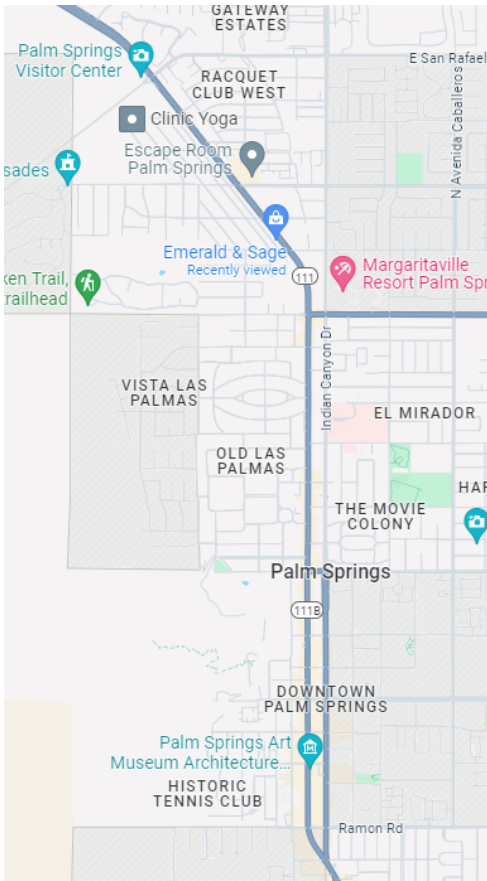
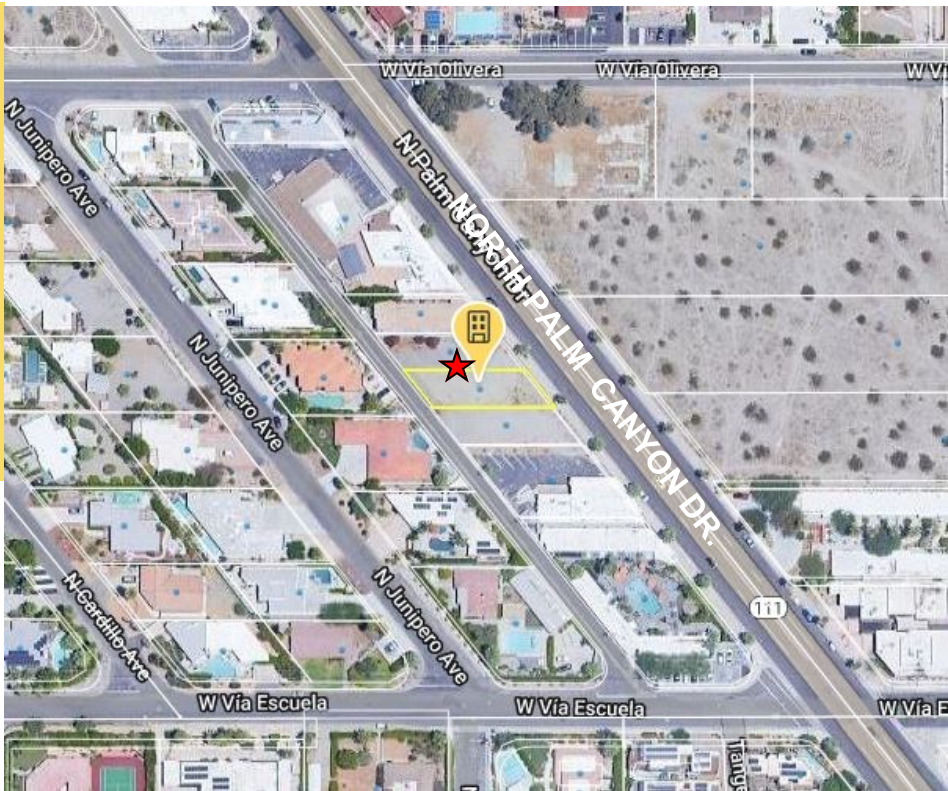


PALM CANYON DR. COMMERCIAL LOT

Contact:
Ingrid Baddour, CCIM
DRE#00751437
760-272-9543
Ingrid@
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Www.
BaddourRealEstate.com



Parcel Number	Size	Asking Price
504-242-004 & 504-242-005	.23 AC.	\$450,000

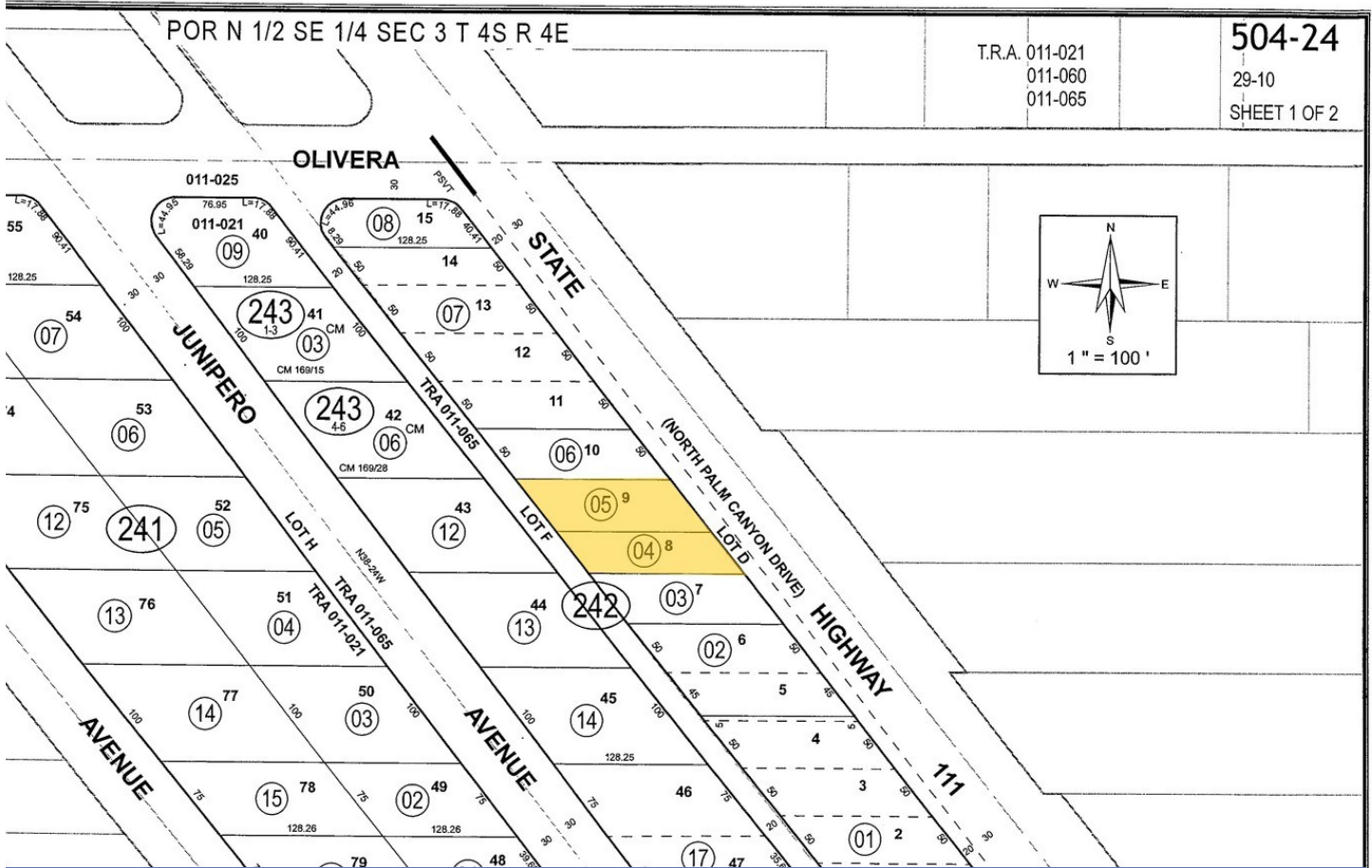
LOCATION:	N Palm Canyon Dr. Just north of Via Esquela on the west side of the street
ZONING:	C-Commercial
WATER:	In street , Desert Water Agency
SEWER:	Currently No Hookup, available
ELECTRICITY:	In Street
GAS:	unknown
DIMENSIONS:	100' LENGTH 126 WIDTH PARELLEGRAM
STREET FRONT	100 feet
ROAD:	Paved Palm Canyon Dr. Alley access in back

The above information, while not guaranteed, has been obtained from sources deemed reliable and is subject to change without notice. Buyer must verify the information and bears all risks for any inaccuracies.



BADDOUR & ASSOCIATES
COMMERCIAL REALTORS

2 COMMERCIAL LOTS FOR SALE



Demographics >>

	1 mile	3 miles
Population	8,105	27,334
Households	3,751	13,090
Median Age	48.50	50.60
Median HH Income	\$49,770	\$55,874
Daytime Employees	6,009	24,409
Population Growth '23 - '28	▼-0.73%	▼-2.03%
Household Growth '23 - '28	▼-1.49%	▼-2.49%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
N Palm Canyon Dr	W Via Olivera SE	14,073	2022	0.13 mi
N Palm Canyon Dr	W Via Escuela NW	15,595	2022	0.18 mi
111	W Via Escuela NW	10,700	2018	0.18 mi
N Indian Cyn Dr	Rochelle Rd N	14,156	2022	0.19 mi
W Racquet Club Rd	N Indian Cyn Dr E	6,734	2022	0.21 mi
N Indian Cyn Dr	E Via Escuela N	16,019	2022	0.23 mi
W Vis Chino	N Palm Canyon Dr W	10,527	2022	0.33 mi
111	N Palm Canyon Dr W	10,700	2018	0.33 mi
West Vista Chino	N Palm Canyon Dr W	16,325	2020	0.33 mi
E Racquet Club Rd	N Starr Rd E	7,375	2022	0.35 mi

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