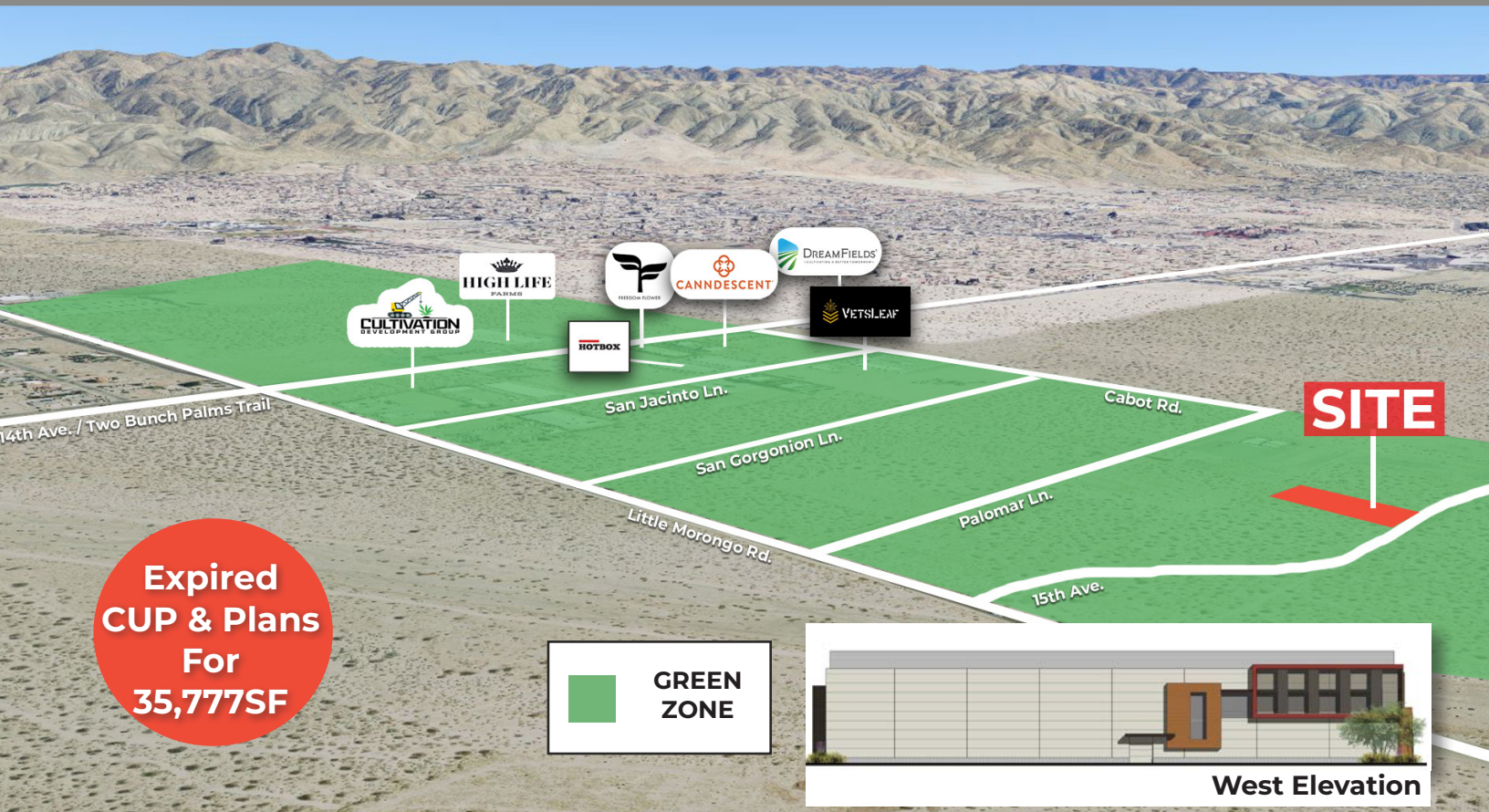




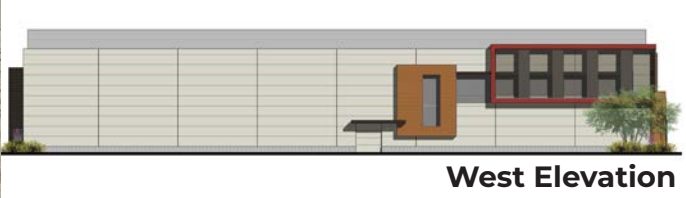
REDSHIELD CULTIVATION

1.26 AC WITH EXPIRED CUP & BUILDING PLANS FOR 35,777 SF FACILITY



**Expired
CUP & Plans
For
35,777SF**

**GREEN
ZONE**



West Elevation

N 15TH AVE & E LITTLE MORONGO RD, DESERT HOT SPRINGS

FEATURES

- Expired CUP 31
- Proposed project consists of a 35,777 SF 2-story cantilever building:
 - Office / Administration: 2,463 SF
 - Cultivation: 29,215 SF
 - Processing: 4,099 SF
- No Manufacturing Tax in Desert Hot Springs
- Desert Hot Springs Industrial Park

Asking Price: \$349,000 (\$6.36/SF)
Reduced From: \$399,000 (\$7.27/SF)



VICINITY MAP

Paula Turner
paula@dppllc.com
Mobile 760-578-6564
CA DRE #00702492

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

Rebecca Ramirez
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CA DRE #02050799

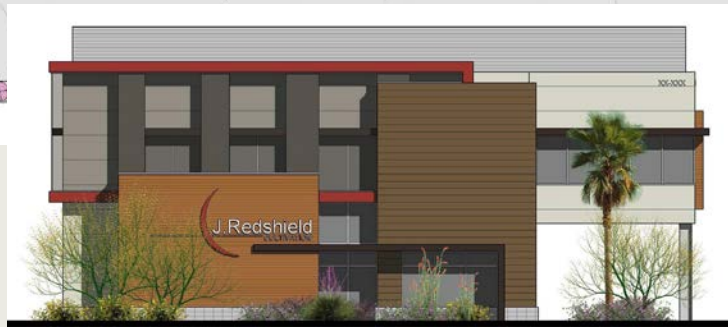
760-360-8200 | CalCannabisRealtors.com

2215 5/11/21NM

PROPOSED DEVELOPMENT

AERIAL AND SITE PLANS

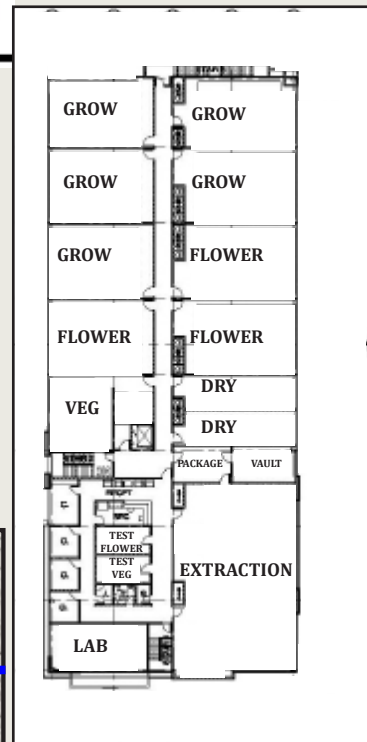
Directions: From I-10 traveling east exit Indian Canyon Dr. and take a left (north). Travel 1 1/4 miles to Dillon Rd., turn right (east) on Dillon Rd. Travel 1 mile to Little Morongo Rd., take a left (north) on Little Morongo Rd. and travel 1 mile to 15th Ave. Turn right (east) on 15th Avenue. Property is approx. 971 feet in on the north side of 15th Avenue.



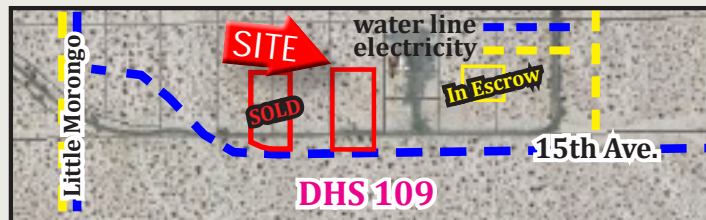
SOUTH ELEVATION

SITE AMENITIES

- **Zoning:** I-L (Light Industrial)
- **General Plan:** I-L
- **APN:** 665-050-018
- **Parcel Size:** 1.26 Acres (155'x333')
- **Utilities:** Electrical on Little Morongo Rd.
Water on 15th
- **Current Use:** Vacant Land
- **Highest and Best Use:** Cannabis Cultivation
- **Earthquake Fault Zone:** No
- **Multi-Species:** No
- **Flood Zone:** Yes, 100 year zone
- **Topo:** Flat
- **Terms:** Cash; Submit proof of funds with offer
- **Comments:** Call office for a complete due diligence



SECOND FLOOR



UTILITY MAP