

# BETWEEN THE SPRINGS | LOT 18

3.27-ACRE INDUSTRIAL LOT | Coachillin' Way, Desert Hot Springs, CA 92258

FOR SALE: \$948,000



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# PROPERTY OVERVIEW

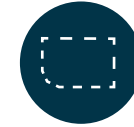
FOR SALE | 3.27 ACRES OF COMMERCIAL LAND  
Lot 18 | 64264 Coachillin' Way, Desert Hot Springs, CA 92258

## PROPERTY HIGHLIGHTS

### Prime Industrial Lot in Secure Development – Near I-10

Located within a gated industrial development with close proximity to I-10, this lot offers convenience, security, and readiness for development. All surrounding roads are fully improved, and utilities—including sewer, water, and electricity—are available in the area. This site is shovel-ready and ideal for your next industrial project.

Please see below for additional details.



3.32 Acres



Shovel- Ready



Fully-Fenced  
Development



Industrial & Specific  
Plan Zoning



All utilities to site



Close to I-10

<b>Location:</b>	Lot 18
<b>Size:</b>	3.27 Acres
<b>Cross Streets:</b>	Coachillin' Way and Jack Herer Way
<b>Zoning and General Plan:</b>	I-L (Industrial), SP (Which Allows Cannabis without a CUP)
<b>APN:</b>	666-340-025
<b>Utilities:</b>	All utilities to the site: Electric, Domestic, Agriculture and RO, Water and Dry Sewer
<b>Cannabis Zone:</b>	Yes
<b>CUP:</b>	Yes
<b>Paved Roads:</b>	Yes
<b>Fenced:</b>	Yes, Development is fully-fenced
<b>Uses:</b>	Office, Food Processing, Furniture Manufacturing, Cabinet Shop, Woodworking Shop, Laundry and Dry Cleaning Plant, Reseech & Development, Nursery, Moving Company, Warehouse, and Vehicle Services.



## 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 fastest growing population in the Coachella Valley and is booming with new development:

- Amazon 600,000+ SF storage center (under construction)
- 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 approved
- GHA is currently building new residential homes inside Aventura Palms neighboring the subject property
- Lennar is building Rancho Descano, 76 Single Family Homes, neighboring the subject property
- New Residential Housing Development next to Rancho Descano
- 64 Unit Multi-family residential project just received entitlements along Camino Campanero neighboring the subject property
- 167 Unit Multi-family residential project just received entitlements along Park Lane neighboring the subject property
- 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

# DEVELOPMENT MAP

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- KEY**
- Building Permit Review
  - Planning Review
  - City Boundary
  - Planning Approved
  - Under Construction
  - ★ Subject Property

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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.

# REGIONAL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-mile	3-mile	5-mile
Population	239	27,918	58,152
Households	75	8,620	19,820
Median Household Income	\$29,721	\$39,175	\$46,712
2025 Average Daily Traffic (ADT)	Little Morongo Rd. and Dillon Rd.: 9,620 ADT   N. Indian Canyon Drive: 13,545 ADT   I-10: 89,322 ADT		

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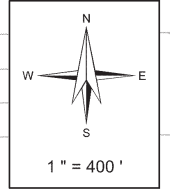
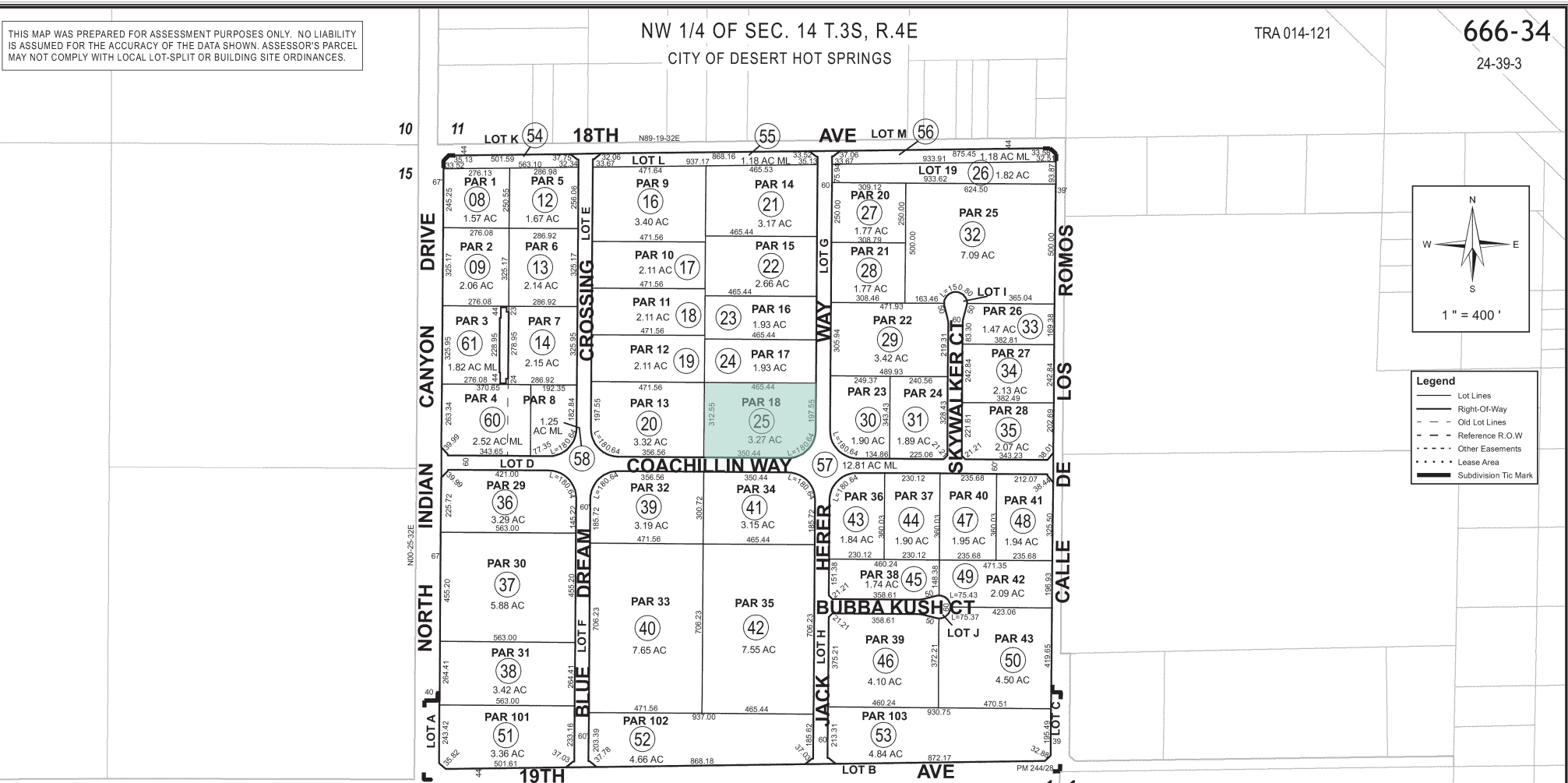
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TRA 014-121

666-34  
 24-39-3



**Legend**

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- • • Lease Area
- Subdivision Tic Mark

Pg 15	Pg 25	Pg 27	Pg 31
			Pg 35
Pg 32	Pg 34		Pg 36
Pg 33	Pg 37		

Date	Old Number	New Number
6/11/1986	01	02-03
2/11/1988	02	04-05
2/11/1988	03,05	06
2/9/2018	04,06	07
2/9/2018	07	08-57
10/29/2019	15	58,59
10/29/2019	11,59	60
11/18/2020	10	61,5T

**Data**  
 G.L.O. PLAT, CO. RD. DEPT. MAPS  
 RS 17/37-38  
 DATE 2583  
 PM 143/66-67 TRACT MAP NO. 21783

**Map Reference**  
 PM 244/28-33 PARCEL MAP NO. 37158

Dec 2020



ASSESSOR'S MAP BK666 PG. 34  
 Riverside County, Calif. *imontes*

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## YOUR ADVISORS



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