

656-040-032 | 14.02 AC
DESERT HOT SPRINGS, CA 92240

\$107,000/AC
\$2.45/SF



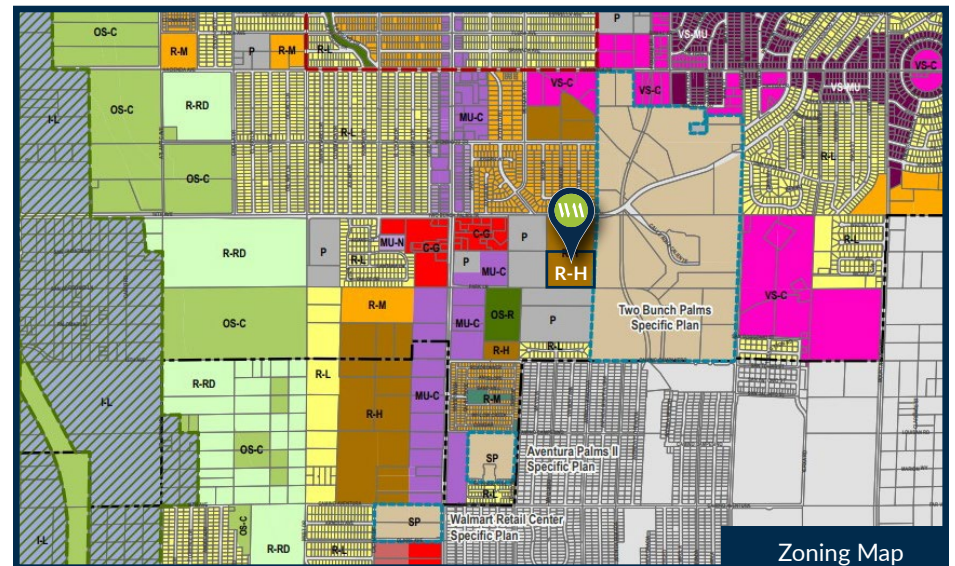
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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- City: Desert Hot Springs
- County: Riverside County
- APN: 656-040-032
- Fee Land
- Lot size: 14.02 AC / 610,711 sq. ft.
- Zoned R-H (Residential High):
 - The district is intended to provide multiple-unit residential developments near transit lines and commercial centers at a minimum density of 20 dwelling units per acre up to a maximum of 30 dwelling units per acre, with a variety of on-site amenities. (Ord. 787 9-19-23; Ord. 712 6-2-20)
- Previously approved “Desert Rose Townhomes” 194 Units TTM-34549
- Utilities located within close proximity of subject property
- Cross Streets: Verbena Drive (South of Two Bunch Palms Trail) and Park Lane
- Close Proximity to Desert Springs Middle School and Two Bunch Palms Elementary, Grocery, Churches, Bus Service, Post Office, Drug Stores, and Library



MARKET OVERVIEW

WHY DESERT HOT SPRINGS AREA?

Desert Hot Springs is a vibrant, growing, and innovative City that represents California's legacy of exploration and discovery. The first City in Southern California to legalize cannabis, Desert Hot Springs embraces and empowers business owners from many industries. At the same time, it offers many enticing qualities for entrepreneurs and residents alike.

The City of Desert Hot Springs is committed to becoming a world class health and wellness destination based upon its famous miracle waters, unique desert ecosystem, spectacular mountain views, and natural environment.



Desert Hot Springs has the 2nd fastest growing population in the Coachella Valley and is booming with new development:

- Amazon 3,000,000 SF distribution center has been approved and will be one of the largest in the US once fully built-in building plan check process.
- Desert Gateway-1,000,000 SF logistics center and hotel
- 141 Single Family Homes at Skyborne (Village 2) by Lennar
- Ovation-402 Residential Condos with a club house
- 76 Single Family Homes -Rancho Descano
- Palari-Mighty Buildings-77 new sustainable 3-D printed Single Family Home Development
- New 60,000 SF Warehouse Facility for storage of POD's units
- Desert Storage-63,000+ SF RV Storage
- A new public Safety Campus to include a new 6300+ SF Police Annex and a remodel of the existing fire station

DEMOGRAPHICS



3 miles



2023 Population Est.
41,518



2023 Med. Household Income
\$50,358



2023 Avg. Households
13,451

5 miles



2023 Population Est.
52,052



2023 Med. Household Income
\$48,632



2023 Avg. Households
18,283

10 miles



2023 Population Est.
130,711

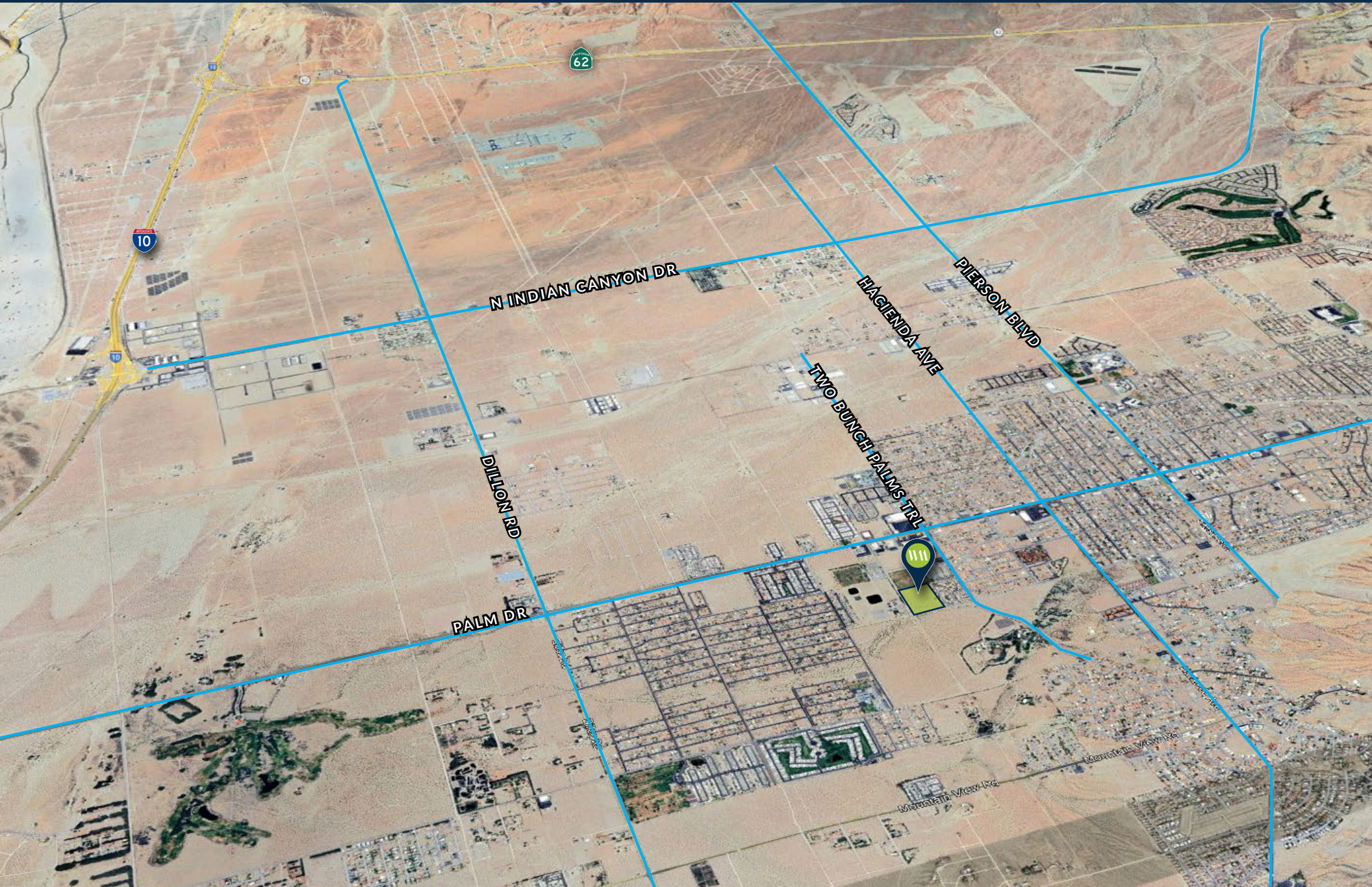


2023 Med. Household Income
\$53,488



2023 Avg. Households
48,375

AERIAL MAP



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WILSON MEADE COMMERCIAL REAL ESTATE | 2024

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

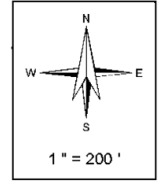
PLAT MAP | APN 656-040-032

NE 1/4 SEC. 6, T.3S, R.5E
CITY OF DESERT HOT SPRINGS

TRA 014-021
014-036

656-04
24-60-26

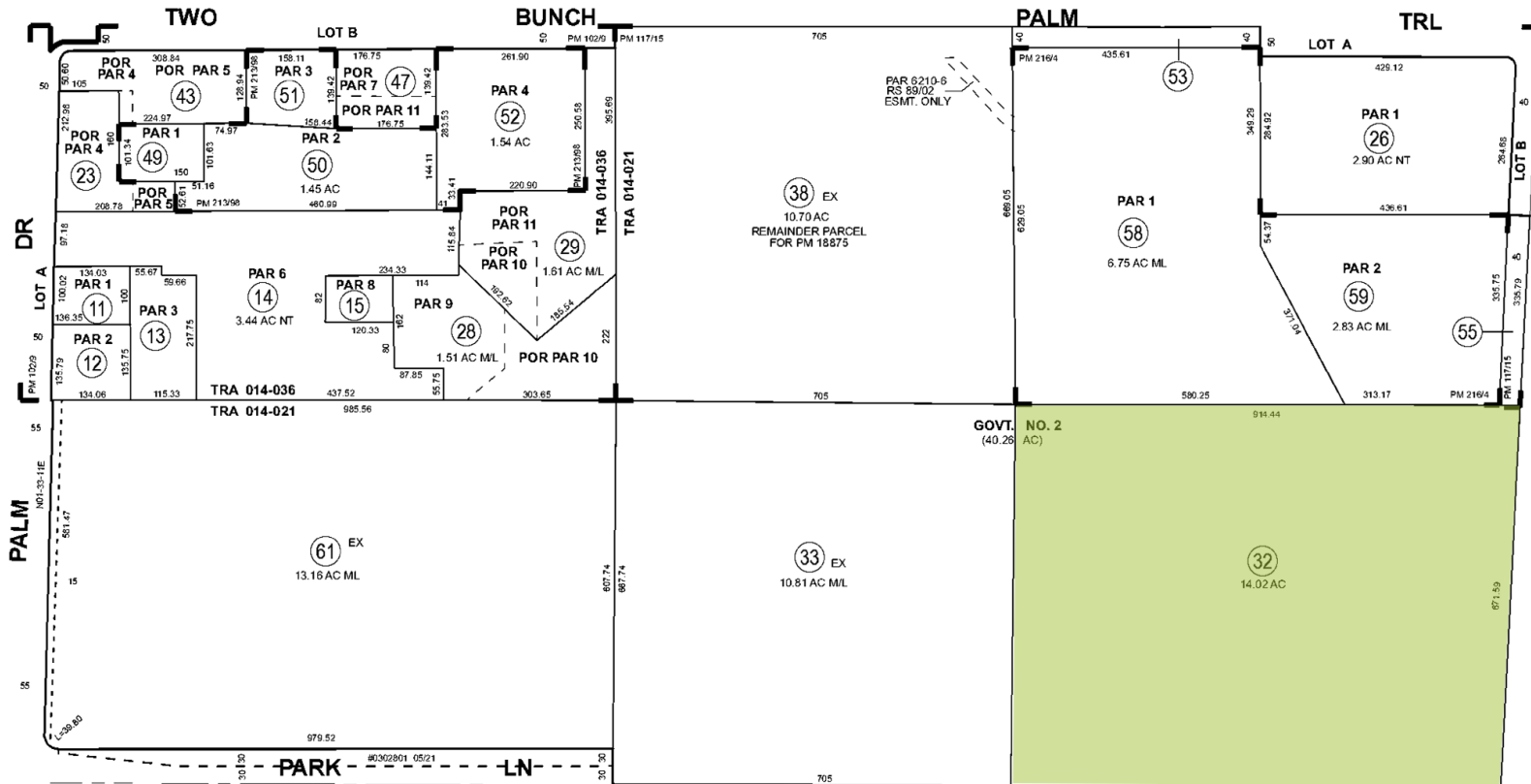
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



Legend

- Lot Lines
- Rights-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tie Mark

Date	Old Number	New Number
6/1/1982	10	11-18
6/1/1982	1	4-8
6/1/1982	2	9-10
1/1/1983	5	19-20
1/1/1983	6	21,22
5/1/1983	20,22	23
5/1/1983	19,21	24
10/1/1983	4	25,26
5/1/1984	8,18	27
12/1/1984	16,17,27	28,30
9/1/1988	3	31-33
1/1/1989	25	34,35
1/1/1989	9	36,37
1/1/1989	35,37	38
6/1/1991	31	39
10/7/2004	7	40-42
10/7/2004	24	43,44
10/7/2004	30	45,46
10/7/2004	40,46	47
10/7/2004	41,42,44,45	48
10/28/2005	48	49-52
7/17/2006	34	53,54
7/17/2006	36	55,56
7/17/2006	54,56	57
7/17/2006	57	58,59
3/15/2013	39	60, ST
10/6/2021	60	61, ST



ASSESSOR'S MAP BK656 PG.04
Riverside County, Calif

Mamta Sahi

Data
G.L.O.
MB 31/75, 35/17, 38/21
RS 15/60, 29/28
RS 78/83-85
RS 86/37, 89/2-3

Bk 641 Pg 25	Bk 641 Pg 29	Bk 641 Pg 30	Bk 641 Pg 31	Bk 641 Pg 32	Bk 641 Pg 17
Pg 02	Pg 04			Pg 13	
Pg 03	Pg 05				

Map Reference
PM 102/9 - 11 PARCEL MAP NO. 17663
PM 117/15 - 17 PARCEL MAP NO. 18875
PM 213/98 - 99 PARCEL MAP NO. 31638
PM 216/4 - 5 PARCEL MAP NO. 33507

Oct 2021

WATER AND SEWER

Overview



1" = 275 ft	APN 656-040-032	03/04/2024	
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This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

ZONING | PERMITTED USES

R-H (Residential High)

The district is intended to provide multiple-unit residential developments near transit lines and commercial centers at a minimum density of 20 dwelling units per acre up to a maximum of 30 dwelling units per acre, with a variety of on-site amenities. (Ord. 787 9-19-23; Ord. 712 6-2-20)

Permitted Uses For R-H:

USE	RESIDENTIAL DISTRICTS				CODE SECTION
	R-RD	R-L	R-M	R-H	
AGRICULTURAL AND RELATED USES					
Agriculture/Horticulture	AUP	CUP	CUP	CUP	
Equestrian Stables, Private	A	CUP ¹	—	—	
Equestrian Stables, Commercial	CUP	—	—	—	
Kennel	—	—	—	—	
Garden, Private	A	A	A	A	
Nurseries and Garden Centers	CUP	—	—	—	
PUBLIC AND ASSEMBLY USES					
Public Assembly Facilities	CUP	CUP	CUP	CUP	
Religious Assembly Facilities	CUP	CUP	CUP	CUP	
Schools, Private	CUP	CUP	CUP	CUP	
RESIDENTIAL USES					
Accessory Dwelling Unit (ADU)	P	P	P	P	17.08.090
Junior Accessory Dwelling Unit (JADU)	P	P	p ²	p ²	
Accessory Structures and Uses	A	A	A	A	
Boarding House	—	—	—	CUP	
Dwelling, Multifamily	—	—	P	P	17.08.150
Dwelling, Single-Family	P	P	P	P	
Home Occupations	P	P	P	P	17.108
Manufactured Homes	P	P	P	P	17.08.130
Mobile Home Parks	—	—	CUP	CUP	17.08.140
Parolee/Probationer Homes	CUP	CUP	CUP	CUP	17.08.270
Planned Residential Development	—	CUP	CUP	CUP	17.36
SB 9 Single-Family Dwelling Unit	P	P	—	—	
Single Room Occupancy (SRO)	—	—	—	P	17.08.210
Supportive Housing	P	P	P	P	Government Code §§ 50675.14 and 65651. Supportive housing is subject to the requirements of Table 17.08.02.

USE	RESIDENTIAL DISTRICTS				CODE SECTION
	R-RD	R-L	R-M	R-H	
Transitional Housing	P	P	P	P	Government Code § 50801(i). Transitional housing is subject to the requirements of Table 17.08.02.
RECREATION AND ENTERTAINMENT					
Clubhouses	AUP	AUP	AUP	AUP	
Golf Course and Related Facilities	CUP	CUP	CUP	CUP	17.08.240
Public Park	P	P	P	P	
Recreational Use, Commercial	—	—	—	CUP	
Recreational Use, Private	A	A	A	A	
Swimming Pool/Spa, Private	A	A	A	A	
Tennis Court, Private	A	A	A	A	17.08.250
Trails	P	P	P	P	
Trailhead	AUP	AUP	AUP	AUP	
RETAIL AND COMMERCIAL USES					
Bed and Breakfast Inn	CUP	CUP	CUP	—	
Condominium Hotel, Converted	—	—	CUP	CUP	
Hotel or Motel (without spa)	—	—	—	—	
Spa Resort	—	—	—	—	
Property Management Office	—	—	A	A	
SERVICE USES					
Day Care Center	—	—	AUP	AUP	17.08.220
Day Care Homes, Small/Large	P	P	P	P	17.08.230
Emergency Shelter/Low Barrier Navigation Center ³	—	—	CUP	P	
OTHER USES					
Antenna, Vertical/Satellite Dish	A	A	A	A	17.40.060
Parking Lot, Commercial/Office	—	CUP	CUP	CUP	
Recreational Vehicle Storage	A	A	A	A	17.08.200
Temporary Structures or Uses	TUP	TUP	TUP	TUP	17.136
Utility Facilities	—	—	P	P	

USE	RESIDENTIAL DISTRICTS				CODE SECTION
	R-RD	R-L	R-M	R-H	
Vehicle Charging Stations	A	A	A	A	

Notes:

- Minimum 1 acre.
- When the JADU is to be constructed within a single-family dwelling only.
- Emergency shelters shall have sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

(Ord. 787 9-19-23; Ord. 749 2-2-22; Ord. 742 10-19-21; Ord. 721 9-15-20; Ord. 712 6-2-20)

YOUR ADVISORS



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