

- 📍 RARE APPROVED 15-UNIT LUXURY RESIDENTIAL PROJECT IN DESIRABLE CITY OF PALM SPRINGS ON FEE-SIMPLE LAND
- ✅ PRIME INFILL SITE WITH HIGH VISIBILITY OFF SUNRISE & AMADO – WALKABLE TO CORE DOWNTOWN AREA
- 💰 ALSO AVAILABLE ADJ. EXISTING BUILDING 5,879 SF (REQUIRES RENOVATION FOR RESIDENTIAL CONVERSION 5 BR / 5.5 BA)



15 ENTITLED UNITS (ATTACHED) | 1.37 PRIME INFILL ACRES (RARE FEE LAND)
APPROVED ENTITLEMENTS & ARCHITECTURE | \$1M+ MODERN LUXURY HOMES
2-STORY | 1,344 TO 1,881 SF | 2 & 3 BEDROOM UNITS WITH PRIVATE BACKYARDS
NWC N. SUNRISE WAY & ANDREAS RD | WITHIN SECTION 14 (NO TRIBAL LEASE)
CITY OF PALM SPRINGS, CA | COACHELLA VALLEY | RIVERSIDE COUNTY



CORNER UNIT



2B UNIT



3B UNIT



DECK (BACK OF UNIT)



PRIVATE BACKYARD



RECREATION AREA



PALM SPRINGS QUICK FACTS

Average Household Income	\$121,312
Average Home Price	\$1,145,736
Population	46,301



**HOFFMAN
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3D SITE
PLAN