

0.70-ACRE | ZONED HIGHWAY COMMERCIAL | I-10 FRONTAGE
20TH AVENUE, DESERT HOT SPRINGS, CA 92240
FOR SALE: \$190,000



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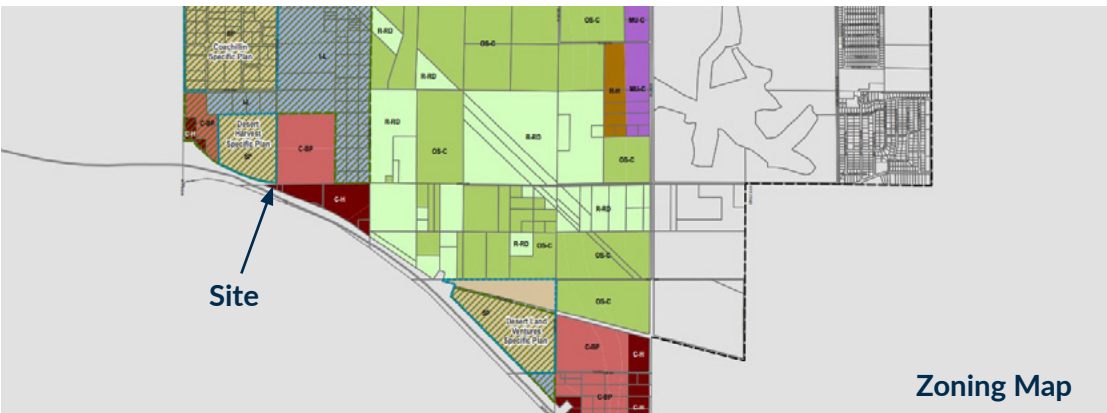
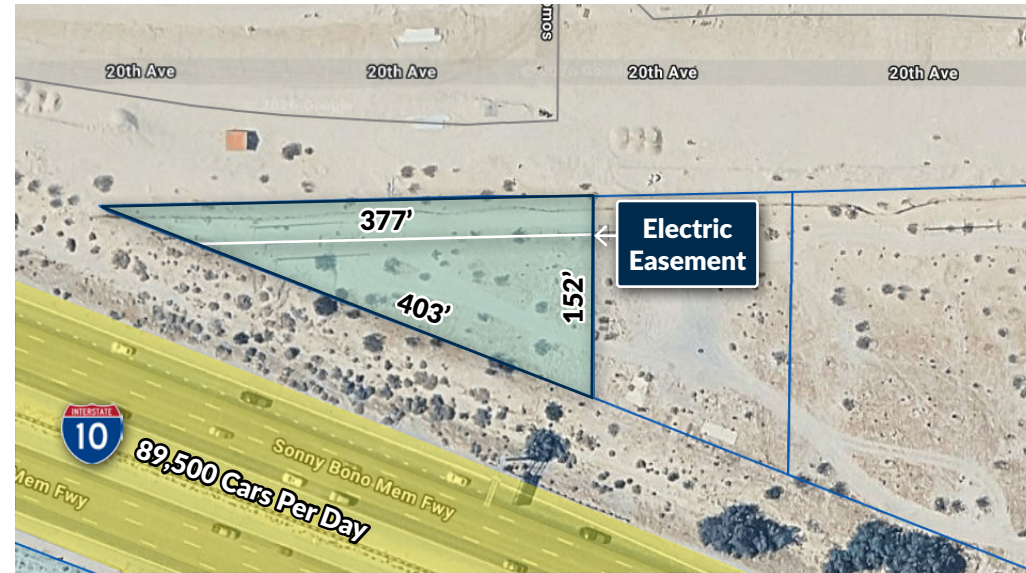
PROPERTY HIGHLIGHTS

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DESERT HOT SPRINGS, CA 92240

- **Frontage:** 403' on Interstate 10
- **Average Daily Traffic:** 89,500
- **I-10 Visibility**
- **City:** Desert Hot Springs
- **Land Use Zoning:** C-H (Highway Commercial)
- **APN:** 669-092-001
- **Parcel Size:** 0.70 acre / 30,492 SF
- **Site Dimensions:** 377' x 152' x 403'
- **Easements:** Electric Easement
- **Earthquake Fault Zone:** No
- **Multi-Species:** No
- **Flood Zone:** Yes | 100-year zone and 500-year zone
- **Topo:** Flat

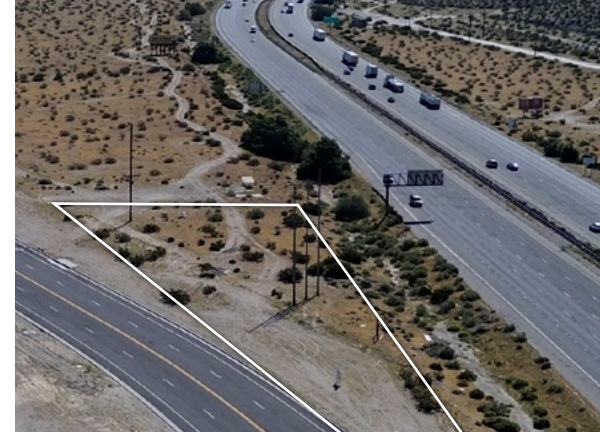
Zoning Code: C-H (Highway Commercial). This district is intended to accommodate those business and retail uses which provide merchandise and services desired by motorists, directly from or for motor vehicles. The C-H District is intended to promote a unified grouping of travel-oriented uses, such as fueling stations, regional retail, entertainment, dining, and hotels.

Permitted Uses: (See Desert Hot Springs Zoning Code for more Specific Information and Details)



PHOTOS

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Property Outline is Approximate

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MEADE COMMERCIAL, INC. | 2026

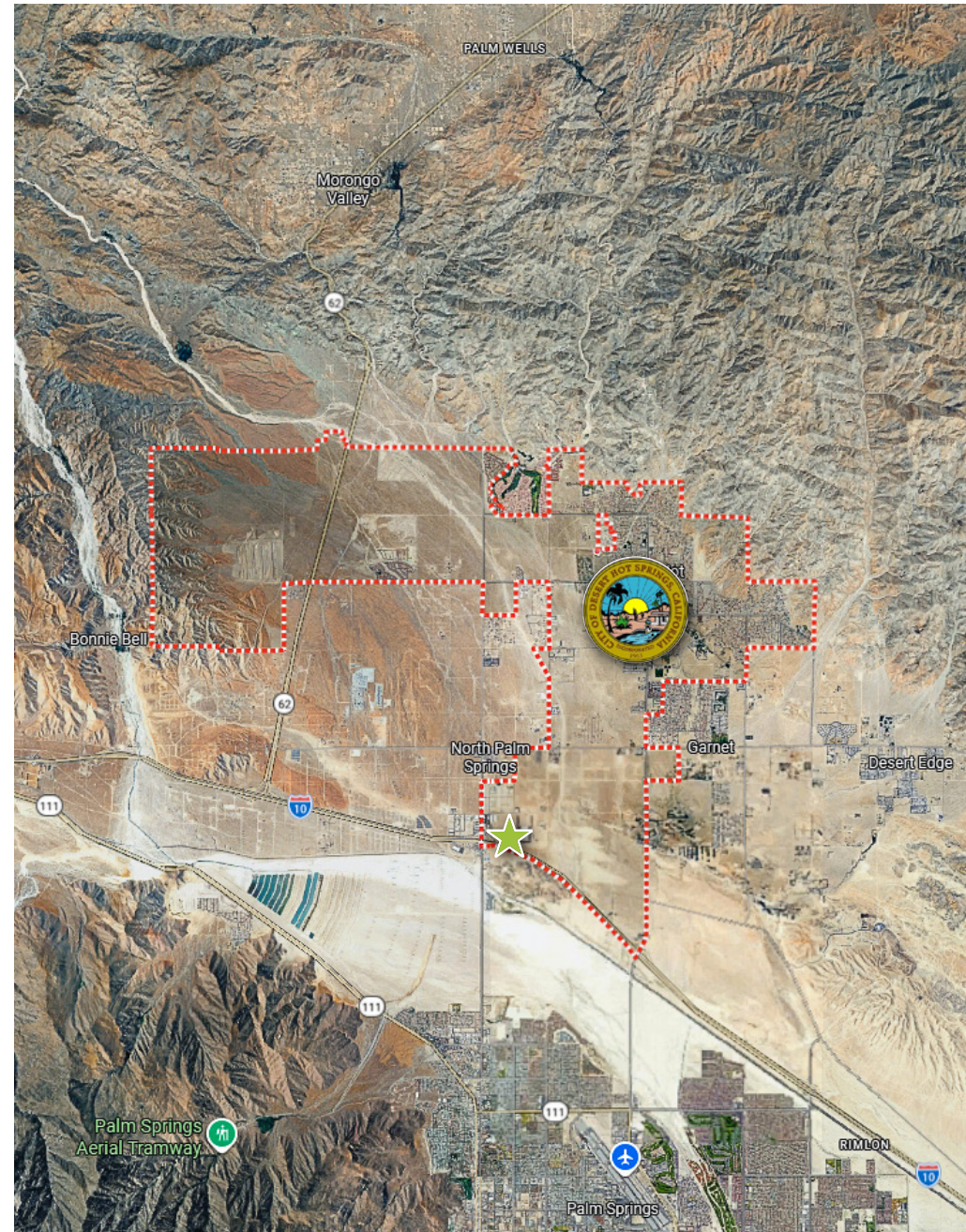
*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

AERIAL MAP | DEMOGRAPHICS

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Demographics	1-mile	5-miles	10-miles
Population	115	68,514	189,134
Median Age	35	40.2	47.2
Households	34	25,813	79,199
Avg. Household Size	3.4	2.6	2.3
Avg. Household Income	\$59,853	\$78,159	\$87,448
Median Household Income	\$39,999	\$52,985	\$59,937
Traffic Volume	I-10 and Indian Ave SE: 89,500		

Distance to	Miles	Time
Downtown Palm Springs	~6 miles	~13 minutes
Palm Springs Intl Airport	~7.8 miles	~16 minutes
Palm Springs Aerial Tramway	~15 miles	~20 minutes



DESERT HOT SPRINGS AREA

Desert Hot Springs is a dynamic and forward-thinking city that reflects California's long-standing spirit of innovation, exploration, and opportunity. Known for its entrepreneurial mindset, the city made history as the first municipality in Southern California to legalize cannabis—setting the tone for a business-friendly environment that welcomes growth across a wide range of industries.

Equally compelling is Desert Hot Springs' commitment to becoming a world-class health and wellness destination. Built around its renowned "miracle waters," distinctive desert ecosystem, sweeping mountain views, and preserved natural environment, the city offers a rare blend of economic opportunity and quality of life that appeals to both investors and residents.



With the second-fastest growing population in the Coachella Valley, Desert Hot Springs is experiencing significant momentum and is currently seeing robust residential, industrial, and civic development, including:

- **Amazon:** 600,000 SF distribution center (completed)
- **Desert Gateway:** Approximately 1,000,000 SF logistics center with an integrated hotel
- **Skyborne (Village 2) by Lennar:** 141 single-family homes
- **Ovation:** 402 residential condominiums with clubhouse amenities
- **Rancho Descano:** 76 single-family homes
- **Palari / Mighty Buildings:** 77 sustainable, 3D-printed single-family homes
- **New Warehouse Facility:** 60,000 SF for PODS storage
- **Desert Storage:** 63,000+ SF RV storage facility
- **New Public Safety Campus:** Featuring a 6,300+ SF police annex and a remodeled fire station

YOUR ADVISOR



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