



37,000 SF MIXED LIGHT CANNABIS FACILITY MORONGO BUSINESS PARK

**16%
CAP RATE**



13310 LITTLE MORONGO RD BUILDING 2 - UNIT A, DESERT HOT SPRINGS, CA

FEATURES

- Single Tenant NNN Leased Investment Building
- 37,000 SF Mixed Light Cannabis Facility
- 10,000 SF Headhouse and 27,000 SF Mixed Light Greenhouse
- POA includes 24-hr Security
- Cannabis Friendly City with No Cannabis Manufacturing Tax in Desert Hot Springs
- Located in the Opportunity Zone with Potential Tax Incentives
- Motivated Seller!

ASKING PRICE: \$3,500,000 (\$94.60/SF)
REDUCED FROM: \$5,000,000 (\$135/SF)



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MORONGO BUSINESS PARK

SITE AMENITIES & BUILDING FEATURES



Morongo Business Park Facility

Morongo Business Park is a master plan Cannabis Business Park located in the light industrial City of Desert Hot Springs, CA. At full buildout it will feature over 200,000 SF of cannabis cultivation, manufacturing, processing, distribution and non-storefront delivery.

Site Amenities

Location: 13310 Little Morongo Rd. Unit 201-206 – (The property is located on the east side of Little Morongo, just North of Two Bunch Pams. in the city of Desert Hot Springs.)

APN: 633-271-027, 028, 029, 030, 031, 032

Legal Description: PM 37215 - 1, Units 201 - 206

Zoning: I-L (Light Industrial) Allows Cannabis Use

General Plan: I-L (Light Industrial)

Utilities:

- **Electric:** Yes, Southern Cal Edison (3 Phase/480v/4000 Amp Service)
- **Water:** Yes, Mission Springs Water District
- **Sewer:** Yes, Mission Springs Water District
- **Gas:** Yes, Southern Cal Edison

Terms: Cash, Seller Financing available for Qualified Buyer

Entitlements: CUP 02-15

Building Features

Building Size: 37,000SF

Current Use: Mixed Light

Column Spacing: 10 ft.

Year Built: 2018

HeadHouse - 10,025 SF

Headhouse Includes:

3 Offices with Security and a Conference Room.

2 Drying Rooms: 1 room is converted to a finished goods testing and storage, can easily be converted to a trim room.

Extraction Lab: Currently used for production. 2 Fume hoods Genie Sci.

Water/Feeding Storage Room: Intact

Packaging and Trim Room: Can trim in dry room in between harvest.

Other: Available for negotiations: 20 head action pac, scale and mezzanine.

GreenHouse - 26,975 SF

Conley's Gable Series 7500LD

Each **5,395 SF** Greenhouse **41 1/2 ft x 130 ft** Section Includes:

Height: 14 ft Under Gutter

Mechanical Ventilation: 4 exhaust Fans, 1 Upper Gable Exhaust Fan with 10 additional exhaust fans

Heat: 2 Modine propane fired unitheater

Evaporative Cooling System with Automated Roll Up Curtain

Retractable Shade System with control panel

Light Deprivation System: flatinternal retractable blackout system

Sidewall/End Wall: Corrugated steel below gutter, Polycarbonate above gutter

Roof: A Frame Corrugated Polycarbonate (solar soft) outside UV treated to allow maximum light diffusion

Other: Guardian PH and EC measurements.

ANNUALIZED OPERATING INFORMATION

INCOME		
NNN Rental Income		\$548,652
CAP RATE		15.68%
EXPENSES (CURRENT)		
*Taxes	Tenant Reimburses Landlord	\$9,329.64
CAM (Includes Utilities)	Tenant Reimburses Landlord	\$96,197.40
Insurance	Tenant Reimburses Landlord	\$8,655.48
*Net Taxable Value \$7,838,700		

LEASE SUMMARY

Tenant	San Fernando Valley Patients Cooperative
Lease Commencement	11/01/2023
Lease Expiration	10/31/2028
Options	One - 5 Year Option
Lease Type	Triple Net (NNN)
Base Rent:	
	9,373SF Head House at \$2 SF/Mo
	26,975SF Mixed Light Greenhouse at \$1 SF/Mo
Total	\$47,092 Monthly \$565,104 Annual Rent
Rent Increases	3% Annually

Rent Secured By:

Personal Guarantees

Deferred Rent Forgiveness

Forgiveness Period: From December 1, 2024, to January 1, 2026, the Lessee can have up to \$271,721.52 of Deferred Rent and \$41,598 late penalties forgiven. If Tenant misses a payment during this period, the tenant will be required to pay all outstanding amounts immediately.

Post-Credit Payments: If all credits are received, remaining Deferred Rent of \$271,721.52 (\$543,443.02 - \$271,721.51 = \$271,721.52) will be paid in 12 monthly installments starting January 1, 2026.

RENT PAYMENT SCHEDULE

Date	Base Rent	Estimated NNN	Deferred Rent	Description
March, 2024 to Nov. 2024	Deferred			Landlord deferred rent while Tenant applied for State Licenses
Dec. 1, 2024 to Oct. 31, 2025	\$47,092.63	\$17,346.09		Deferred Rent Ends and Rent and Triple Net payment shall be \$64,438.72 (\$47,092.62 in Rent plus \$17,346.09 in Triple Net payments)
Nov. 1, 2025 to Dec. 31, 2025	\$48,505.41	\$17,346.09		Starting November 1, 2025, Base Rent will increase by 3% each year.
January 1, 2026 to Oct. 31, 2026	\$48,505.41	\$17,346.09	\$22,643.46	Remaining Deferred Rent of \$271,721.52 will be paid in 12 monthly installments starting January 1, 2026
Nov. 1, 2026 to Dec. 31, 2026	\$49,960.57	\$17,346.09	\$22,643.46	3% Rent Increase plus deferred rent
Jan. 1 2027 to Oct. 31, 2027	\$49,960.57	\$17,346.09		Deferred Rent Ends

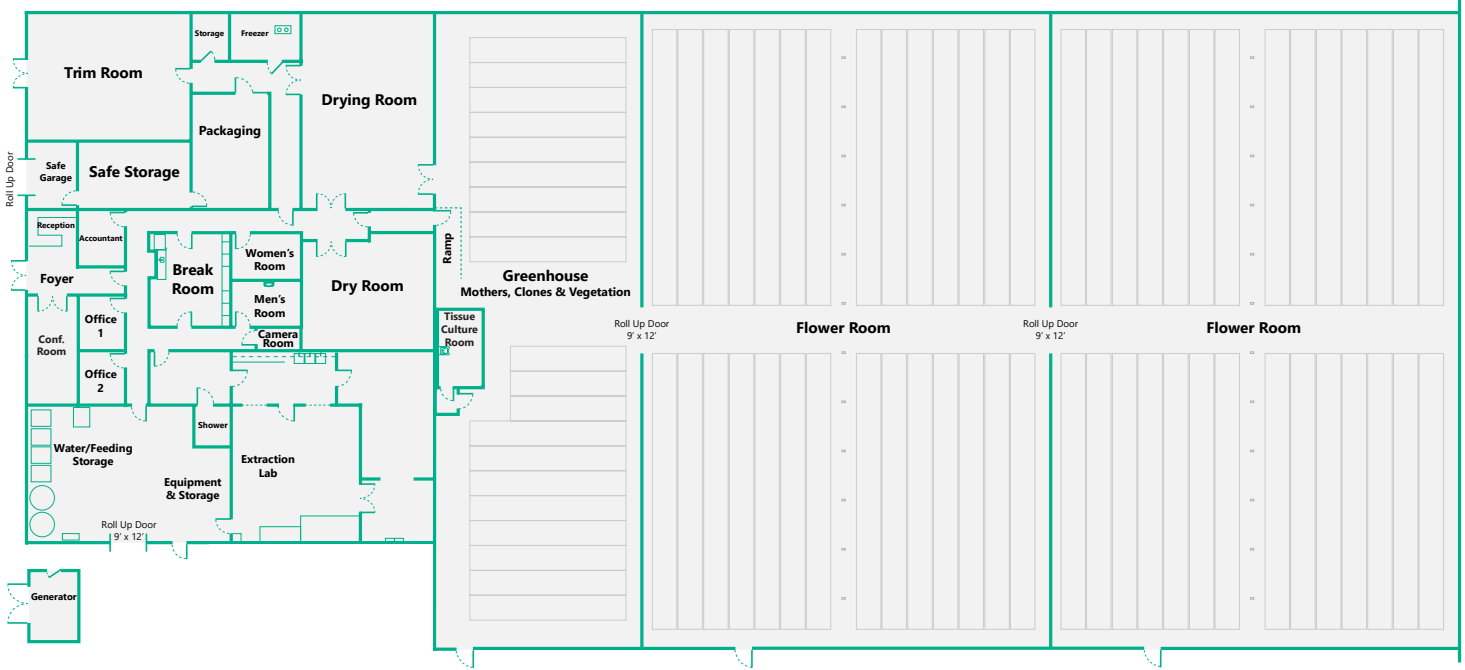
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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently 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.

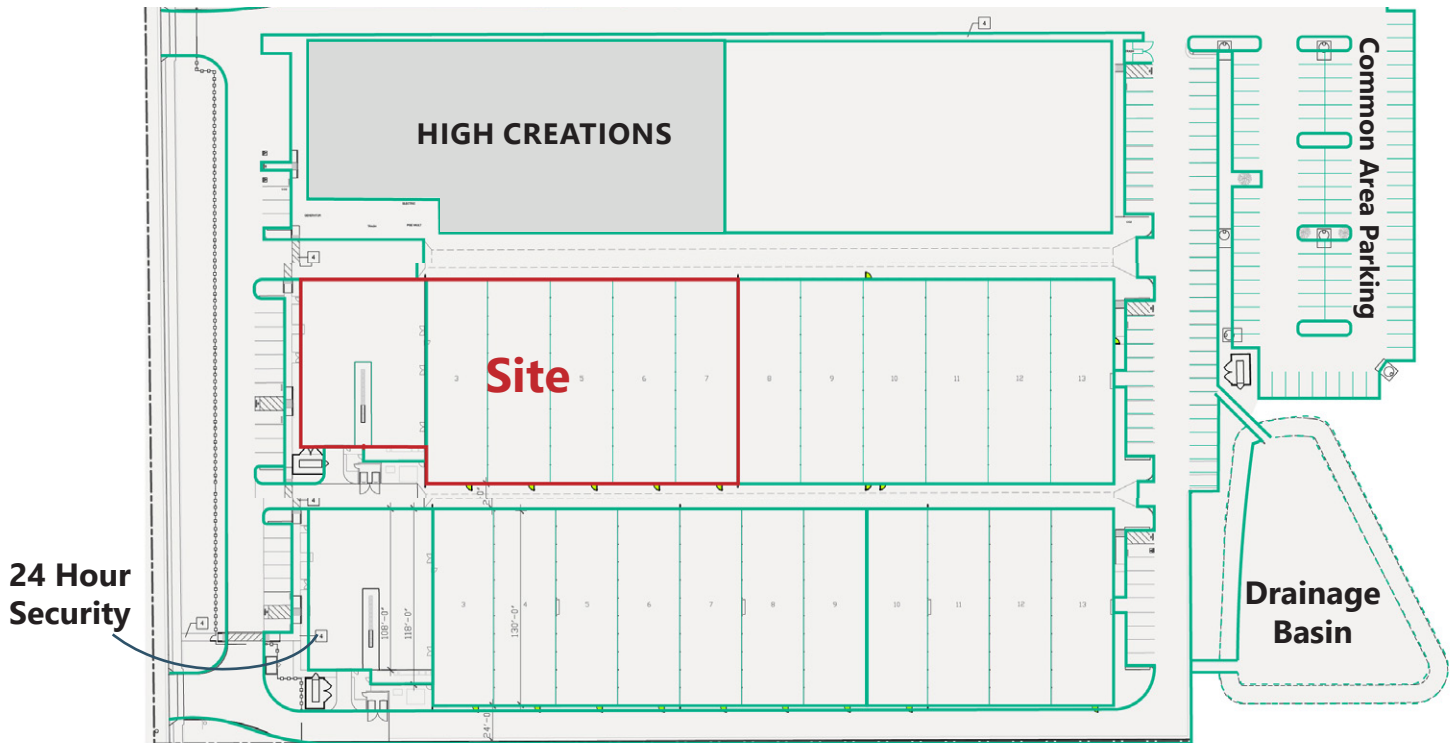
MORONGO BUSINESS PARK

FLOOR PLAN

Floor Plan



Site Plan



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MORONGO BUSINESS PARK

LOCATION/DIRECTIONS



SCAN OR CLICK THE QR CODES



VIRTUAL 3D TOUR & PHOTOS
Walk in and around the property using our custom Virtual 3D Tours.

PROPERTY VIDEO
Take a look at a video of the inside of the property along with square footage.



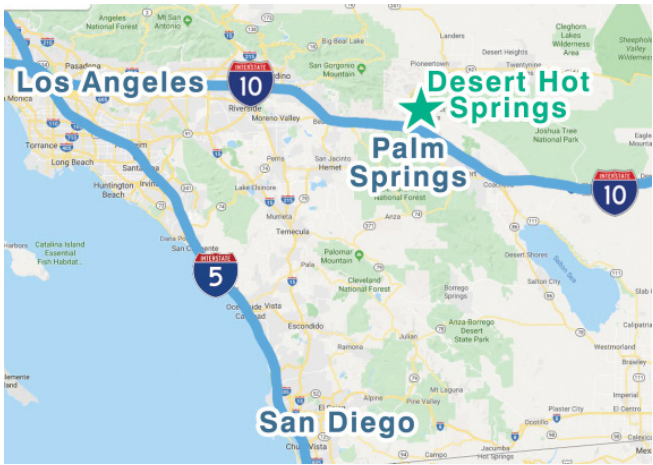
DIRECTIONS TO PROPERTY
Google map directions to the 13310 Little Morongo property.



Location

Desert Hot Springs is in Riverside County and is one of nine cities that make up the Coachella Valley. The Coachella Valley is the ultimate work/play destination because it is famous for its year-round sunshine, idyllic quality of life powered by tourism and agriculture, and is quickly becoming known as the 'Napa Valley' of cannatourism. There's no finer place to live, work, and play.

SOUTHERN CALIFORNIA VICINITY MAP



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