

THE JASPER

CATHEDRAL CITY

- RARE PRIME INFILL PROPERTY IN DOWNTOWN CATHEDRAL CITY
- UNDER CONSTRUCTION – ESTIMATED COMPLETION Q4-25/ Q1-26'
- NEAR NEW AMPHITHEATRE, NEW RETAIL (UNDER CONSTRUCTION), & NEW AGUA CALIENTE CASINO



EXCLUSIVE OFFERING

19 MULTI-FAMILY APARTMENT UNITS | CLOSE UPON BUILD COMPLETION
 (4) Studio 581 Sq. Ft. | (6) 1-Bed 849 Sq. Ft. | (9) 2-Bed 1,332 & 1,409 Sq. Ft.
DOWNTOWN CATHEDRAL CITY, CA | COACHELLA VALLEY | RIVERSIDE COUNTY

ELEVATION ON COVE LANE (FRONT)



APARTMENT INTERIOR LIVING ROOM



ELEVATION ON GROVE STREET (REAR)



APARTMENT INTERIOR KITCHEN



PROPERTY & CITY OVERVIEW

“THE JASPER” is a one-of-a-kind opportunity to acquire 19 Multi-Family Units (currently under construction and estimated to be completed in Q4 2025/Q1 2026) with an infill downtown location in fast-growing Cathedral City, which is currently experiencing a major development renaissance. This well-located property is off of the main arterial road “Hwy. 111/East Palm Canyon Drive” and is nearby 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. Additional new retail is under construction to the east including Starbucks, Chipotle, Farmer Boys, and Circle K. This project is truly a prime pedestrian-oriented development. Furthermore, The Jasper is located within the state’s Qualified Opportunity Zone (rare for superior locations like this), which can allow for significant capital gains tax savings for qualified investors.

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 continued appreciation can be captured by acquiring one of the best new infill projects in the downtown area of Cathedral City, and near the City of Palm Springs. Other amenities and points of interest in downtown Cathedral City 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 QUICK FACTS

Average Household Income	\$88,925
YOY Home Price Appreciation	0.9%
Rental Vacancy	2.4%

CONTACT AGENTS FOR PRICING & ADDITIONAL INFORMATION

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