



Commercial Lot for Sale Exceptional Investment Opportunity



Offered for \$8,337,375

2 Adjacent Parcels totaling 12.76 Acres in Desert Hot Springs, CA.

Location, Location, Location!

These are the three most important things when purchasing a new commercial property.

La Quinta Capital is proud to offer this strategically located assemblage that is just 1 mile from the Indian Canyon Drive Exit on I-10 in Desert Hot Springs, CA. This 12.76-acre site is in a rapid growth and development zone that includes a newly completed Amazon Logistics Center which is across the street from the Subject, and a new PODs building that is adjacent to the Subject.

Seller financing may be available for a qualified buyer.



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Key Features

- 12.76 acres (555,825 Sq Ft) of undeveloped land zoned L-I. (light industrial)
- Conveniently located approximately 1 mile from I-10.
- Palm Springs International Airport is only 10 miles or 20 minutes away.
- A new Hampton Inn by Hilton is in planning to be built at the intersection of 20th Ave and Indian Canyon Drive.
- Active development area that includes the new 650,000 sq. ft. Amazon logistics facility, located across the street from the Subject.
- The Subject's two lots are mostly level and partially graded with access from Ave 19 which was recently extended and paved to accommodate the new Amazon building.
- Utilities to the property's edge.
- SoCal Edison has indicated that there is ample electric service available. (we need to check with Edison if this is true)
- The site is also close to the SoCal Gas high-pressure gas transmission line.
- The City of Desert Hot Springs is developer friendly.

Seller Financing

Seller financing may be made available for a qualified buyer. Terms include a fixed rate loan amount of up to 65% of the sale price. The contemplated loan term is 15 years fully amortizing with a start rate of 6.75% (today's prime rate) without pre-payment penalty. The interest rate will reset at the end of month 60 and month 120. The new rate will be one hundred basis points (1.0%) higher than the Prime Rate as published in the Wall Street Journal effective on the anniversary date. Other terms and conditions are subject to negotiation.

Desert Hot Springs – A Revitalization Story

Desert Hot Springs, a once struggling community, has become a hotbed for commercial and residential real estate development. The City's transformation initially started approximately 8 years ago with the advent of legal adult recreational-use cannabis. The cannabis "green rush" produced a real estate boom that garnered attention from both real estate speculators and cannabis companies. The resulting increase in property transactions and tax revenues allowed the City to initiate long-range planning that includes investment in roads, infrastructure, and community programs.

A major contributor to the big-box building explosion in DHS is the lack of available land that is suitable and reasonably priced along I-10, Cal 60, and I-210 in the Inland Empire. This combined with the City's planning and development efforts have not gone unnoticed. Additionally, given the number of projects that are in some stage of planning and development, the current development activity appears to be the beginning of sustained development.

Desert Hot Springs Development Projects, An Overview.

Listed below are outlines for a variety of projects that are in some stage of planning and development. Project types vary and include industrial, retail, and residential projects. In addition to private projects, the City is working on infrastructure improvements as well as a downtown revitalization effort. The City of Desert Hot Springs is also working aggressively with developers to streamline housing development for the City's rapidly expanding working population.

The following projects are examples of the ongoing development boom that is transforming Desert Hot Springs. Additional details are available on the [City of Desert Hot Springs planning website](#).

19th Ave Recently Completed.

- **PODs Moving and Storage.** The PODs building is ~ 60,000 sq ft and located immediately adjacent to the western boundary with the Subject on the corner of 19th Ave and Calle De Los Ramos. [Link to map](#).
- **Amazon Logistics Center.** The new 653,400 sq ft single-story warehouse and distribution area is located on the south side of 19th Ave, diagonally across the street from the Subject. [Link to map](#).

Under Construction

- **Din Cultivation.** A 63,446 sq ft single-story cannabis cultivation building. This project is located at the corner of Little Morongo Rd and Palomar. [Link to map](#).
- **Eagle Point (Monte Vista).** A development of 14 single-family residences, located NW of Pierson Blvd. [Link to map](#).
- **Aventura Palms.** A development of 34 new single-family homes, located at the SE corner of Palm Drive and Avenida Aventura. [Link to map](#).
- **Palari/Mighty Homes.** A development of 77 new single-family homes, located at Panorama Drive and McCarger Rd. [Link to map](#).
- **Rancho Descanso.** A residential development of 76 new single-family development, located North of Camino Aventura and East of Palm Drive. [Link to map](#).
- **Lennar Homes at Skyborne.** A large project in northwestern Desert Hot Springs that plans for about 2,000 new homes, organized into 10 villages. [Link to map](#).
- **Desert Storage.** A 63,600 sq ft RV storage lot with 145 RV paved parking spaces. [Link to map](#).

Projects Under Building Permit Review

- **Desert Storage.** A 63,600 sq ft RV storage facility. [Link to map](#).

- **Desert Gateway.** A 1,000,000 sq ft logistics center and hotel, located at 20th Ave and I-10. [Link to map.](#)
- **Beyond Foor Mart.** A new gas station with a convenience store, car wash, and fast food. [Link to map.](#)

Planning Approved

Jade Development. Hotel, coffee shop, restaurant, and retail, located on Indian Canyon, and North of 20th Ave. [Link to map.](#)

Park Lane Homes. A development of 167 affordable multi-family housing project. [Link to map.](#)

Crossings at Camino Campanero. A 64-unit affordable multi-family housing project, located north of Camino Campanero and east of Palm Drive. [Link to map.](#)

Waterland Resort. A new resort hotel, located south of 8th Street and west of Mesquite Ave. [Link to map.](#)

Green Day Village. This is a mixed-use development on 38 acres to include retail offices, restaurants, medical offices, a recycling center, and 600+ single family and multi-family homes. [Link to map.](#)

Ovation. This is a condominium development featuring 402 units with a clubhouse and other amenities. [Link to map.](#)

Planning Review

Tuscan Hills. This is a 554-acre residential development that will consist of 1,878 attached and detached residential units, located at Mission Lakes Blvd near Santa Cruz Rd. [Link to map.](#)

Oakfruitland. This is a master development on 14.4 acres that will include a cultivation building, retail buildings, and a drive-thru restaurant. [Link to map.](#)

Infrastructure and other

- **Road repairs:**

The city is actively working on repairs to roads, including Little Morongo Road, Indian Canyon Drive, and Dylan Road.

- **West Desert Hot Springs Master Drainage Plan:**

A drainage plan has been implemented, which includes new storm drainpipes and flood control basins.

- **Downtown revitalization:**

The city is pursuing a downtown revitalization project, along with improvements to fire services and public spaces.

- **Walmart development:**

Plans were approved for a new Walmart superstore along Palm Drive, although there have been delays in construction.

Nearby Projects

Hampton Inn has filed a development application for a new Hampton Inn hotel, along with accompanying retail amenities aimed at accommodating the growing workforce of the local logistics/warehousing sector and travelers in Desert Hot Springs, has been unanimously approved by the city's Planning Commission. The development, proposed by Jade Group, is located at the strategic intersection of Indian Canyon Drive and 20th Avenue, a burgeoning area near the Amazon distribution center.



The approved mixed-use project encompasses a four-story, 105-room Hampton Inn by Hilton, complemented by a Starbucks coffee shop, a restaurant with drive-thru capabilities, and additional retail space. The 4.3-acre site, currently vacant, is zoned as Commercial Highway, making it suitable for such developments.

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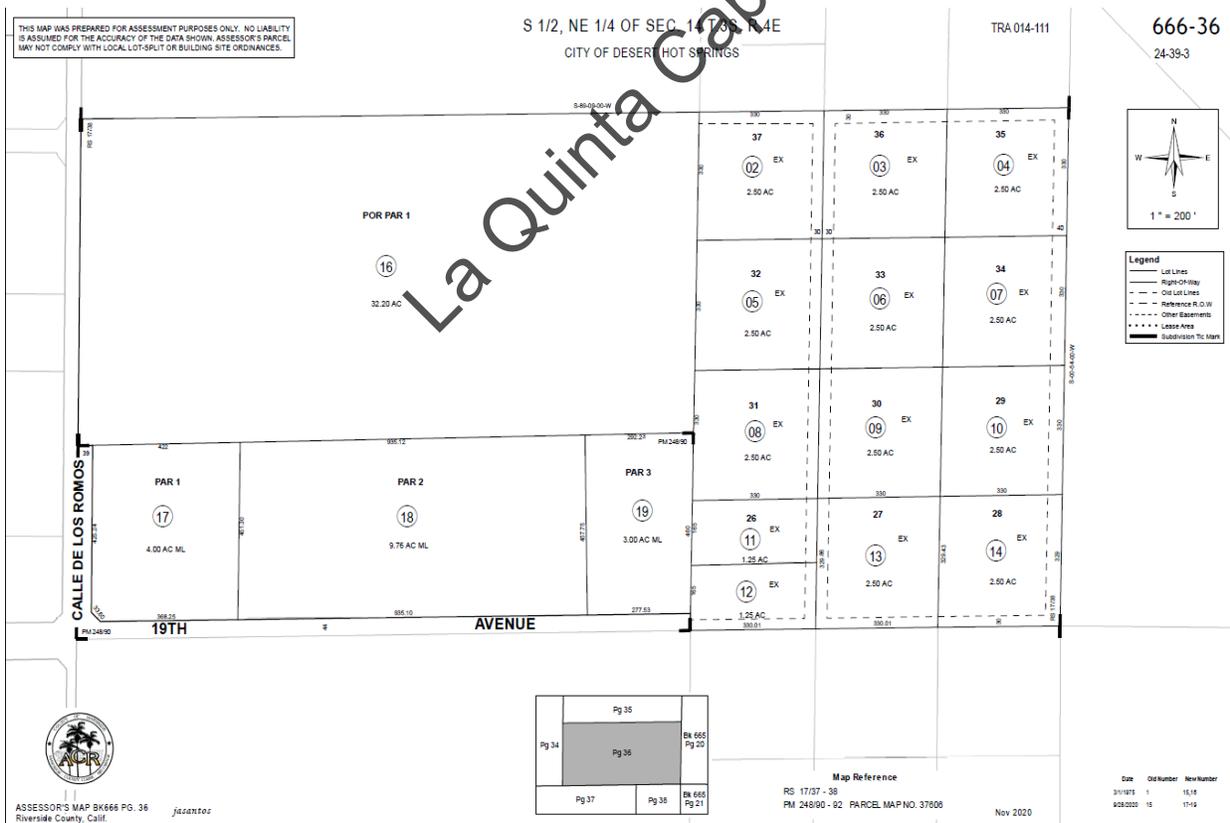
Location Map



Subject Aerial View



APN Map



Subject Photos



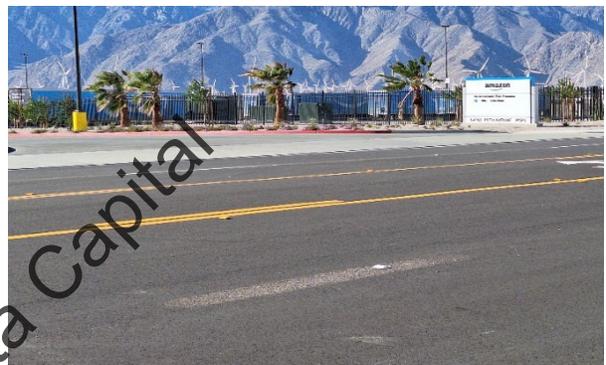
Ave 19 looking east from the southwestern boundary.



View from eastern boundary looking west along Ave 19 towards the POD building.



Ave 19 looking west towards the PODs building.



Ave 19 looking southwest towards the entrance to the new Amazon building.



Southwest corner along Ave 19 looking north.



Northeast corner looking west.

DISCLAIMER

This Memorandum contains certain information pertaining to the Subject Property that the Owner and La Quinta Capital do not claim to be all-inclusive or to contain all, or part of, the information which prospective buyers may require to evaluate a purchase of the Subject Property.

The information contained in this Memorandum has been obtained from sources believed to be reliable; however, this information has not been verified for accuracy, completeness, or if it conforms for any particular purpose. All information is presented "as stated" without representation or warranty of any kind. Such information may include estimates based

on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Subject Property.

All references to acreages, square footages, and other measurements are approximations and were obtained from public information. This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete, and we cannot guarantee that the information contained within is accurate. Additional information and an opportunity to inspect the Subject Property may be made available to qualified prospective purchasers.

All prospective buyers are strongly advised to independently verify the accuracy and completeness of all information contained herein. Perspective buyers are also advised to consult with independent legal and financial advisors to fully investigate the economics of this transaction and the Subject Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither La Quinta Capital nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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