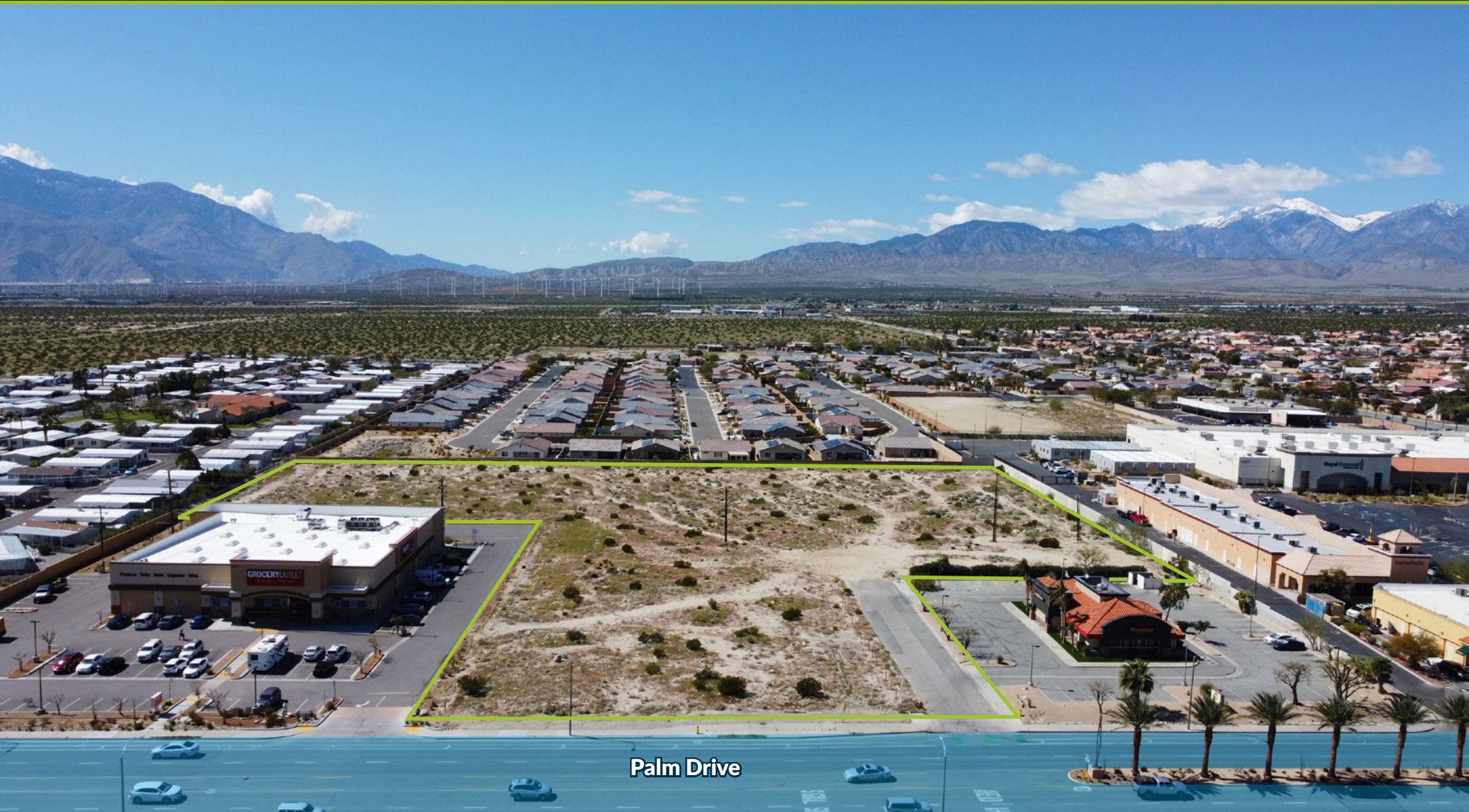


FOR SALE | \$2,200,000

6.1 ACRES VACANT COMMERCIAL LAND

14601 PALM DRIVE, DESERT HOT SPRINGS, CA 92240

WILSON MEADE
COMMERCIAL REAL ESTATE



Palm Drive

KATE RUST

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Co-Listed with:

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760-485-1033



72100 Magnesia Falls Drive, Ste 2, Rancho Mirage, CA 92270
wilson-meade.com | DRE#02051182

PROPERTY OVERVIEW

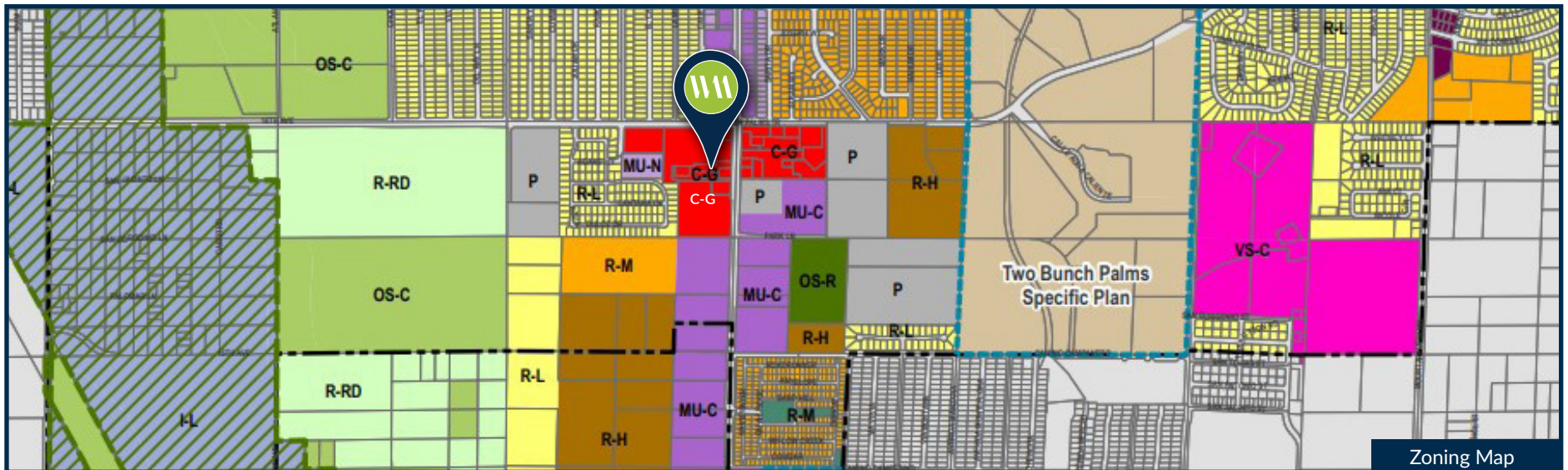
FOR SALE
6.1 Acres Vacant Commercial Land | Desert Hot Springs, CA

PROPERTY HIGHLIGHTS

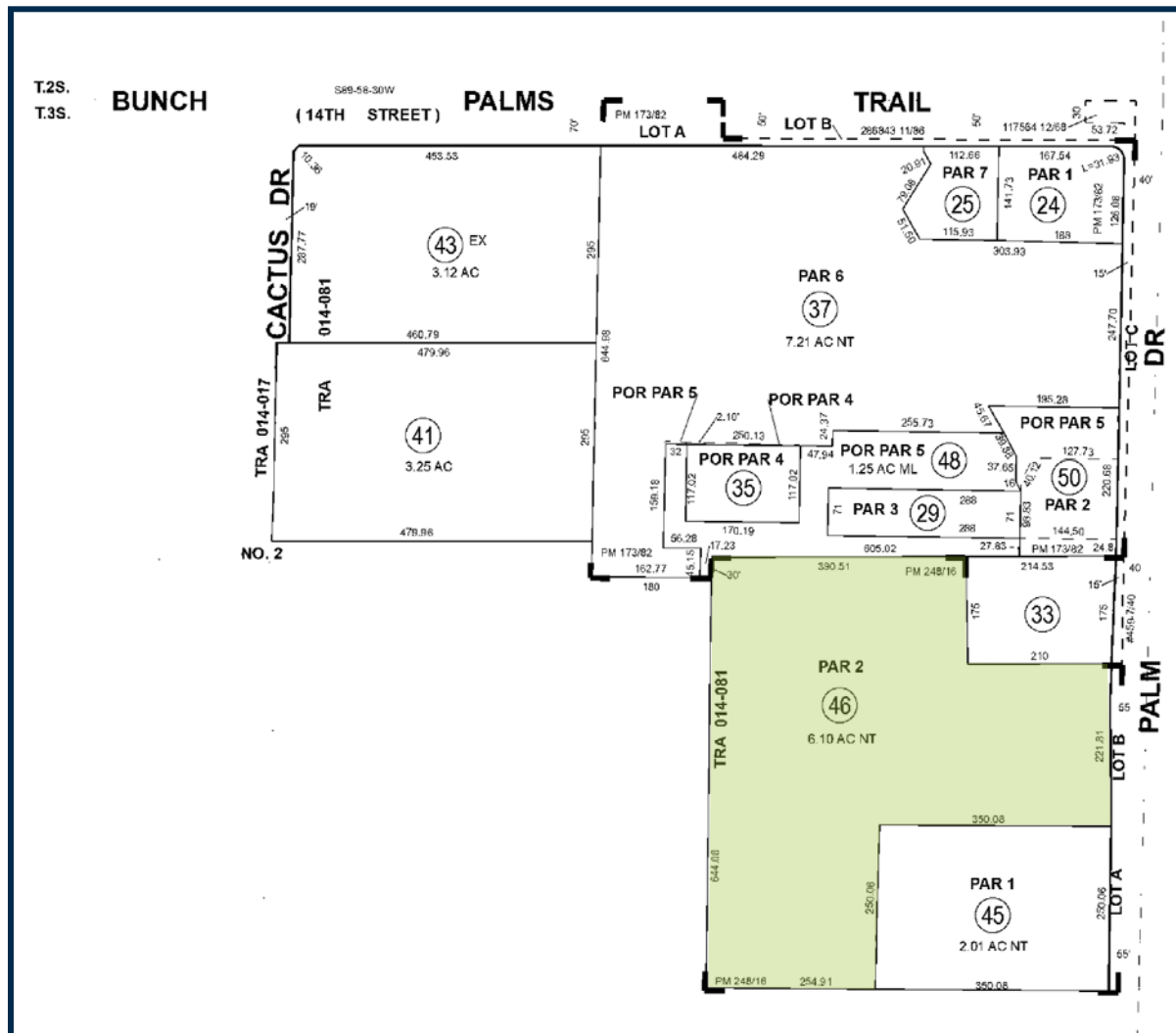
- 6.1 Acres / 265,716 sq. ft.
- APN: 656-020-046
- Utilities to site
- 244' Palm Drive Street Frontage
- Zoned: C-G-General Commercial
- Regionally accessible via the I-10 freeway
- Retailers at this intersection include Grocery Outlet, Pizza Hut, T-Mobile, Vons, and USPS
- Strong demographic characteristics in the surrounding area



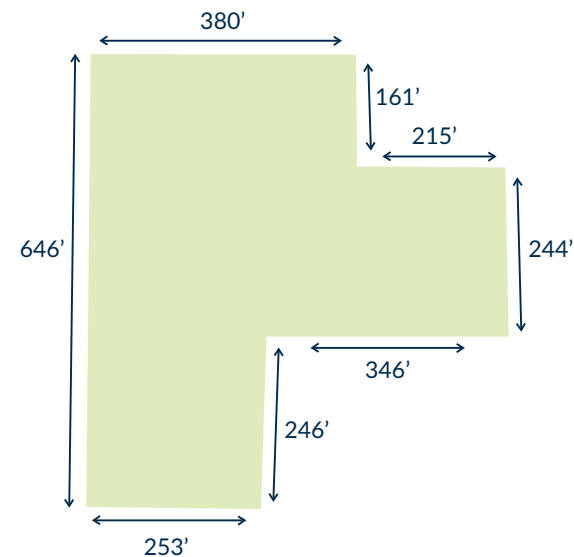
Aerial



Zoning Map



DIMENSIONS



ACCESS

2 Points of Access: One on the northern boundary (just south of Pizza Hut) off Palm Drive and 30-foot access easement on the south side of Grocery Outlet along Park Lane that can be utilized by this proposed development for access.



Traffic Signal at Park Lane and Palm Drive: The city is currently designing the traffic signal at Palm Drive at Park Lane and will include the re-alignment of that intersection, undergrounding of the poles on the south side, and constructing a wider access point to be used by Grocery Outlet and by this proposed development. This will be constructed by the city and will be constructed along with the timeline of a new development at this location. (Developer to pay their Prorated Share determined by a Traffic Impact Analysis of their project)

Sub-Division Improvement Agreement (as stated in Prelim): In this case all public improvements from Grocery Outlet have been completed, inspected and accepted and all bonds released.

Utilities: The City of Desert Hot Springs current policy is that overhead utility lines are to be undergrounded. We don't have an exact cost, but SCE should be able to give you an estimate.

Site Location: This site is located in the ideal center of the city. With our largest park across the street, a library, two schools along Two Bunch Palms, and two other shopping centers. Palm Drive at Two Bunch Palms has the highest traffic counts from all other segments along Palm Drive. There are two new large multifamily developments across from Palm Drive that going through the entitlement process now which will make this site even more desirable. 76 New Homes by Lennar at Rancho Descanso are currently being built in a new private community on Palm Drive at Camino Campanero.

***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.**

RETAIL AERIAL MAP

FOR SALE
6.1 Acres Vacant Commercial Land | Desert Hot Springs, CA

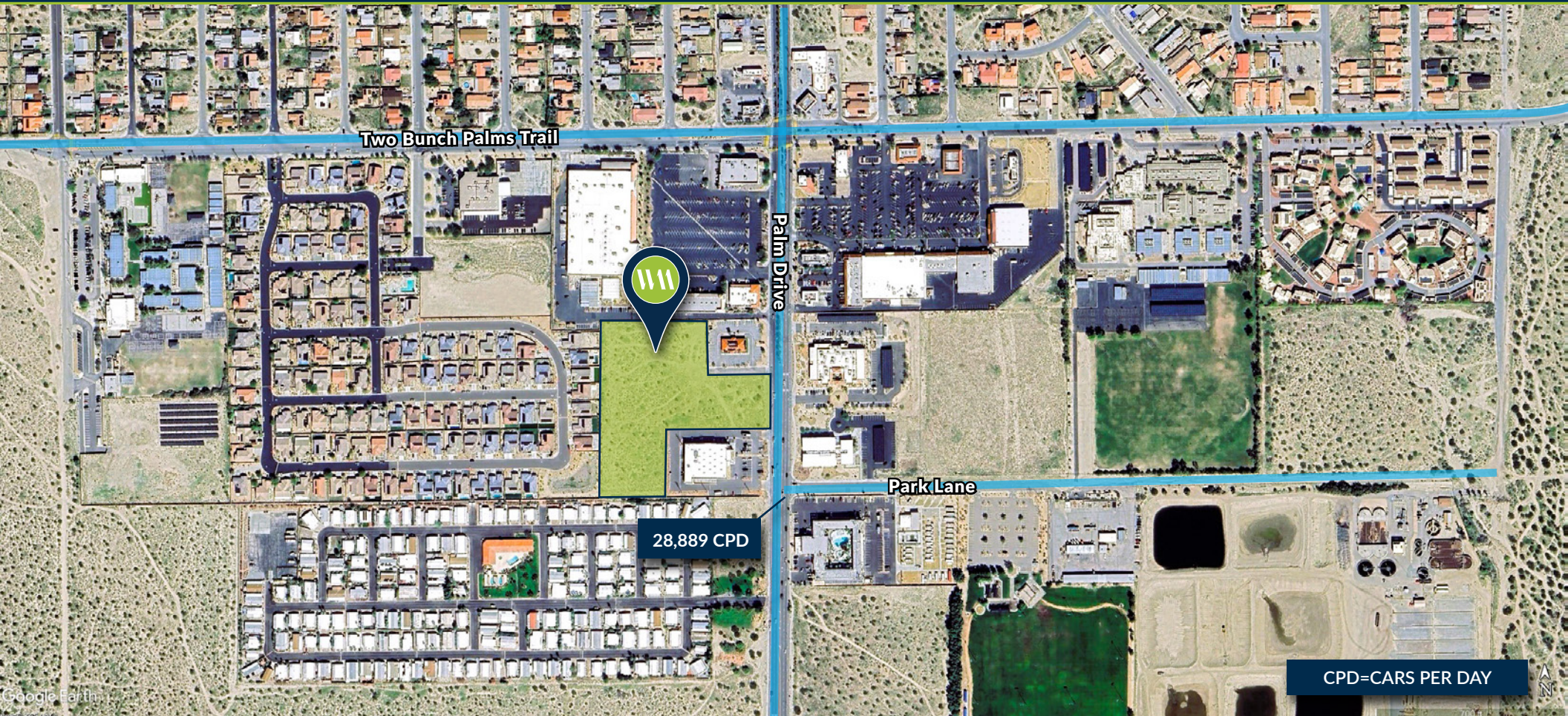


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*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

DEMOGRAPHICS



2024 DEMOGRAPHICS	1-mile	5-mile	10-mile
Population	13,040	52,524	154,857
Households	3,912	17,945	61,134
Median Household Income	\$37,182	\$43,399	\$56,742
Average Household Income	\$51,048	\$57,669	\$81,956

The 6.1 Acres is located in a major retail hub centrally located in Desert Hot Springs, CA with a traffic count of 28,000+ cars per day. The subject property has many nearby residential developments as well as those currently under construction or in the planning process.

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.

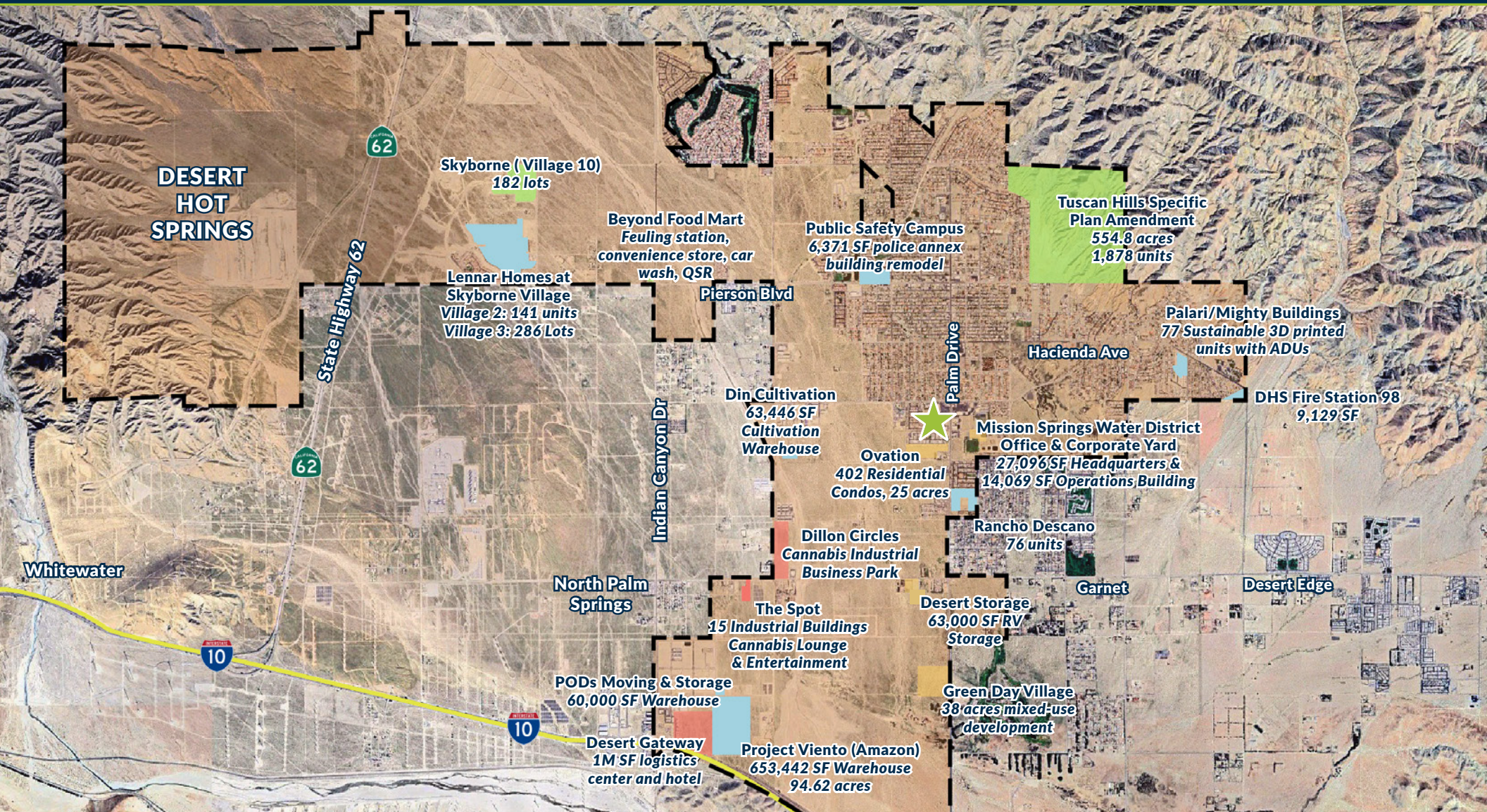


Desert Hot Springs has the 2nd fastest growing population in the Coachella Valley and is booming with new development:

- Amazon 600,000 SF distribution center has been approved
- 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

DEVELOPMENTS MAP

FOR SALE
6.1 Acres Vacant Commercial Land | Desert Hot Springs, CA



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City of Desert Hot Springs, CA Permitted uses.

City of Desert Hot Springs, CA
Monday, March 4, 2024

Title 17. Zoning

Chapter 17.12. COMMERCIAL DISTRICTS

§ 17.12.020. Permitted uses.

- A. Table 17.12.01 lists the uses permitted in each of the commercial and visitor-serving districts utilizing the following key:

"P" Use is permitted by right.

"A" Use is accessory to an established primary use.

"AUP" Use requires an Administrative Conditional Use Permit.

"CUP" Use requires a Conditional Use Permit.

"TUP" Use requires a Temporary Use Permit.

"—" Use is prohibited.

- B. Land uses listed in Table 17.12.01 use definitions from the North American Industry Classification System (NAICS) unless otherwise defined specifically by this title. The individual land uses permitted in each of the mixed-use districts are grouped in Table 17.14.01 using the major land use categories of Commercial, Industrial, Institutional, Residential and Other.

TABLE 17.12.01 PERMITTED USES – COMMERCIAL AND VISITOR SERVING DISTRICTS							
USE	COMMERCIAL DISTRICTS						CODE SECTION
	C-N	C-G	C-D	C-H	C-BP	VS-C	
BUSINESS, FINANCIAL, AND PROFESSIONAL OFFICE							
Automated Teller Machines (ATMs) – Drive-up	AUP	P	P	P	—	—	
Business Support Services	P	P	P	P	P	P	
Check Cashing and/or Payday Loans	—	P	CUP	—	—	—	
Financial Institutions and Related Services (without drive-through facilities)	P	P	P	P	P	P	
Office, Business and Professional	P	P	P	P	P	CUP	
EATING AND DRINKING ESTABLISHMENTS							
Bars, Lounges, Nightclubs, and Tasting Rooms	—	CUP	CUP	CUP	CUP	A	17.12.050
Food Preparation/Catering (no on-site sales or service)	AUP	P	P	P	P	A	

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City of Desert Hot Springs, CA Permitted uses.

TABLE 17.12.01 PERMITTED USES – COMMERCIAL AND VISITOR SERVING DISTRICTS							
USE	COMMERCIAL DISTRICTS						CODE SECTION
	C-N	C-G	C-D	C-H	C-BP	VS-C	
Restaurant – Full or Limited Service, Serving Alcohol	CUP	AUP	AUP	AUP	AUP	CUP	17.12.050
Restaurant – Full or Limited Service, No Alcohol Sales	P	P	P	P	P	P	
Restaurant with Drive-Through Facilities	P	P	—	P	P	CUP	17.12.100
Snack Bar	A	A	A	A	A	A	
INDUSTRY, MANUFACTURING AND PROCESSING, AND WAREHOUSING							
Brewery, Winery, or Distillery	—	CUP	CUP	CUP	CUP	—	
Data Centers	—	—	—	—	AUP	—	
Hazardous Waste Facilities	—	—	—	—	—	—	
Food Processing	—	—	—	—	—	—	
Furniture and Fixtures Manufacturing, Cabinet Shops, and Woodworking Shops (wholesale sales only)	—	—	—	—	P	—	
Laboratory – Medical, Analytical, Research, Testing	—	—	—	—	AUP	—	
Laundries and Dry-Cleaning Plants	—	—	—	—	—	—	
Manufacturing – Heavy	—	—	—	—	—	—	
Manufacturing – Light	—	—	—	—	CUP	—	
Recycling							
Small Collection Facility	—	AUP	—	AUP	AUP	—	
Large Collection Facility	—	CUP	—	CUP	CUP	—	
Light Processing	—	—	—	—	—	—	
Heavy Processing	—	—	—	—	—	—	
Reverse Vending Machine	A	A	A	A	A	A	
Research and Development	—	—	—	—	P	—	
Storage – Outdoor	—	—	—	—	CUP	—	
Warehouse, Wholesaling and Distribution	—	—	—	—	CUP	—	
LODGING							
Hotel and Motel (without spa)	—	CUP	CUP	P	CUP	P	
Spa Resort	—	—	—	CUP	CUP	P	
Homeless Shelters – up to 20 beds	—	—	—	—	CUP	—	
Homeless Shelters – more than 20 beds	—	—	—	—	CUP	—	
Low Barrier Navigation Center	—	—	—	—	—	P	
MARIJUANA USES							

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City of Desert Hot Springs, CA Permitted uses.

TABLE 17.12.01 PERMITTED USES – COMMERCIAL AND VISITOR SERVING DISTRICTS							
USE	COMMERCIAL DISTRICTS						CODE SECTION
	C-N	C-G	C-D	C-H	C-BP	VS-C	
Marijuana Nonstorefront Retail	—	—	—	—	CUP ^{1,2}	—	¹ In Industrial Cannabis Overlay Zone, marijuana use cannot be a stand-alone use and must be in center with other retail/commercial uses. ² In Overlay Zone use Ch. 17.180 as default regulations.
Marijuana Distribution	—	—	—	—	CUP ^{1,2}	—	
Marijuana Cultivation	—	—	—	—	CUP ^{1,2}	—	
Marijuana Entertainment Facilities	CUP	CUP	CUP	CUP	CUP	CUP	
Marijuana Hotel Facilities	CUP	CUP	—	CUP	CUP	CUP	
Marijuana Manufacturing	—	—	—	—	CUP ¹	—	
Marijuana Storefront Retail	CUP	CUP	—	CUP	CUP	—	17.180.040
Marijuana Testing Facilities	P	P	P	P	P	P	17.180.070
MEDICAL-RELATED AND CARE USES							
Ambulance Fleet	—	—	—	—	AUP	—	
Clinic and Urgent Care	—	AUP	—	AUP	AUP	—	
Day Care Center	—	—	—	—	—	—	17.12.090
Health Facilities, Therapy and Rehabilitation	—	CUP	—	AUP	P	—	
Hospital	—	CUP	—	CUP	CUP	—	
Office, Medical and Dental Office	P	P	P	P	P	CUP	
Residential Care Facilities	CUP	—	—	—	—	—	
PUBLIC AND ASSEMBLY USES							
Cultural Institutions	AUP	P	P	P	P	P	
Public Assembly Facilities	—	CUP	CUP	CUP	CUP	CUP	
Religious Assembly Facilities	—	CUP	CUP	CUP	CUP	CUP	
Schools, Private	CUP	CUP	CUP	—	CUP	—	
Trade and Vocational Schools	—	P	P	P	P	P	
Tutoring and Education Centers	P	P	P	P	P	P	
RECREATION AND ENTERTAINMENT							
Art Gallery	P	P	P	P	P	P	
Arcade (Electronic Game Center)	CUP	AUP	AUP	AUP	AUP	—	
Commercial Recreation – Indoors	CUP	P	P	P	P	P	
Commercial Recreation – Outdoors	CUP	CUP	CUP	CUP	CUP	CUP	
Entertainment, Indoor	AUP	AUP	P	P	P	P	

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City of Desert Hot Springs, CA Permitted uses.

TABLE 17.12.01 PERMITTED USES – COMMERCIAL AND VISITOR SERVING DISTRICTS							
USE	COMMERCIAL DISTRICTS						CODE SECTION
	C-N	C-G	C-D	C-H	C-BP	VS-C	
Health/Fitness Facilities	—	—	—	—	—	—	
Health/Fitness Facilities – Small	AUP	P	P	P	P	P	
Health/Fitness Facilities – Large	CUP	CUP	CUP	CUP	CUP	CUP	
RESIDENTIAL USES							
Accessory Dwelling Unit	—	—	—	—	—	—	
Dwelling, Multifamily	—	—	—	—	—	CUP	17.12.140
Dwelling, Single-Family	—	—	—	—	—	—	
Home Occupations	—	—	—	—	—	—	
Single Room Occupancy (SRO)	—	—	—	—	—	—	17.08.200
Supportive Housing	—	—	—	—	—	—	
Transitional Housing	—	—	—	—	—	—	
RETAIL USES							
Alcohol Beverage Sales	—	—	—	—	—	—	
For Off-Site Consumption	CUP	AUP	AUP	AUP	AUP	AUP	17.12.050
For On-Site or Off-Site Consumption, in Conjunction with an Allowed Use	—	CUP	CUP	CUP	CUP	CUP	17.12.050
Building Materials and Services, Indoor	—	P	P	P	P	—	
Building Materials and Services, Outdoor	—	CUP	—	P	AUP	—	
Convenience Store, No Alcohol Sales	AUP	P	AUP	P	P	P	17.12.080
Farmers' Market	TUP	TUP	TUP	TUP	TUP	TUP	
Grocery Store	P	P	P	P	P	P	
Nurseries and Garden Centers	—	P	AUP	P	P	—	
Outdoor Temporary and/or Seasonal Sales	TUP	TUP	TUP	TUP	TUP	TUP	
Recreational Equipment Rentals – Indoor Only	P	P	P	P	P	A	
Retail Sales – General	P	P	P	P	P	P	
Retail Sales – Restricted	—	CUP	CUP	CUP	CUP	CUP	
Vehicle Sales and Rental	—	CUP	—	P	—	—	17.12.060
Large Vehicle, Construction, and Heavy Equipment Sales, Service, and Rental	—	CUP	—	—	CUP	—	
SERVICE USES							

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City of Desert Hot Springs, CA Permitted uses.

TABLE 17.12.01 PERMITTED USES – COMMERCIAL AND VISITOR SERVING DISTRICTS							
USE	COMMERCIAL DISTRICTS						CODE SECTION
	C-N	C-G	C-D	C-H	C-BP	VS-C	
Animal Care, Services							
Animal Boarding/Kennels, Grooming	AUP	P	AUP	P	P	CUP	
Veterinary Services, Large Animal	—	P	AUP	P	P	CUP	
Veterinary Services, Small Animal	AUP	P	P	P	P	CUP	
Funeral Parlors and Internment Services	—	AUP	—	—	AUP	—	
Instructional Services	P	P	P	P	P	P	
Maintenance and Repair Services – Indoor	P	P	P	P	P	CUP	
Moving Companies, Storage Allowed	—	—	—	—	AUP	—	
Personal Services, General	P	P	P	P	P	P	
Personal Services, Restricted	CUP	CUP	CUP	CUP	CUP	CUP	
Recording Studio	—	AUP	—	AUP	P	CUP	
Social Service Facilities	—	P	—	P	P	P	
Storage							
Personal	—	CUP	—	—	CUP	—	17.16.060
Outdoor Recreational Vehicle Storage	—		—	—	CUP	—	
Vehicle Repair and Services							
Service/Fueling Station	CUP	CUP	CUP	AUP	CUP	—	17.12.170
Vehicle Washing/Detailing	A	AUP	A	AUP	AUP	—	
Vehicle Service, Minor	—	AUP	—	P	P	—	
Vehicle Service, Major	—	—	—	—	CUP	—	
TRANSPORTATION, COMMUNICATION, AND INFRASTRUCTURE USES							
Car Sharing – Parking	AUP	AUP	AUP	AUP	AUP	AUP	
Parking Facility – Temporary	TUP	TUP	TUP	TUP	TUP	TUP	
Utility Facilities – Staffed	—	AUP	—	AUP	AUP	—	
Utility Facility – Unstaffed	AUP	AUP	—	AUP	AUP	AUP	
Vehicle Charging Stations – Commercial	AUP	P	P	P	P	P	
Vehicle Storage	—	—	—	—	CUP	—	
Wireless Communication Facilities – Minor	AUP	AUP	AUP	AUP	AUP	AUP	
Wireless Communication Facilities – Major	CUP	CUP	CUP	CUP	CUP	CUP	
Wireless Telecommunication Facilities, Satellite Dish	P	P	P	P	P	P	

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City of Desert Hot Springs, CA Permitted uses.

TABLE 17.12.01 PERMITTED USES – COMMERCIAL AND VISITOR SERVING DISTRICTS							
USE	COMMERCIAL DISTRICTS						CODE SECTION
	C-N	C-G	C-D	C-H	C-BP	VS-C	
Antenna							
OTHER USES							
Caretaker Quarters	—	—	—	—	AUP	A	
Donation Boxes – Outdoors	—	—	—	—	CUP	—	
Drive-Through or Drive-Up Facilities	—	AUP	—	AUP	AUP	—	
Vending Machine	A	A	A	A	A	A	

(Prior code § 159.06.020; Ord. 524 § 5, 2010; Ord. 610 5-2-17; Ord. 712 6-2-20; Ord. 727 1-19-21; Ord. 728 1-19-21; Ord. 762 6-21-22)

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