

18.85 ACRES COMMERCIAL LAND

PALM DRIVE - DESERT HOT SPRINGS, CA



W PALM DRIVE & CAMINO IDILIO, DESERT HOT SPRINGS

FEATURES

- Two commercial lots on Palm Drive totaling 18.85 acres
- Palm Drive is one of the main streets in Desert Hot Springs with 53,500 average daily traffic
- Frontage along Palm Drive is zoned for commercial/retail with a variety of uses including drive thru restaurants, medical, convenience and grocery stores. The west half of the property is zoned Commercial Business Park, allowing uses for employment-generating businesses including administrative, professional office, limited industry, medical, research, and similar uses as well as storage and warehouses with a CUP
- Just a few blocks from new city library, post office, and major retail locations such as Grocery Outlet, Vons, Starbucks, Walgreens, Wells Fargo, Subway, and McDonalds
- Just minutes to Palm Springs and other desert cities
- Easy access to I-10 via Palm Drive



PRICE: \$990,000 (\$1.21/SF)



SUSAN HARVEY
DRE #00957590
susan@dppllc.com
Cell: 760.250.8992

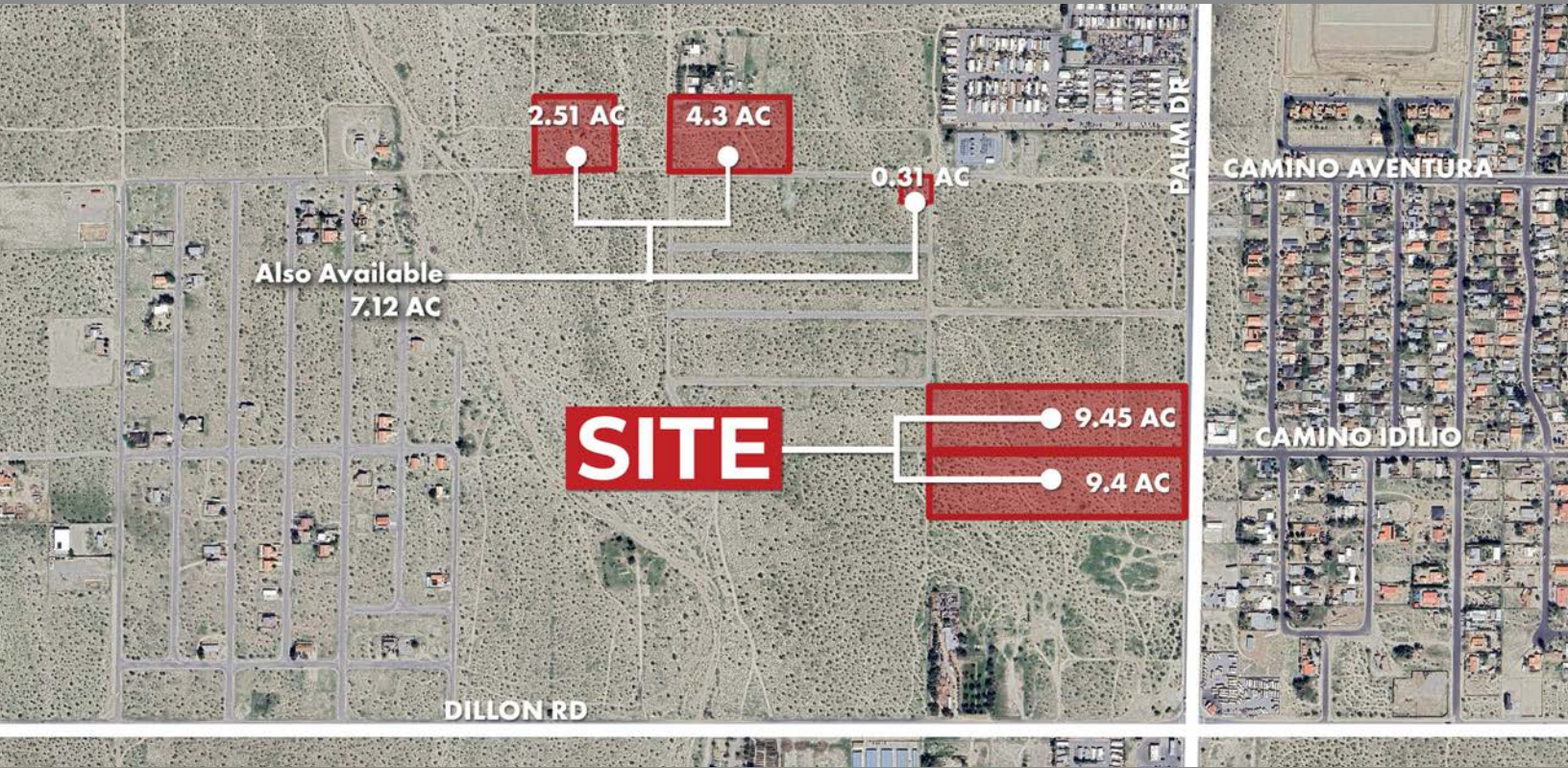


EMILY HARVEY
DRE #02229612
emily@dppllc.com
Cell: 760.636.3500

DesertPacificProperties.com 760.360.8200

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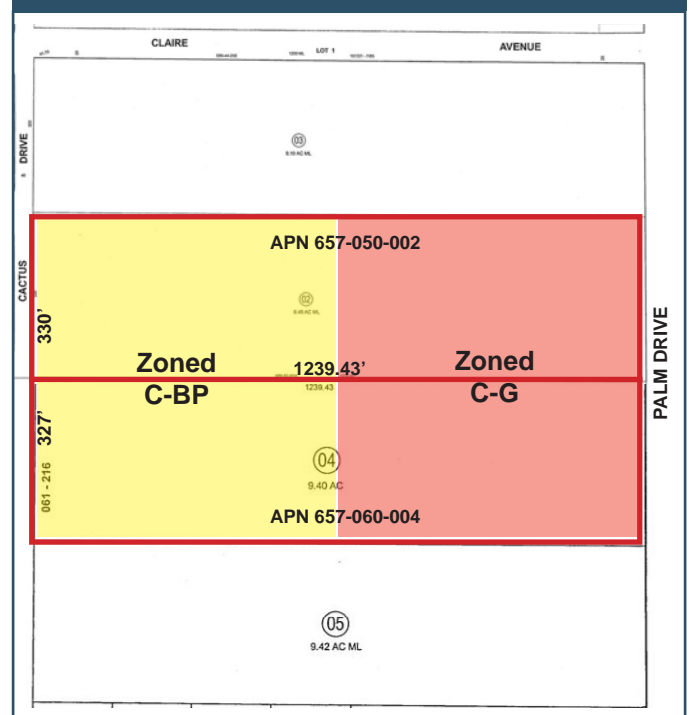
AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The properties are located on the west side of Palm Drive, north and south of Camino Idilio in Desert Hot Springs, CA.
- **APNs:** 657-050-002 (9.45 AC); 657-060-004 (9.4 AC)
- **Parcel Size (According to County Assessor's Information):** 25.97 AC
- **Zoning:** West Half - C-BP (Business Park) & East Half - C-G (General Commercial)
- **General Plan:** Commercial
- **Utilities:** Water: 16" line in Palm Dr.; 2" line in Camino Aventura
Electricity: In street
Sewer: No sewer in the area
- **Flood Zone:** 100-Year

PARCEL MAP W/APPROX DIMENSIONS



DEMOGRAPHICS (2024 EST)

	1 Mile	3 Miles	5 Miles
Population	5,950	36,741	55,431
Avg. HH Income	\$56,021	\$52,523	\$59,305
# of Households	1,808	11,533	19,056

760.360.8200 | DesertPacificProperties.com | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.