

# 3.49 AC TO 44.41 AC - Cannabis At the I-10 and Indian Offramp

## Palm Springs, CA

**Desert Pacific**  
PROPERTIES, INC.  
CANNABIS REAL ESTATE



Indian Canyon Drive, South of Interstate 10 - Palm Springs, CA

### FEATURES:

- Fabulous location for a cannabis retail and business park. Zonings allow cannabis lounge, dispensaries, cultivation, transportation, and distribution.
- 181,000 Average Daily Traffic - Interstate 10
- 6 miles from Palm Springs International Airport
- Located at the on and off ramp of Indian Canyon (exit 120)
- Adjacent to the new 150,000 sf FedEx ground facility & rail line
- Asking Price: 3.49 ACRES: \$575,000 (\$3.78/sf)  
40.92 ACRES: \$4,866,522 (\$3/sf)  
44.41 ACRES: \$5,441,522 (\$2.81/sf)



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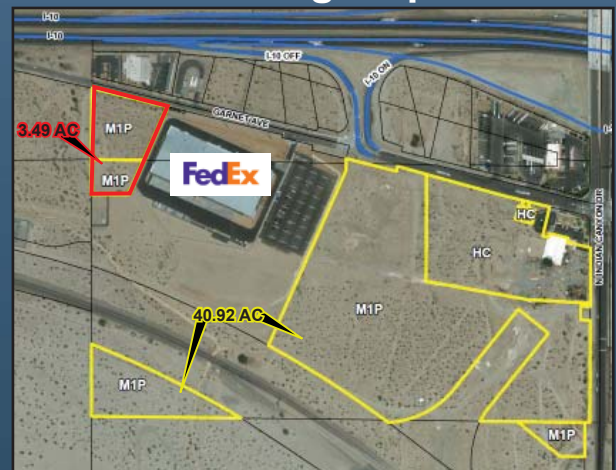
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# 44.41 ac W Indian Canyon/S I-10, Palm Springs



## Zoning Map



## Site Amenities

- **Location:** The property is located at the SWC Indian Ave and Garnet at the immediate offramp for the new Interstate 10/Indian Interchange, Palm Springs, CA
- **Zoning:** M-1-P (Planned research & development park zone) (666-330-093; 669-060-001, 024, 026; 669-070-004) Click for M1P Zoning Ordinance (Cannabis dispensary & cultivation allowed in this zone) HC (Highway Commercial Zone) (669-060-006, 021, 022) Click for HC Zoning Ordinance (Cannabis dispensary allowed in this zone)
- **General Plan:** Regional Business Center & Open Space-Water with a Wind Energy Overlay Click for General Plan Land Use Element
- **Improvements:** +/- 13,000 sq. ft. warehouse built in 1949 with +/- 2,000 sq. ft. apartment. The building was built many years ago and it is unknown if there are permits or not, therefore no value is being placed on the building.
- **APN #'s/Parcel Size:** 44.41 ac: 666-330-093 (2.53 ac), 669-060-001 (3.68 ac), 006 (.14 ac), 021 (.03 ac), 022 (9.03 ac), 024 (.96 ac), 026 (27.04 ac), 669-070-004 (1 ac)  
40.92 ac: 669-060-001 (3.68 ac), 006 (.14 ac), 021 (.03 ac), 022 (9.03 ac), 026 (27.04 ac), 669-070-004 (1 ac)  
3.49 ac: 666-330-093 (2.53 ac), 669-060-024 (.96 ac)
- **Utilities:** Water: 12 inch line in Garnet from the west side and 10 inch line in Garnet from the east side. (Transition approximately where on/offramps are located).  
Sewer: No sewer in the area. Mission Springs Water District (MSWD) estimates that sewer will be brought to the area in 2021 or 2022.
- **Total Size:** 44.41 acres
- **Comments:** This is a keenly located property at the very first Interstate 10 off ramp when entering the Coachella Valley from the Los Angeles vicinity. Cell tower not included in sale. Billboards included in sale.

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