

# BRAUN

INTERNATIONAL REAL ESTATE



SINCE 1908

## OFFERING MEMORANDUM

# FOR SALE

ON BEHALF OF THE LENDER

WATCH VIDEO



## NEWLY CONSTRUCTED INDUSTRIAL FACILITY

18194 BLUE DREAM CROSSING | DESERT HOT SPRINGS, CA 92240

# OFFERING MEMORANDUM

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Braun International Real Estate (“Agent”) has been engaged as the Exclusive Agent for the sale by the Owner of the Property. The Property is being offered for sale in an “As Is, Where Is” condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

The use of this Offering Memorandum and the information provided herein is subject to change.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This offering memorandum has been prepared to provide summary unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun International Real Estate has not made any investigation and makes no warranty or representation with respect to the income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant 's plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projects, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for Sale at any time and for any reason. Seller and Agent expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice.

This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until the binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent.

By accepting this marketing brochure, you agree to release Braun International Real Estate, and the representing agent(s), and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/ or purchase of this Property.

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# NEWLY CONSTRUCTED INDUSTRIAL FACILITY

18194 BLUE DREAM CROSSING | DESERT HOT SPRINGS, CA 92240

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- Sales Terms
- Due Diligence

### CONTACT FOR INFORMATION

TODD WOHL

- Email: [Todd@BraunCo.com](mailto:Todd@BraunCo.com)
- Phone: 866.568.6638 x 100
- [BraunCo.com](http://BraunCo.com)

# OFFERING SUMMARY

## PROPERTY INFORMATION

Property Address	18194 Blue Dream Crossing Desert Hot Springs, CA 92240
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## SITE DESCRIPTION

APN	666-340-017
Building Size	(Bldg 1) ±27,678 SF (Completed)  *(Bldg 2) ±28,450 SF (Unfinished Greenhouse)  *The second structure is current an unfinished pad with aluminum framing.
Lot Size	2.11 AC
Year	2021
Zoning	IL (Light Industrial)

## PROPERTY HIGHLIGHTS

Expansive Facility	A 27,678 Sq. Ft. building constructed in 2021, offering a flexible layout for manufacturing, logistics, data centers, or other industrial operations.
High Quality Construction	Features a reinforced concrete floor (with polished and epoxy-treated finishes) throughout, steel framing, and insulated, powder-coated metal paneling.
Expansion-Ready Power	Unprecedented growth potential is guaranteed with a “Will Serve” letter from the utility provider for an additional 5,000 AMPs, bringing the total potential power to an incredible 10,000 AMPs.
Loading and Clearance	The building provides a clear height of 11 to 17 feet and is accessed via two large overhead doors into separate bays and capabilities of parking 55 cars.
Secure and Accessible	The 2.11-acre lot provides ample space for operations, parking, and logistics in a secure, professionally managed park.



# OFFERING SUMMARY

## THE OFFERING

This facility is a blank canvas for your enterprise. The modern infrastructure and immense power capacity eliminate the significant time and capital expenditure typically required for such a setup. The building's versatile design and massive power supply make it an ideal candidate for numerous forward-thinking industries:

### **AI Data Center**

With up to 10,000 AMPs of power, this facility can support the high-density energy needs of a modern data center, server farm, or cryptocurrency mining operation.

### **Research Lab**

The expansive, clean-slate interior is perfect for developing a secure, state-of-the-art laboratory for scientific research, development, and testing.

### **Agriculture**

Leverage the vast space and power for a high-tech indoor farm, producing organic produce or other agricultural products year-round in a controlled environment.

### **Advanced Manufacturing**

The flexible layout and heavy power are ideal for sophisticated manufacturing and production lines.

This property provides the foundation for immense growth and success for any of these ventures. A modern facility with virtually limitless power potential.

## LENDER FINANCING

The lender will provide 80% Loan to value financing at below market interest rate for 5 years.



# AERIAL



# AERIAL







## STATE-OF-THE-ART STRUCTURE

Engineered for mission-critical operations, this premier facility presents an ideal environment for an advanced research lab, AI data center, or any forward-thinking enterprise. Its modern steel-frame construction provides exceptional structural integrity, while the reinforced concrete foundation creates a supremely stable base for heavy equipment and sensitive machinery. Inside, the building consists of a high-spec, lab-grade walls. Pristine, epoxy-coated floors not only offer superior durability but also create a controlled, low-dust environment crucial for protecting high-value electronics and a brand new HVAC system and mini splits for extra cooling in certain areas. The generous clear height further enhances the space, allowing a significant amount of room for complex infrastructure, cooling solutions, and cable management systems. Operational logistics are made seamless by superior vertical transportation. A heavy-duty industrial elevator serves as a logistical workhorse, perfectly suited for deploying server racks and other large assets, while both an interior and an exterior stairwell ensure efficient, safe, and versatile personnel flow throughout the entire building.

### Building Highlights

- ◇ Bio-Tech/Lab space compatible
- ◇ Security system
- ◇ Floor Drains throughout
- ◇ Large kitchen area
- ◇ Lockers for workers
- ◇ ADA compliant and wheelchair accessible
- ◇ Motion sensing LED lighting
- ◇ 3 - Level 2 car charging stations

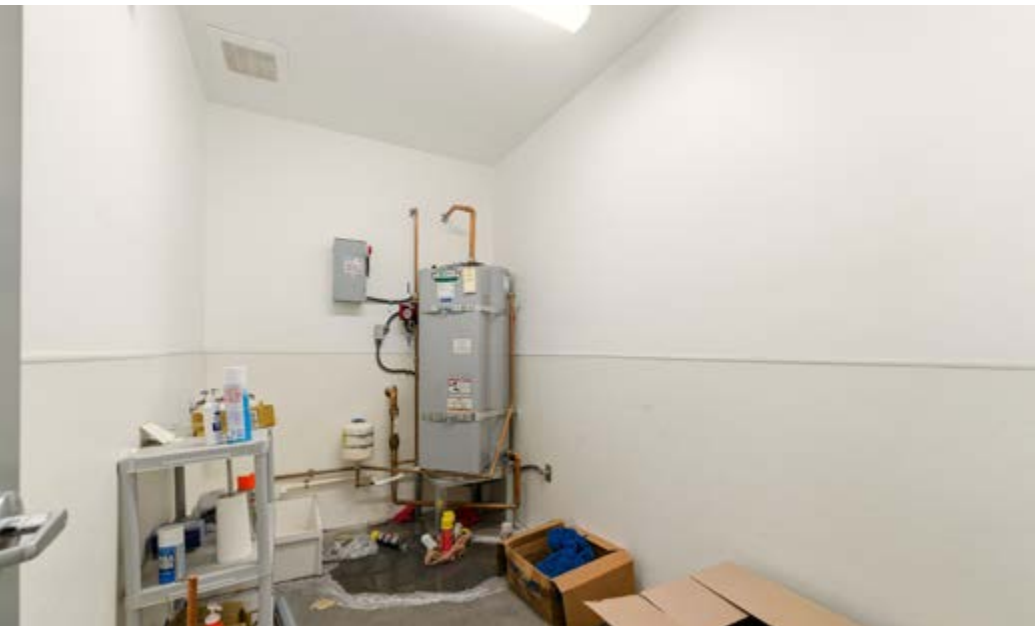
# BUILDING



# BUILDING



# BUILDING



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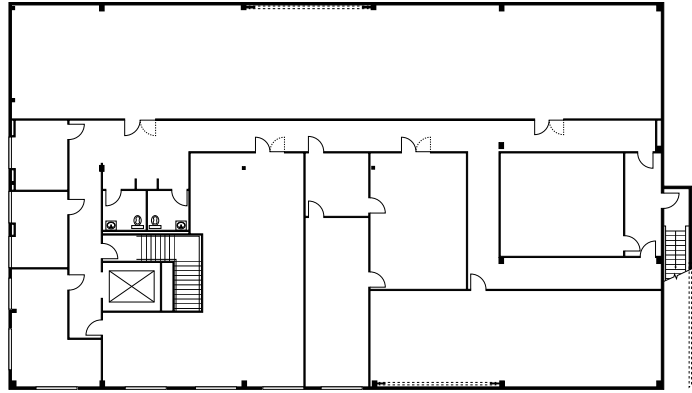
# BUILDING



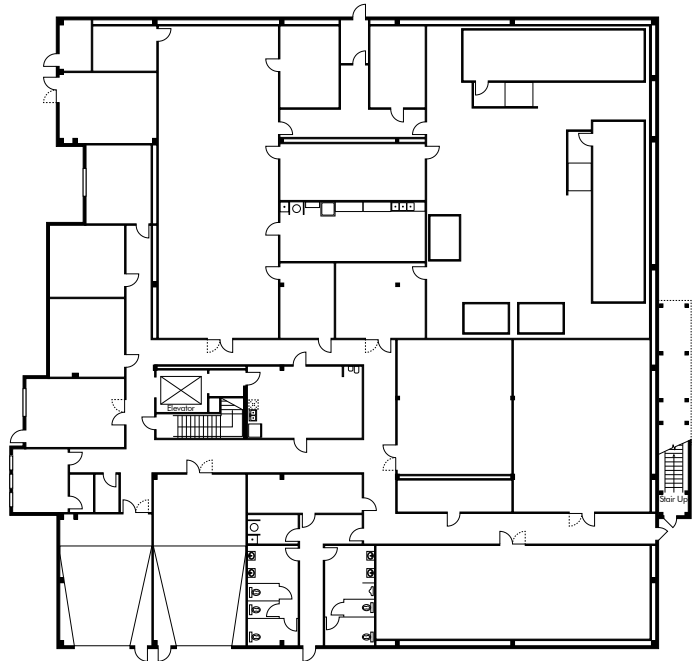
# BUILDING



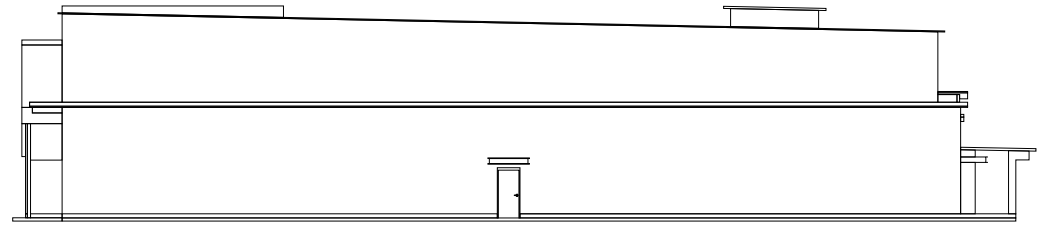
# FLOOR PLAN AND SITE PLAN



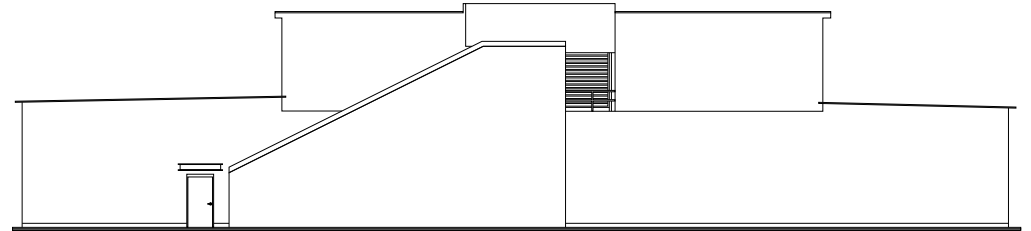
SECOND FLOOR



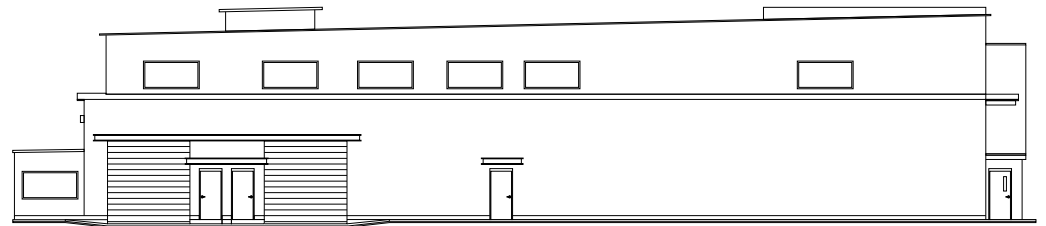
FIRST FLOOR



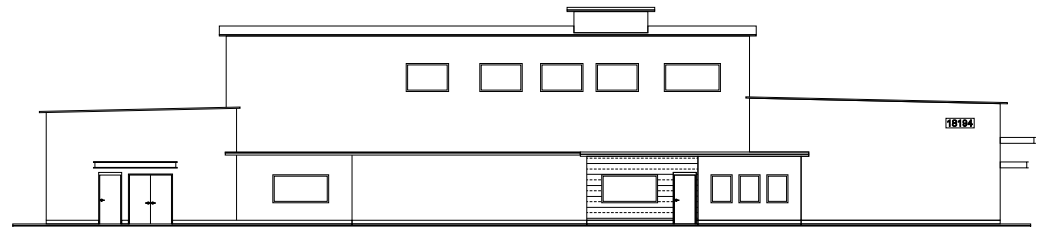
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

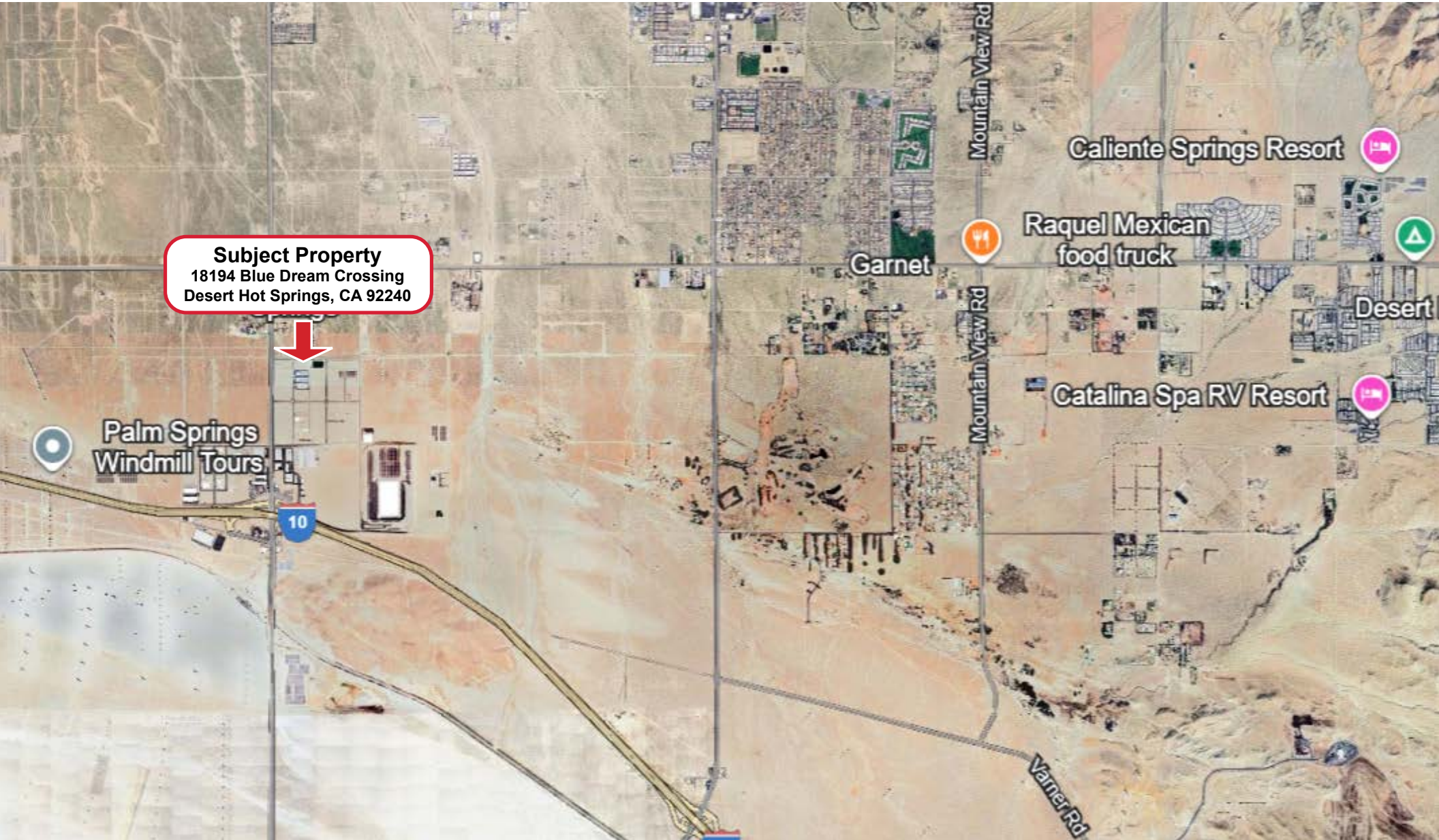
# LOCATION AERIAL

18194 BLUE DREAM CROSSING, DESERT HOT SPRINGS, CA 92240



# PROPERTY AERIAL

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## DESERT HOT SPRINGS

Desert Hot Springs is a city in Riverside County, California, United States. The city is located within the Coachella Valley that include Palm Springs, La Quinta, Palm Desert, Indio, Cathedral City & Coachella. The population for Desert Hot springs was an estimated 28,878 in 2019. Desert Hot Springs is nestled between two mountain ranges: San Bernardino Mountains and San Jacinto Mountains. It is located just south of Big Morongo Canyon Preserve and Joshua Tree National Park. It is located in the Colorado Desert region of the Sonoran Desert.

Desert Hot Springs is a healing oasis home to some of the purest hot and cold mineral springs in the world thanks to an underground aquifer beneath the city. Many boutique hotels feature their own mineral pools and spas where you can take to the waters and let the cares of daily life float away. It is one of several places in the world with naturally occurring hot and cold mineral springs. More than 20 natural mineral spring lodgings can be found in town.

Desert Hot Spring's natural beauty is equally transformational and inspiring. The spa city is nestled at the base of the San Bernardino Mountains near the Mission Creek Preserve, a protected part of the Wildlands Conservancy that includes lush wetlands, a perennial stream, and native flora and fauna waiting to be explored.



## COACHELLA VALLEY

The Coachella Valley is best known as the location of several wintertime resort cities. The valley extends approximately 45 mi southeast from the San Geronio Pass to the northern shore of the Salton Sea, and is approximately 15 mi wide along most of its length. The valley is also known for a number of annual events, including the Coachella Valley Music and Arts Festival, the Stagecoach Country Music Festival, the Riverside County Fair and National Date Festival, all held in Indio. Other events include the Palm Springs Modernism Week, Palm Springs International Film Festival, the ANA Inspiration and Desert Classic golf tournaments, and the Indian Wells Masters tennis tournament. It is estimated that 3.5 million conventioners and tourists visit the valley each year.

# DEMOGRAPHICS & INCOME PROFILE

DEMOGRAPHIC COMPREHENSIVE	5 MILE	10 MILES	15 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	56,771	147,296	204,920
2029 Population - Five Year Projection	58,871	151,043	210,585
2024-2029 Annual Population Growth Rate	0.73%	0.50%	0.55%
<b>GENERATIONS</b>			
Generation Alpha (Born 2017 or Later)	10.4%	8.2%	7.6%
Generation Z (Born 1999-2016)	24.5%	20.3%	18.4%
Millennials (Born 1981-1998)	22.8%	20.6%	19.2%
Generation X (Born 1965-1980)	18.9%	19.5%	18.9%
Baby Boomers (Born 1946-1964)	19.8%	25.6%	28.2%
Greatest Generations (Born 1945 or Earlier)	3.6%	5.8%	7.7%
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$85,977	\$102,941	\$111,029
2024 Median Household Income	\$62,643	\$68,837	\$74,459
<b>HOUSING VALUE</b>			
2024 Median Value of Owner Occ. Housing Units	\$429,605	\$582,532	\$595,674
2024 Average Value of Owner Occ. Housing Units	\$548,855	\$656,174	\$658,337
<b>HOUSING UNITS</b>			
2024 Owner Occupied Housing Units	49.9%	47.3%	49.2%
2024 Renter Occupied Housing Units	34.4%	29.0%	25.5%

## 18194 BLUE DREAM CROSSING, DESERT HOT SPRINGS, CA 92240

- Listing Price: \$3,995,000
- The property is sold in as is condition
- Seller will not make any repairs
- Buyer will execute hold harmless addendum
- Buyer to provide proof of funds with offer
- Buyer deposit upon acceptance of offer is 3% of purchase price
- Property and financial information available at BraunCo.com
- Property will be conveyed vacant at close of escrow
- LENDER FINANCING
  - The lender will provide 80% Loan to value financing at below market interest rate for 5 years

- Preliminary Title Report
- Sellers Trust Addendum
- Natural Hazard Report
- POA Budget
- CC&R's

## CONTACT INFORMATION

**TODD WOHL**

DRE#01912556

- Email: [Todd@BraunCo.com](mailto:Todd@BraunCo.com)
- Phone: 866.568.6638 x 100
- [BraunCo.com](http://BraunCo.com)

# DISCLAIMER

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This memorandum is provided for the sole purpose of allowing a potential buyer to evaluate the property. The potential buyer is urged to perform its own examination and inspection of property, and shall rely solely on such examination and investigation and not on this brochure or any materials, statements or information contained herein or otherwise provided. Neither Braun, its members, managers officers, employees or agents, nor any of its partners, directors, officers, employees and agents, nor seller, make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this memorandum, the property or any materials, statements or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition of the property, quality or fitness of the property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this brochure contains information relating to any “hazardous materials” in relation to the property, such information shall in no way be construed as creating any warranties or representations, expressed or implied, by operation of law or otherwise, by Braun, broker, sales agents or seller, as to the existence or non-existence or nature or extent of hazardous materials in, under, on or around the property. This brochure is provided subject to errors, omissions, prior sale, change of price or terms and any other changes to the materials, statements and information contained herein or relating to the Property. Braun will not be responsible if the property is unsatisfactory to the buyer in any way. Braun suggests each buyer obtain appropriate advice from investment professionals prior to purchasing the property.

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