

±5,959 SF DRIVE-THRU AVAILABLE FOR LEASE

13210 Palm Drive, Desert Hot Springs, CA 92240



±5,959 SF
Drive-Thru
Available



SHOPS



City Automotive



HACIENDA AVE

PALM DRIVE

±33,970 CPD

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Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

PROPERTY DESCRIPTION



HIGHLIGHTS

- Hacienda Palms is the area's retail hub
- Palm Drive is the major thorough fare with direct access to Interstate 10
- Anchored by long time leading grocer, Stater Bros and Chase Bank, both with many years remaining on their leases
- Approved drive thru
- Easy ingress and egress
- Unobstructed visibility on Palm Drive
- Pylon signage
- Centered in the areas most densely populated area
- 365 degrees of rooftops
- Hundreds of new homes under construction, planned, and approved within the trade area
- City is offering incentives for new businesses
- Infrastructure improvement along Palm Drive underway

SITE PLAN



CO-TENANTS



ADDITIONAL PHOTOS



RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



TRADE AREA INFORMATION

DESERT HOT SPRINGS, CA

Desert Hot Springs is a rapidly growing community within the Coachella Valley, just north of Palm Springs. Known for its natural hot mineral waters and panoramic mountain views, the city has become a draw for both residents and visitors alike. Its proximity to Interstate 10 and key regional destinations like Joshua Tree National Park and Palm Springs International Airport positions it as a strategic retail location within the valley.

The city has experienced notable residential growth, with thousands of new homes planned and under construction. Communities such as Skyborne, Tuscany Heights, and Desert View Estates continue to expand, catering to first-time buyers, retirees, and vacation homeowners. Desert Hot Springs' affordability and elevated views compared to neighboring cities have made it one of the fastest-growing submarkets in Riverside County.

Retail development is keeping pace, with several national and regional brands entering or expanding in the market. Recent additions include Grocery Outlet, Starbucks, and AutoZone, signaling increasing consumer demand and confidence in the area's growth trajectory. Desert Hot Springs also benefits from strong daily traffic along Palm Drive, the city's main commercial corridor, and a steady influx of tourists visiting local spas, boutique hotels, and desert attractions.

Economic development incentives and city-led investment in infrastructure continue to attract businesses, with several new commercial projects recently approved or in planning. The city's demographics—highlighted by a young, diverse, and growing population—reinforce long-term opportunities for retailers and service providers targeting value-conscious and convenience-driven shoppers.



94%

Retail Occupancy in
Surrounding Centers

2,000+

Planned Homes

\$502,000

Median Home Price

DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2024 Total Population	16,260	41,727	50,955
2024 Median Age	31.5	34.0	36.5
2024 Total Households	5,124	13,646	17,815
2024 Average Household Size	3.1	3.0	2.8
<u>INCOME</u>			
2024 Average Household Income	\$62,162	\$70,919	\$70,255
2024 Median Household Income	\$48,504	\$56,706	\$56,059
2024 Per Capita Income	\$19,724	\$23,281	\$24,658
<u>BUSINESS SUMMARY</u>			
2024 Total Businesses	334	592	686
2024 Total Employees	2,051	3,360	3,799

