

# ±114.95 AC - For Sale

## Industrial Rezone Opportunity



Cabazon, California



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# Executive Summary

## PROPERTY FACTS

- LOCATION: Cabazon - Riverside County, CA
- TOTAL SITE AREA: ±114.95 Acres
- APN(s):  
525-140-003, 004, 005, 007, 010, 011  
525-150-001, 002, 003, 005, 006  
525-160-002, 003
- PURCHASE PRICE: \$2,875,000
- PRICE PER AC: \$25,000
- ZONING: R-A-5
- GENERAL PLAN OVERLAY: Community Center

## PROPERTY OVERVIEW

The subject property consists of 13 adjoining parcels that together make up 114.95 acres of raw land located in Cabazon, an incorporated city in northern Riverside County that lies east of Beaumont and west of Palm Desert. In terms of the property specifications, it has a desert terrain, entirely flat topography, and no existing development. There are multiple incoming and existing industrial developments within 15 miles of the property along the I-10 freeway, including a neighboring 390,000 square foot LEED certified Arrowhead Bottling Plant just to the east of the property in Cabazon (see development map on the following page).

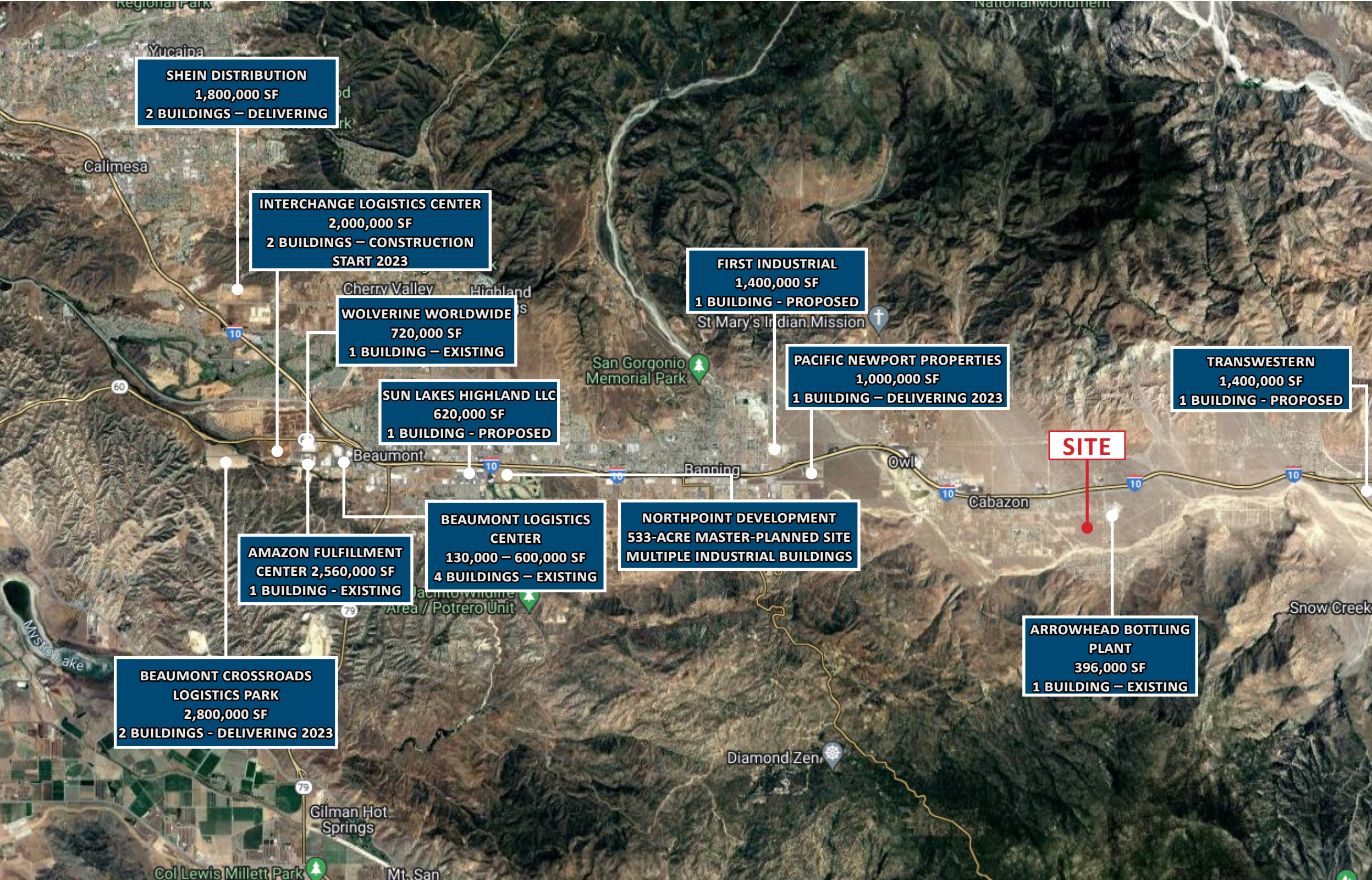
## ZONING

Each of the 13 parcels included in the property are currently zoned R-A-5, which is designated for residential/agricultural land on 5-acre minimum lots. The highest and best use for this property would come with an Industrial rezone, considering the number of existing projects in the area and as developers continue to move eastward for land.





# Nearby Industrial Development





## Logistical Highlights

## KEY DISTANCES (LOGISTICS)

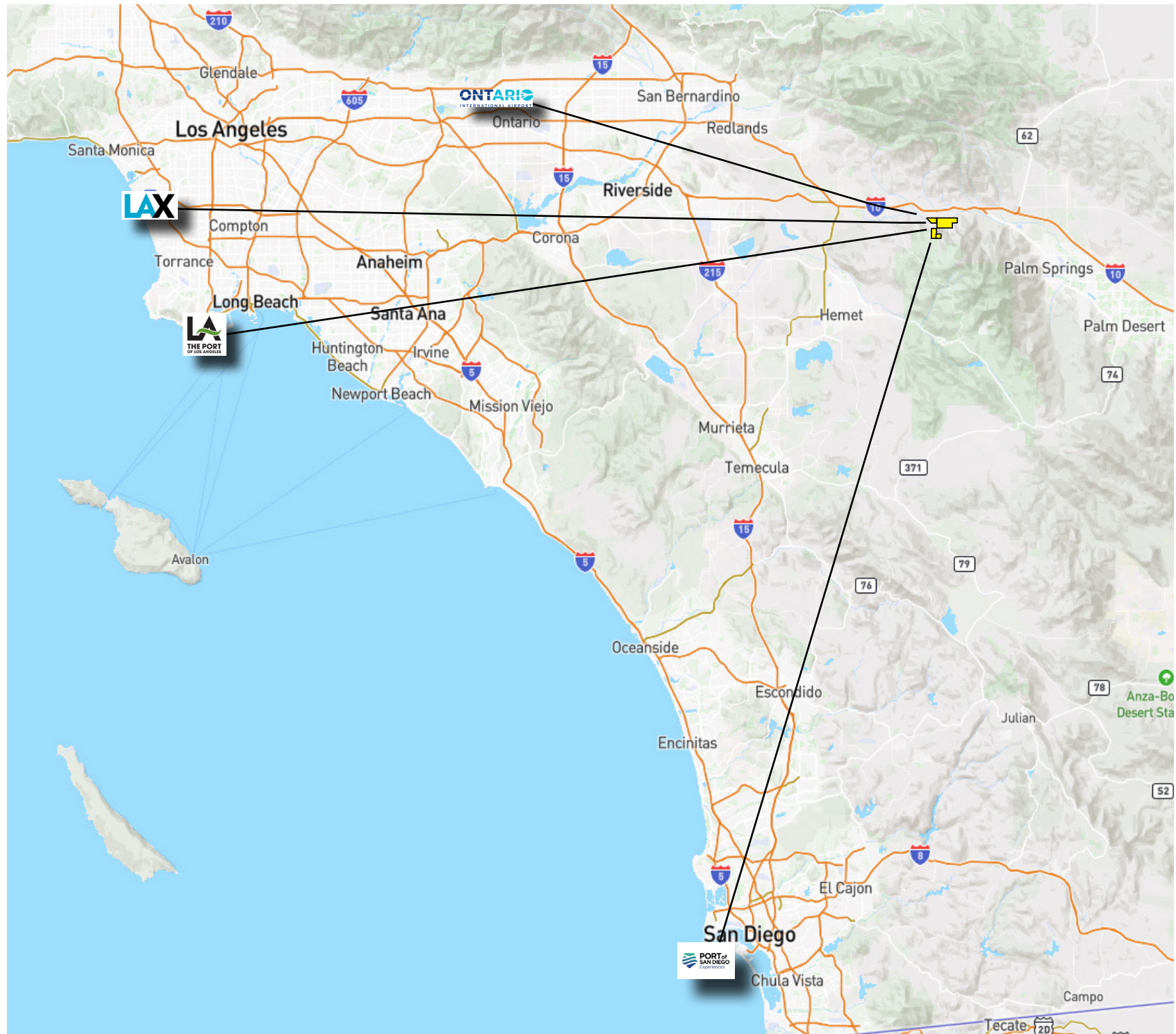
PORT OF LOS ANGELES	102 MILES
PORT OF LONG BEACH:	97.4 MILES
PORT OF SAN DIEGO:	124 MILES
UP INTERMODAL:	40.1 MILES
BNSF INTERMODAL:	37.1 MILES
OTAY MESA (PORT OF ENTRY):	141 MILES
CALEXICO (PORT OF ENTRY):	133 MILES

### KEY DISTANCES (AIRPORTS)

ONTARIO:	52.2 MILES
SAN BERNARDINO:	40.4 MILES
JOHN WAYNE:	81.6 MILES
LAX:	105 MILES
SAN DIEGO:	125 MILES
LONG BEACH:	90.4 MILES

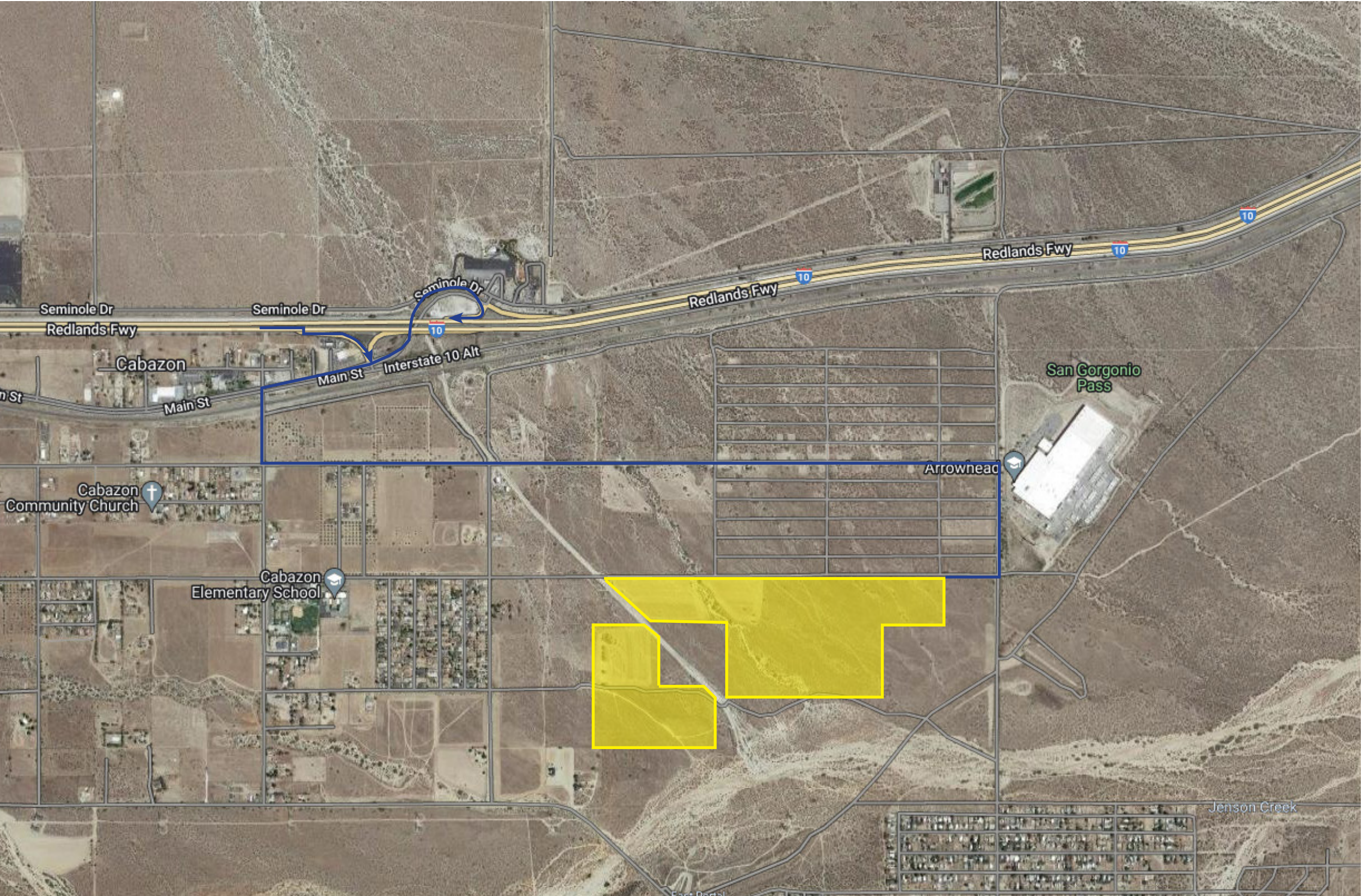
### KEY DISTANCES (CITIES)

LOS ANGELES:	90.7 MILES
SAN DIEGO:	123 MILES
LONG BEACH:	95.5 MILES
PHOENIX:	285 MILES
LAS VEGAS:	260 MILES





# Freeway Access Route



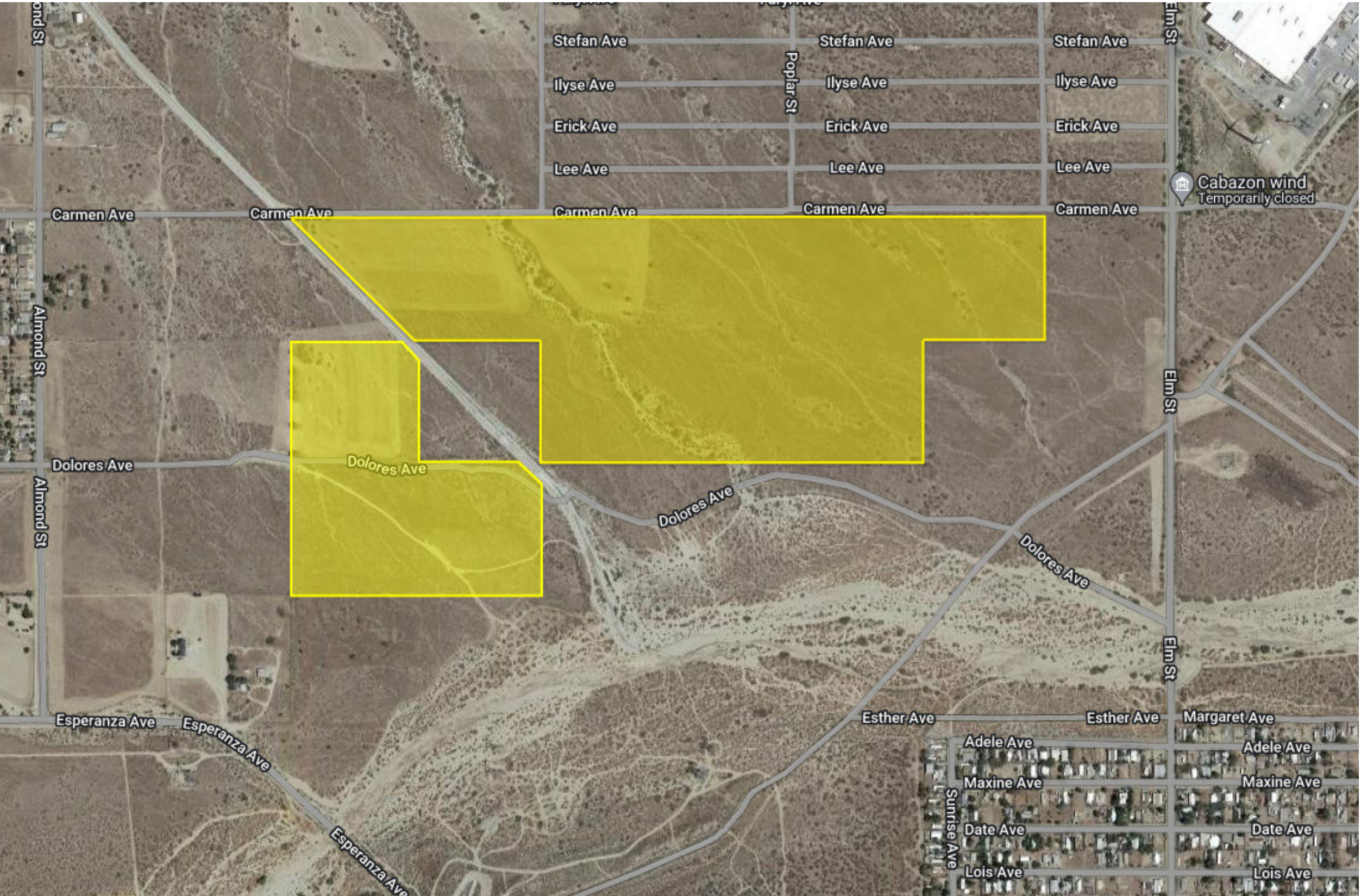


# Aerial Map





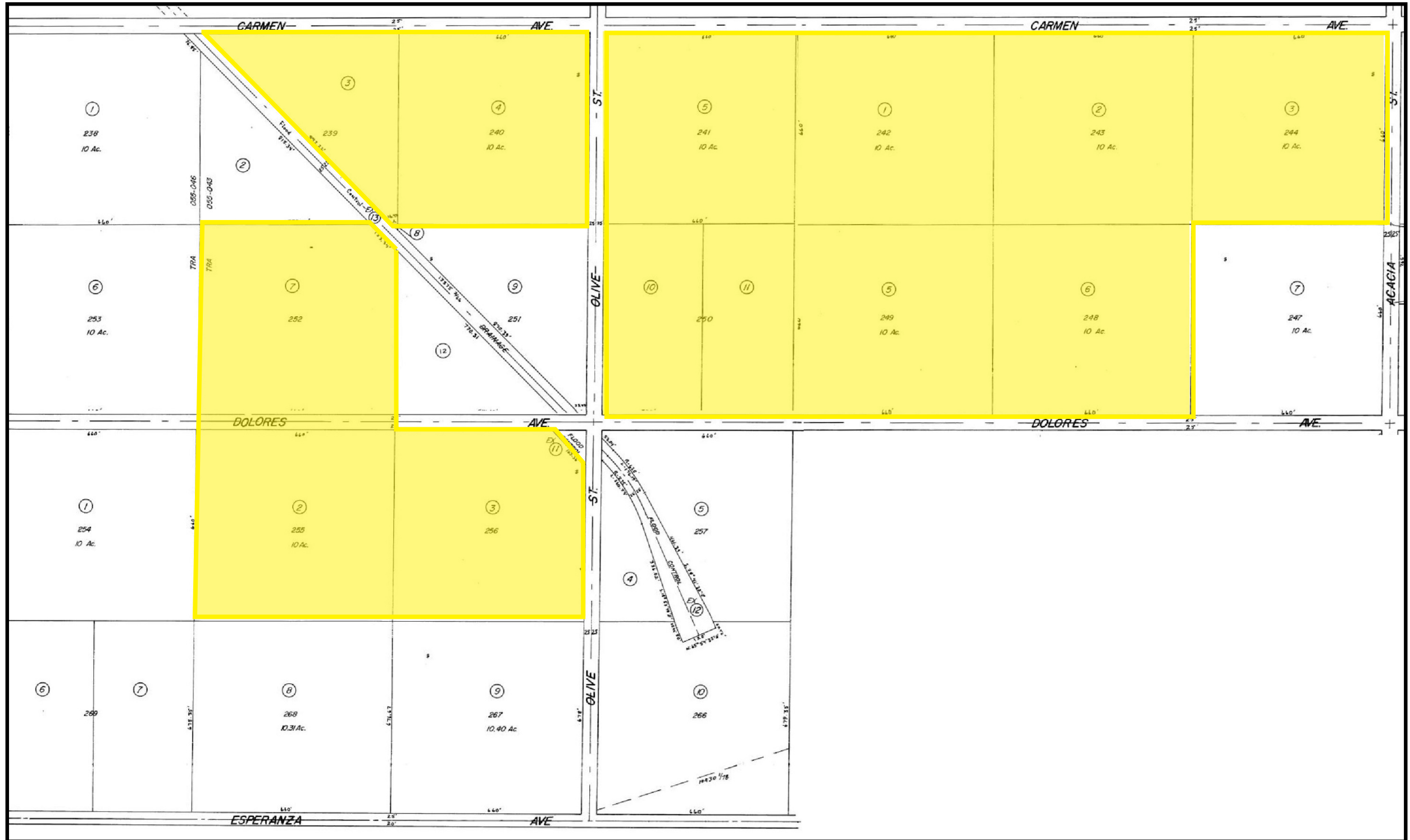
# Property Map





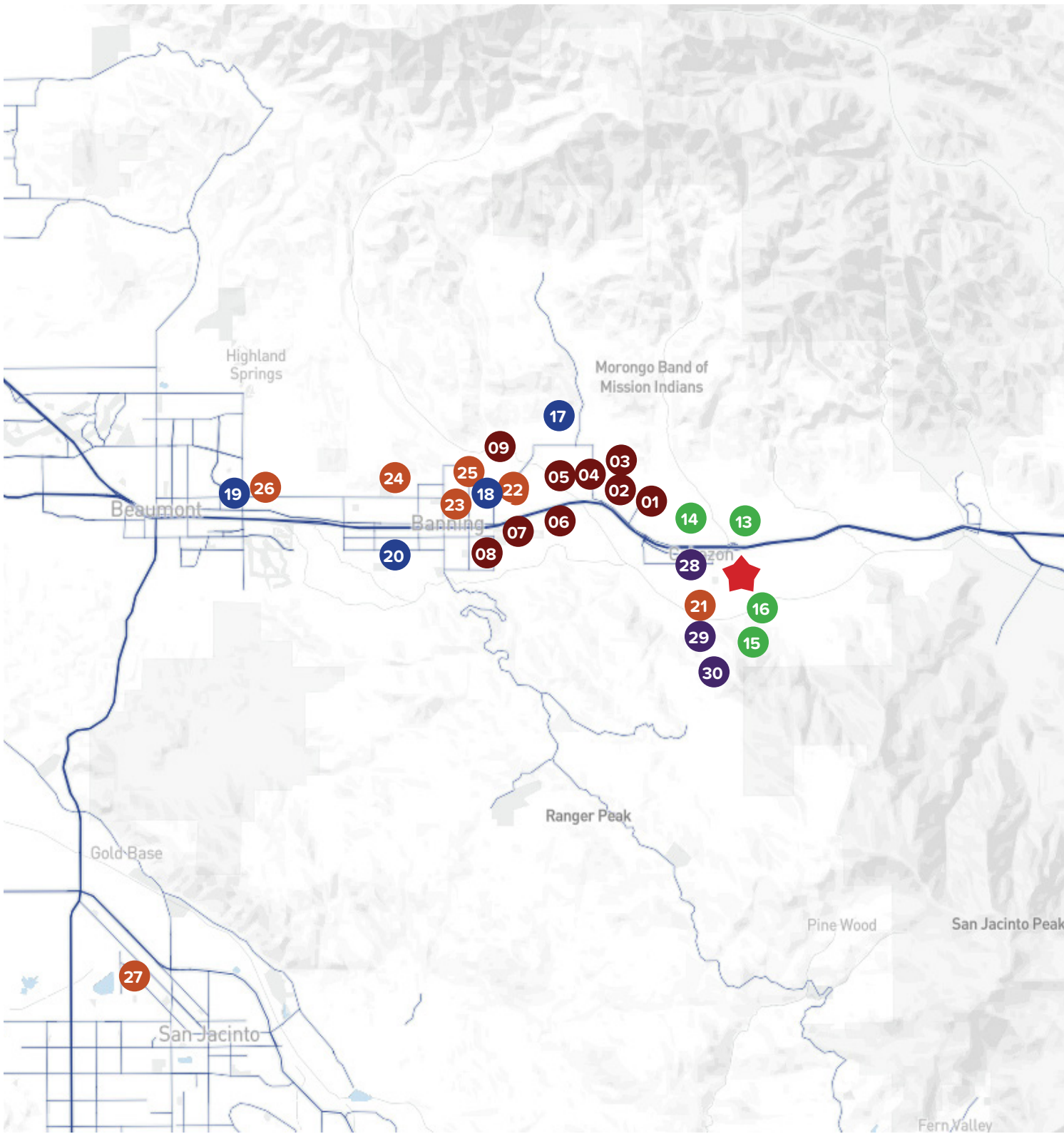
# Assessor's Map

## PROPERTY OVERVIEW





# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 Cabazon Outlets
- 02 Mont Blanc Outlets
- 03 Desert Hills Premium Outlets
- 04 Doraval Outlets
- 05 Stage Coach Plaza
- 06 Outlet De Marcos
- 07 Grand Plaza
- 08 Banning Casino Outlet Mall
- 09 Mothers Nutritional Center

## EDUCATION

- 21 Cabazon Elementary School
- 22 Hoffer Elementary School
- 23 Central Elementary School
- 24 Hemmerling Elementary School
- 25 Nicolet Middle School
- 26 Banning High School
- 27 Mt. San Jacinto College

## GOVERNMENT FACILITIES

- 28 Cabazon Sheriff's Department
- 29 Cabazon Water District
- 30 Riverside County Fire Department

## ENTERTAINMENT

- 13 Cabazon Dinosaurs
- 14 Morongo Casino Resort & Spa
- 15 Cabazon Skate Park
- 16 Cabazon Public Library

## MEDICAL FACILITIES

- 17 Morongo Health Clinic
- 18 Oasis Banning Center
- 19 San Geronio Memorial Hospital
- 20 Bravo Dental Group



# Cabazon, CA

Cabazon is a unincorporated community in Riverside County, California, United States. Cabazon is on the Pacific Crest Trail. In the 21st century, the area has become a tourist stop, due to the Morongo Casino, Resort & Spa and Desert Hills Premium Outlets. The population was 2,535 during the 2010 Census. For statistical purposes, the United States Census Bureau has defined Cabazon as a census-designated place

Cabazon is the territory of the federally recognized Morongo Band of Mission Indians, which have developed the Morongo Casino, Resort & Spa. Its 27-story hotel tower dominates the San Geronio Pass. This is one of the largest Native American casinos in the United States.

In addition, they partnered for tribal business with Arrowhead Mountain Springwater to develop a huge water-bottling facility on the eastern edge on Cabazon in 2003. Its construction earned a LEED Silver rating.



2022 Summary	
Population	2,620
Households	829
Median Age	35.1
Median Household Income	\$62,580
Average Household Income	\$65,852
2027 Summary Est.	
Population	2,667
Households	845





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