

📍 INCREDIBLY RARE PRIME INFILL ACREAGE IN DOWNTOWN CATHEDRAL CITY – IRREPLACEABLE!

🏗️ ADJACENT TO CATHEDRAL COVE RETAIL CENTER UNDER CONSTRUCTION & ACROSS FROM NEW AGUA CALIENTE CASINO

💰 DOWNTOWN CATHEDRAL CITY EXPERIENCING MAJOR DEVELOPMENT RENAISSANCE | NEAR PALM SPRINGS

**END-USER DEVELOPERS ONLY**  
**UP TO 200± RES. UNITS**



CATHEDRAL COVE RETAIL CENTER UNDER CONSTRUCTION

**7.73 PRIME INFILL ACRES (ALL OR PART) | DOWNTOWN CATHEDRAL CITY**  
FOR LUXURY RESIDENTIAL HOMES/CONDOS, MULTI-FAMILY APARTMENTS, OR HOTEL  
CATHEDRAL CITY, CA | RIVERSIDE COUNTY | NEAR PALM SPRINGS

**QUALIFIED OPPORTUNITY ZONE – SIGNIFICANT TAX BENEFITS AVAILABLE**



Subject Property



Subject Property



Agua Caliente Casino Recently Completed (Subject Property Across Street)



Agua Caliente Casino Just Opened

“7.73 PRIME INFILL ACRES in DOWNTOWN CATHEDRAL CITY” is a once in a lifetime opportunity to acquire and develop one of the last sizeable vacant land properties in a core downtown location in fast growing Cathedral City, which is currently experiencing a major re-development renaissance. Located off of main arterial road “Hwy. 111/East Palm Canyon Drive” and across from the newly constructed and opened “Agua Caliente Casino” (which created over 500 new jobs), with over 500 new slot/gaming machines & table games, and several new restaurants; you really can’t get a better infill and pedestrian oriented development opportunity anywhere else. Part of the “Downtown Arts & Entertainment District,” which is designed to promote creative, high-intensity uses, this 7.73-acre portion of this new 13.5-acre new development will provide much needed development uses such as residential (small-lot single family or condos), multi-family, short-term rental, and/or hospitality\*. Other amenities and points of interest in downtown Cathedral City already include the CV Repertory Performing Arts Theater, The Heritage Commons Amphitheater, the Mary Pickford Movie Theatre, the Cathedral City Civic Center and Police Department, and many first-class restaurants. 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 and hospitality market have boomed since the pandemic, and future growth could be captured by entitling and acquiring one of the best new infill development opportunities in the Coachella Valley.

\* Per City Approval.



**HOFFMAN COMPANY**

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