

FOR SALE CANAPA CANNABIS CAMPUS

2 Cannabis Buildings Totaling ± 25,316 SF

PRICE
REDUCED

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: \$2,750,000 (\$108.63/SF)

REDUCED FROM \$3,900,000

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:** No

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) 113 SF

Manufacturing Room: (1) 644SF and **Vault:** 205 SF

Server Room: 101 SF

Office (1) 377 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: No

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



5th Wheel RV (D) FEATURES

VIN#: 4X4TSJB24HC016833

Year: 2017

RV w/HOOKUPS



PHOTOS

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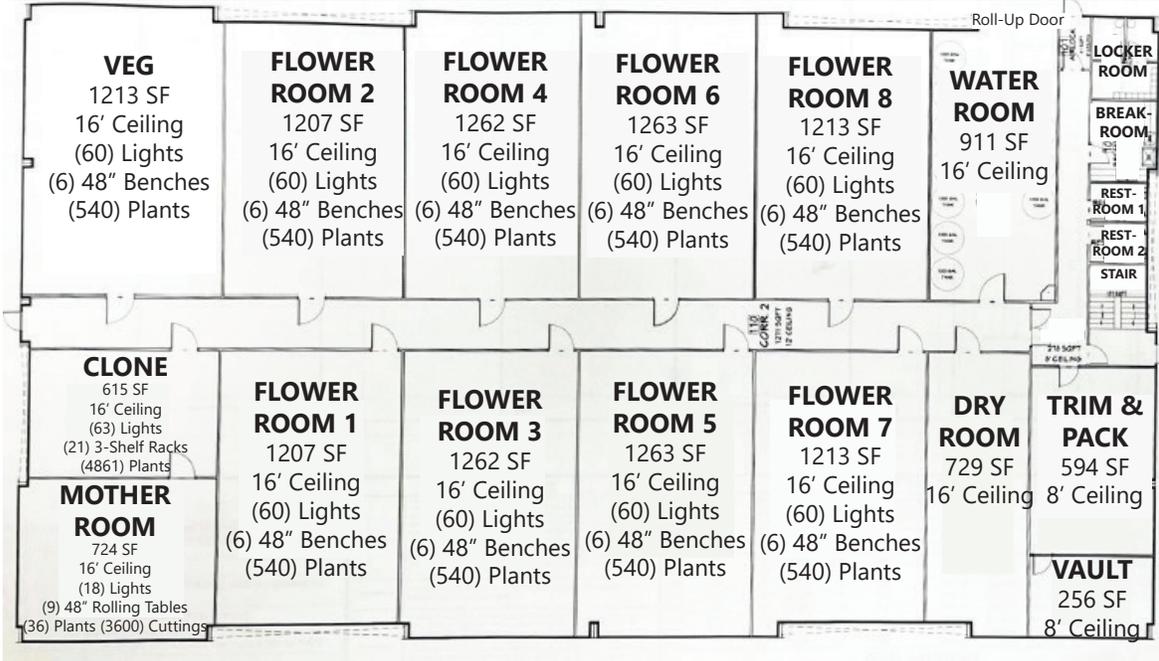
CANAPA CANNABIS CAMPUS

FLOOR PLANS & LOCATION

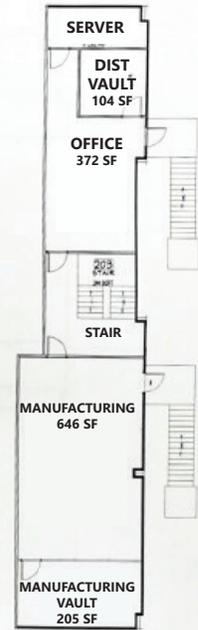


BUILDING A FLOOR PLAN

1st FLOOR



2nd FLOOR



BUILDING B FLOOR PLAN

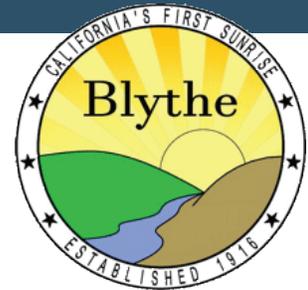


*Plans Not To Scale. Square Footage According to Sellers Contractor.

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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