

FREEWAY FRONTING RETAIL FOR SALE / FOR LEASE



I-10 FWY & INDIAN CANYON DR
Desert Hot Springs, CA 92240



COMING SOON

SITE



🚗 ±89,000 CPD

20TH AVE

CALLE DEL LOS ROMOS



±3.7M SF (130.1 ACRES)

FIRST PALM SPRINGS
COMMERCE

BLDG. 2
±393K SF

PS
FULFILLMENT
CENTER

INDIAN CANYON DR

±403K SF (17.7 ACRES)

SNIDER
LOGISTICS

±978K SF (65 ACRES)

PODS

±57K SF (4 ACRES)

19TH AVE

±739K SF (38.2 ACRES)



BLACK STAR
LOGISTICS



TRADEWAY
1M SF

19TH AVE

NOW OPEN
amazon warehouse

±653K SF (94.9 ACRES)

I-10 FWY

20TH AVE



20TH AVE

CALLE DE LOS ROMOS

20TH AVE

SUBJECT

I-10 FWY



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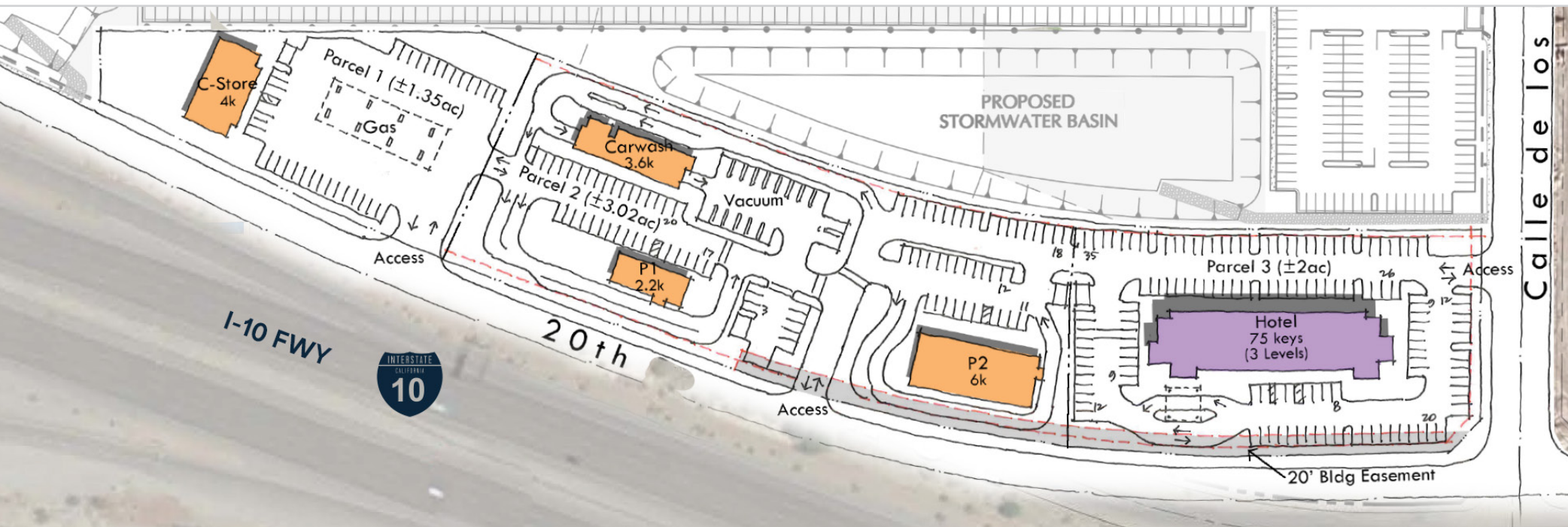
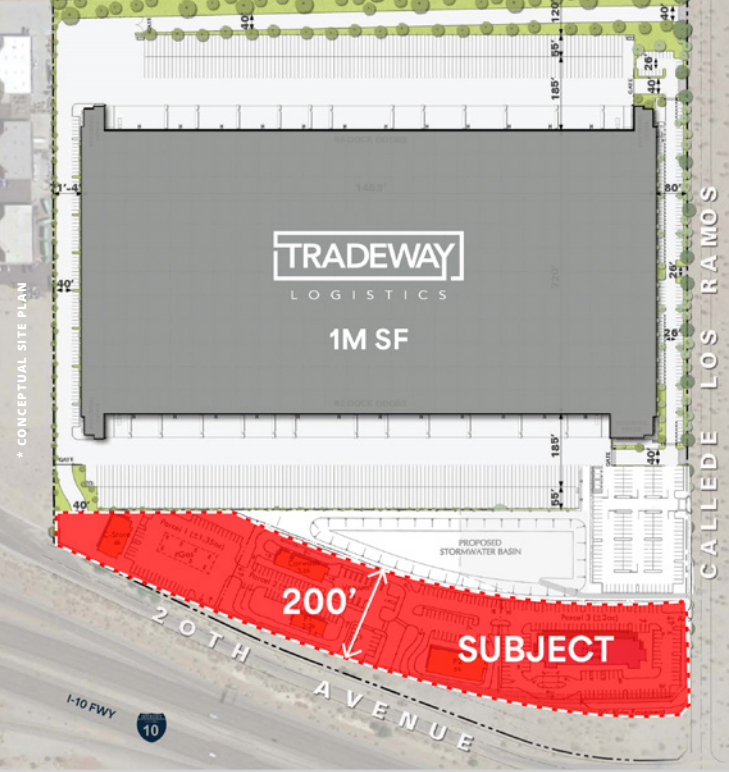
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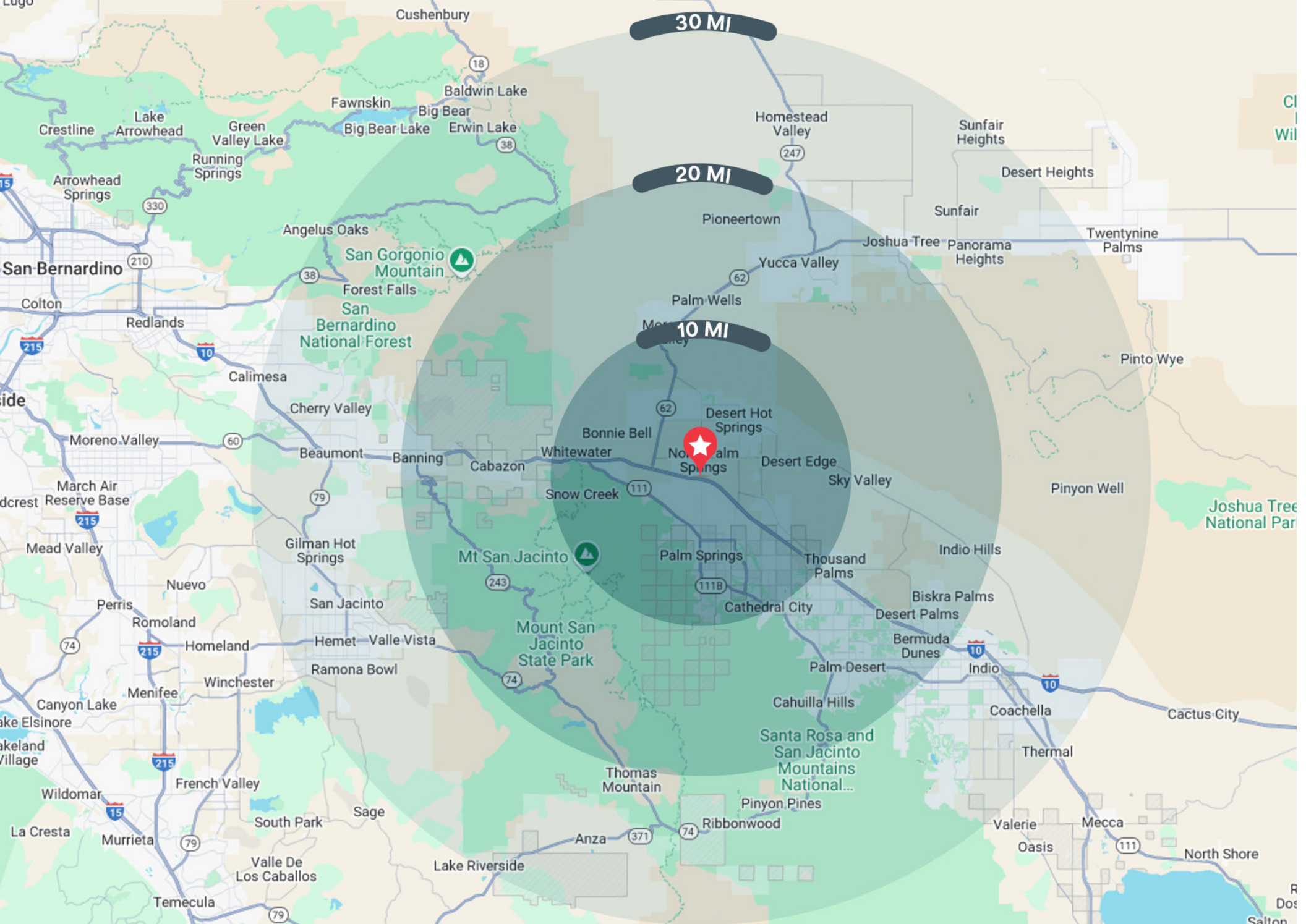
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FREEWAY FRONTING RETAIL FOR SALE / FOR LEASE

Overview

- Able to accommodate variety of uses, size requirements and deal structures (Sale, Ground Lease, BTS)
- In immediate proximity large-scale Industrial/Business Parks totaling over 5M SF of new employment base
- New Amazon Warehouse adjacent to the Site + additional 1M SF Class A Industrial under construction connected to Site
- Desert Hot Springs population growth of 965% since 2020
- Freeway visibility to/from both directions of I-10 traffic
- Major access and circulation improvements to zone Calle Del Los Romos





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Top Employers

Source: Data Axle, Econovue, Websites & Public Records, 2024

Top Private Employers

Rank	Employer	Industry	No. of Employees
1	Kaiser Permanente	Healthcare	5,846
2	Stater Bros	Retail Grocery	4,990
3	Pechanga Resort & Casino	Hospitality	4,000
4	Starcrest of California	E-Commerce	3,450
5	Target	Retail Company	2,609
6	Riverside Community Hospital	Healthcare	2,200
7	Agua Caliente Band of Cahuilla Indians	Hospitality	2,200
8	Spa Resort and Casino	Hospitality	2,120
9	Abbott Vascular	Medical Device Manufacturer	2,011
10	Collins Aerospace Systems	Aircraft Components Manufacturing	1,000

Top Public Employers

Rank	Employer	Industry	No. of Employees
1	County of Riverside	Government Offices	24,290
2	March Air Forces Reserve	Military	9,600
3	University of California, Riverside	Education	8,593
4	Riverside University Health Systems	Medicare	8,000
5	Riverside Unified School District	Education	5,003
6	Murrieta Valley Unified School District	Education	3,552
7	Coachella Valley Unified School District	Education	2,581
8	City of Riverside	Government Offices	2,336
8	Alvord Unified School District	Education	1,898
9	Riverside County Office of Education	Education	1,700
10	Riverside Transit Agency	Transportation	425

Fastest Growing Industries

by Employment from 2014 to 2023

7.8%

job growth since 2020; faster than the county and state averages

10 Gross Regional Products

by Industries, 2023

1	\$20.3B	Real Estate, Rental & Leasing
2	\$11B	Retail Trade
3	\$10B	Education Services, Healthcare, & Social Assistance
4	\$10B	Construction
5	\$9B	Wholesale Trade
6	\$8.3B	Professional & Business Services
7	\$7.1B	Manufacturing
8	\$7B	Transportation & Warehousing
9	\$5.1B	Accommodation & Food Services
10	\$5B	Durable Goods Manufacturing

Demographic Snapshot

Source: Esri

Estimated 2025

	Population	Households	Daytime Population	Average Household Income
5mi	52,452	19,834	16,263	\$92,298
10mi	150,203	62,356	63,199	\$103,740
15 mil	203,503	87,773	101,432	\$111,900