain range. La Quinta is one of the most affluent cities in the Coachella Valley with an average household income of \$128,303. The city is also home to more than twenty prestigious golf courses including Silver Rock Resort.

