

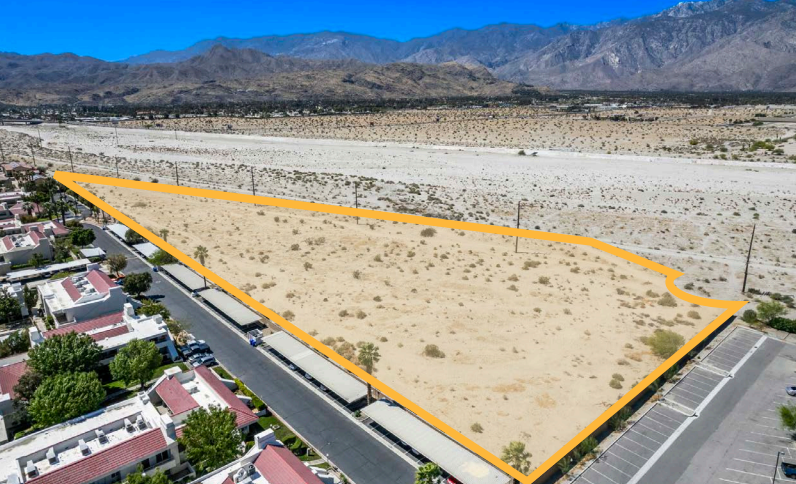
RAMON + LANDAU

EXCLUSIVE OFFERING

- PRIME RESIDENTIAL DEVELOPMENT PROPERTY | 10 – 24 DU/ACRE | 70 TO 170± UNITS
- ADJACENT TO PALM SPRINGS IN PRO-DEVELOPMENT CITY OF CATHEDRAL CITY
- LANDAU BLVD. ROAD EXTENSION TO PROPERTY (CITY CONSTRUCTION SOON)



7.06 PRIME ACRES | ZONED MEDIUM-HIGH RESIDENTIAL | 10 – 24 DU/ACRE | 70 TO 170± UNITS
FOR RESIDENTIAL HOMES/CONDOS/TOWNHOMES, MULTI-FAMILY APARTMENTS, OR BUILD-TO-RENT
CATHEDRAL CITY, CA (ADJ. TO PALM SPRINGS) | COACHELLA VALLEY | RIVERSIDE COUNTY



CATHEDRAL CITY is located between Palm Springs and Rancho Mirage, and is the second largest city in the Coachella Valley with a population of over 52,000 people. The Coachella Valley residential market has boomed since the pandemic, and future growth could be captured by acquiring and entitling this prime infill development opportunity in the desirable West Coachella Valley. The subject property is located a few minutes from both Downtown Palm Springs and Downtown Cathedral City with ample shopping, dining, services, and entertainment.

CATHEDRAL CITY QUICK FACTS

Average Household Income	\$93,430
YOY Home Price Appreciation	11.1%
Rental Vacancy	only 2.2%

Erik Christianson, SVP • Tel (949) 910-7337
echristianson@hoffmanland.com CA DRE #01475105



The Hoffman Company
18881 Von Karman Ave., Ste 150, Irvine, CA 92612
T 949.553.2020 • www.hoffmanland.com
CA Lic #01473762