

Offering Memorandum | 68350 Commercial Rd

Reserve Auction

WeCann  
Commercial Real Estate

# 68350 Commercial Road, Cathedral City, CA 92234



Real Estate Auction  
Reserve Price Undisclosed

**Zoning:**

CBP-2 (Commercial Business Park District)

**Building Size:**

7,680 SF

**Lot Size:**

0.48 AC

**Year Built:**

1988

**Power:**

2,000 AMPS @ 208V/120V, 3-Phase

**Status:**

Vacant  
Former Type-7 Cannabis  
Manufacturing & Distribution Facility

**Broker Information**

Offered By: WeCann DRE 01527304

Jason Piazza | 949-682-5867 | jason@wecann.biz | DRE 01405965

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## Confidentiality & Disclaimer

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Owner or Broker.

The Offering Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other "Evaluation Material", including any computer diskettes or files distributed to you via email from Broker accessible online through Broker's website) are for general reference only. They are based on assumptions relating to the general economy and local market, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in the Offering Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be leased on an "As-Is, Where Is" basis, a prospective tenant must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on the Offering Memorandum or any other Evaluation Material. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

The Offering Memorandum is a solicitation of interest only and is not an offer to lease or sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to lease or purchase the Property unless and until such offer for the Property is approved by Owner, and the signature of the Owner is affixed to a lease or purchase and sale agreement.



## Executive Summary

68350 Commercial Road presents a versatile commercial opportunity in Cathedral City's established business-industrial corridor. Zoned CBP-2 (Commercial Business Park District), the property accommodates a wide range of commercial, service, and light-industrial uses – including cocktail lounges and bars, professional offices, light manufacturing, auto service, and distribution facilities, as well as licensed cannabis operations such as cultivation, manufacturing, distribution, and testing laboratories. Featuring 2,000 amps of 3-phase power, 16-foot clear height, and convenient access to I-10 and major retail anchors, the site is ideal for either reactivation or redevelopment. Cathedral City has recently lifted its moratorium on new cannabis applications, positioning this property for strong investor and owner-user demand as the local market reopens and diversified business activity expands.

## Property Overview

**Address:**

68350 Commercial Road, Cathedral City, CA 92234

**Building Size:**

7,680 SF

**Lot Size:**

0.48 AC

**Year Built:**

1988

**Zoning:**

CBP-2 (Commercial Business Park District)

**Power:**

2,000 AMPS @ 208V/120V, 3-Phase

**Clear Height:**

16 ft

**Parking:**

Approx. 2 spaces per 1,000 SF



## Utilities & Infrastructure



**Electricity**  
Southern California Edison



**Telecom**  
Spectrum / Frontier



**Gas**  
The Gas Company  
(Southern California Gas Co.)



**Water**  
Desert Water Agency or  
Coachella Valley Water District (verify parcel boundary)

## Highlights

- Two (2) 2,000 AMP 3-Phase Services (208V/120V) – providing approximately 4,000 total amps (buyer to verify); ideal for manufacturing, processing, or other power-intensive operations
- CBP-2 Zoning permitting commercial, industrial, cannabis, and cocktail-lounge uses
- Strategic positioning as Cathedral City reopens cannabis licensing following the 2025 moratorium lift
- Flexible 7,680 SF building on 0.48 AC lot with 16-ft clear height, 15 parking spaces, and a gated, secure rear yard
- Superior condition compared to adjacent property recently sold for \$233/SF – featuring upgraded infrastructure, functional layout, and minimal deferred maintenance
- Proximity to I-10 corridor, Palm Springs Airport, and regional logistics hubs
- Auction offering – reserve price undisclosed; strong upside potential relative to newly reopened market
- Buyer's Premium applies – details to be disclosed in final auction terms

## Zoning & Permitted Uses

Zoning: CBP-2 (Commercial Business Park District)

### Permitted Uses (By-Right):

- Administrative, professional & financial offices
- Auto repair shops, glass and mirror stores
- Light manufacturing and assembly (Performance Standards Class A)
- Wholesale, storage, and distribution facilities
- Parcel delivery services

### Conditional Uses (CUP Required):

- Cannabis uses (cultivation, manufacturing, distribution, and testing laboratories)
- Cocktail lounges and bars (if located more than 300 feet from residential zones)
- Auction houses, auto body shops, and mini-warehouses

### Additional Resources:

- Cathedral City Zoning Ordinance – CBP-2 District
- Cathedral City Economic Development – [www.cathedralcity.gov](http://www.cathedralcity.gov)

### Recent Cannabis Ordinance Update:

In October 2025, Cathedral City lifted its moratorium on new cannabis licenses and adopted updated regulations requiring odor-control plans and maintaining 300-foot setbacks from Resort Residential (RR) zones. Properties within the CBP-2 district – such as 68350 Commercial Road – remain eligible for all commercial cannabis entitlements under the revised ordinance, positioning them favorably as the city resumes new permitting.

See full zoning code: Cathedral City Zoning Ordinance – CBP-2 District

## Market Overview – Cathedral City & Coachella Valley

Regional Context: Cathedral City sits centrally between Palm Springs and Rancho Mirage in the Coachella Valley, with direct connectivity via I-10 and Highway 111. The region benefits from tourism, hospitality, and logistics growth as industrial land values remain lower than neighboring markets.

### Economic Drivers:

-  Logistics and distribution expansion along I-10
-  Major retail anchors: Target, Walmart, Home Depot, AutoZone, Lowe's
-  Proximity to Palm Springs International Airport (~10 minutes)
-  Strong tourism and event economy feeding commercial occupancy
-  Population ≈ 52,000; Median Household Income ≈ \$58,000



## Cannabis Ordinance & Regulatory Update (October 2025):

Cathedral City has officially lifted its moratorium on new cannabis business applications and adopted updated odor-control and performance standards. The new ordinance requires approved odor-mitigation plans and maintains 300-foot setback requirements from Resort Residential (RR) zones. Reactivation of expired licenses now requires a new Conditional Use Permit (CUP) if a license has been inactive for more than three months.

According to WeCann's reporting, "Cathedral City Ends Cannabis Moratorium with Odor-Focused Rules: What Operators Need to Know," the reopening of the licensing process for cultivation, manufacturing, distribution, and testing facilities repositions Cathedral City as one of the few Coachella Valley jurisdictions actively accepting new cannabis permits — a key growth driver for CBP-2-zoned properties like 68350 Commercial Road.

Outlook: As the city reopens licensing and streamlines odor control requirements, existing CBP-2 properties with power capacity and improvements like 68350 Commercial Rd are poised for demand from operators seeking turnkey sites.

## Property History

Previously operated as licensed type-7 cannabis manufacturing and distribution facility.	Originally planned for expanded cultivation build-out.	No equipment currently onsite.	Building retains infrastructure and power suitable for cannabis reactivation.
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## Auction Information

This property will be sold via auction.

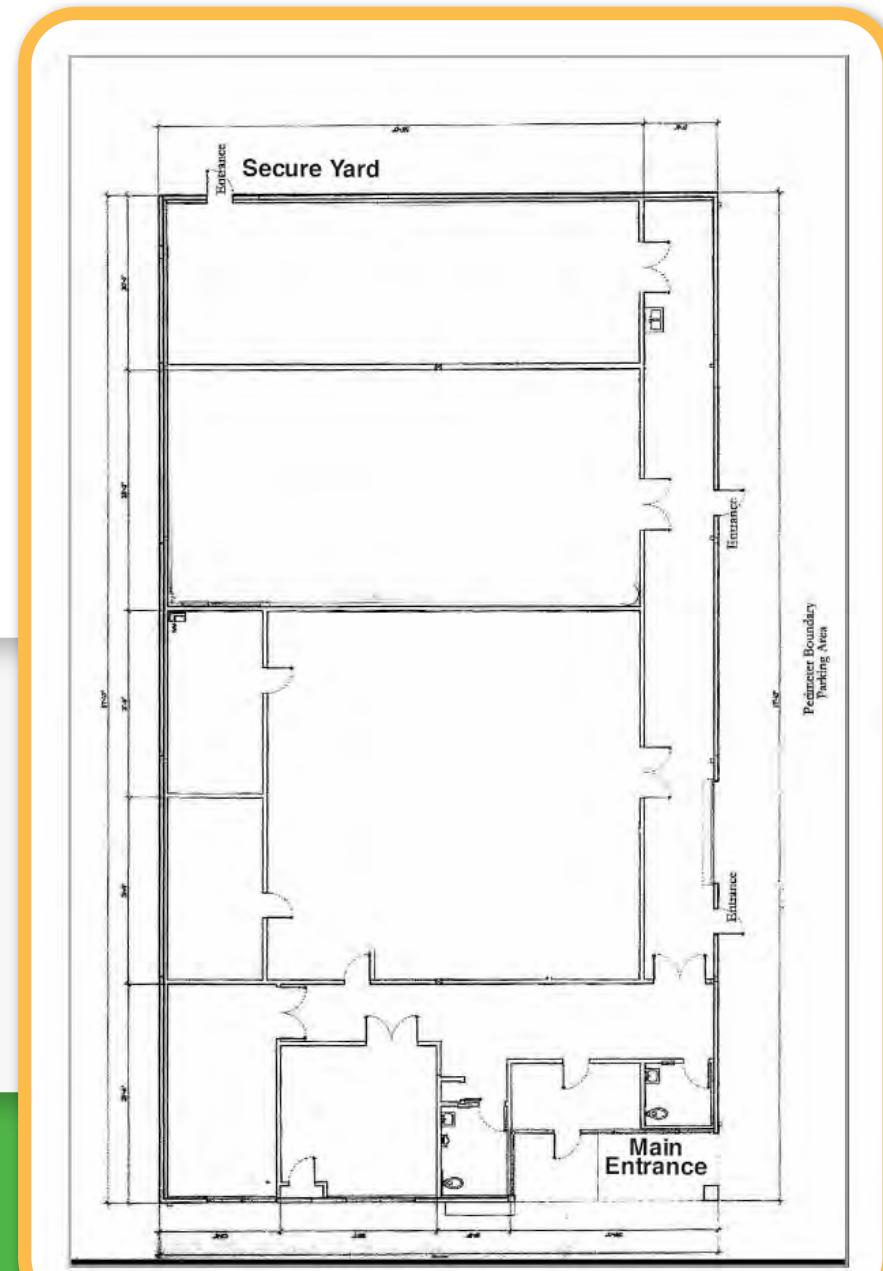
- **Reserve Price:**  
Undisclosed
- **Auction Type:**  
Online / Sealed Bid (to be announced)
- **Terms:**  
Property sold "As-Is, Where-Is."
- **Broker Cooperation:**  
Buyer's brokers welcome; contact WeCann for registration.

## Broker Information

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## Sales & Market Comparables

The following updated sales illustrate the most relevant comparable transactions for industrial and CBP-2 zoned properties within Cathedral City and the greater Coachella Valley region. Recent Cathedral City sales indicate small industrial assets typically trade between \$220 and \$260/SF, with the adjacent 68364 Commercial Rd closing at \$233/SF in April 2025. This transaction underscores the strong market support for CBP-2 zoned assets with existing cannabis infrastructure and heavy power capacity.

Address / City	Size (sf)	Sale Date	Price / \$PSF	Notes
68364 Commercial Rd, Cathedral City	7,832	Apr 15 2025	\$1.825M (\$233/SF)	Adjacent property; CBP-2 zoning, similar improvements and power capacity.
68945 Perez Rd, Cathedral City	29,416	Dec 2022	\$5.55M (\$189/SF)	Showroom/industrial; same submarket, older sale.
1281 N Gene Autry Trl, Palm Springs	33,000	Jan 2024	\$4.65M (\$140/SF)	Investment sale; 92% leased at ~6.15% cap rate.
45435 Van Buren St, Indio	35,400	Jan 2024	\$3.9M (\$110/SF)	Manufacturing facility; owner-user transaction.
68342 Kieley Rd, Cathedral City	5,000	Active	\$1.2M (\$240/SF)	Industrial flex; consistent with current market range.
68730 Summit Dr, Cathedral City	4,000	Active	\$1.89M (\$472/SF)	High-finish flex; upper bound indicator for small industrial.

## Market Range Summary

Segment	Typical \$/SF Range	Current Trend
Cathedral City small industrial ( $\leq 10k$ SF)	\$220 – \$260/SF	Stable to slightly upward since 2023
Larger Coachella Valley industrial (20–40k SF)	\$110 – \$160/SF	Moderate owner-user demand
Flex / showroom properties	\$240 – \$300/SF	Strong demand from owner-users & reactivation projects

## Most Relevant Comparable

68364 Commercial Road (Adjacent Property) sold on April 15, 2025 for \$1,825,000 (~\$233/SF). This transaction, within the same zoning district and block, establishes the clearest current market reference for 68350 Commercial Road.

Importantly, the adjacent property required interior updates and operational improvements at the time of sale. In contrast, 68350 Commercial Road is in stronger physical condition, featuring functional layouts, upgraded infrastructure, and heavy 2,000 AMP power – supporting a value premium above the \$233/SF benchmark.

## Valuation Adjustments /Considerations

- The 68364 Commercial Rd sale provides a benchmark of ~\$233/SF for similar CBP-2 properties; however, that facility required deferred maintenance and upgrades at sale.
- The subject property, with superior condition, power infrastructure, & zoning flexibility, is positioned above that benchmark – likely in the \$240–\$260/SF range (\$1.84M–\$2.00M) based on recent buyer sentiment.
- The property's auction format, with an undisclosed reserve, presents potential value below replacement cost while offering investors immediate compliance-readiness in the reopened market.