

BETWEEN THE SPRINGS

WM WILSON MEADE
COMMERCIAL REAL ESTATE

LOT 18 | 3.27-ACRE INDUSTRIAL LOT
Coachillin' Way, Desert Hot Springs, CA 92258



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.

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



3.27 Acres



Shovel- Ready



Fully-Fenced
Development



Industrial & Specific
Plan Zoning



All utilities to site



Close to I-10



MICHAEL MEADE
mmeade@wilson-meade.com
760-409-6474

KATE RUST
kate@wilson-meade.com
760-409-1532

DANYELL MEADE
dmeade@wilson-meade.com
760-899-8980

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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.

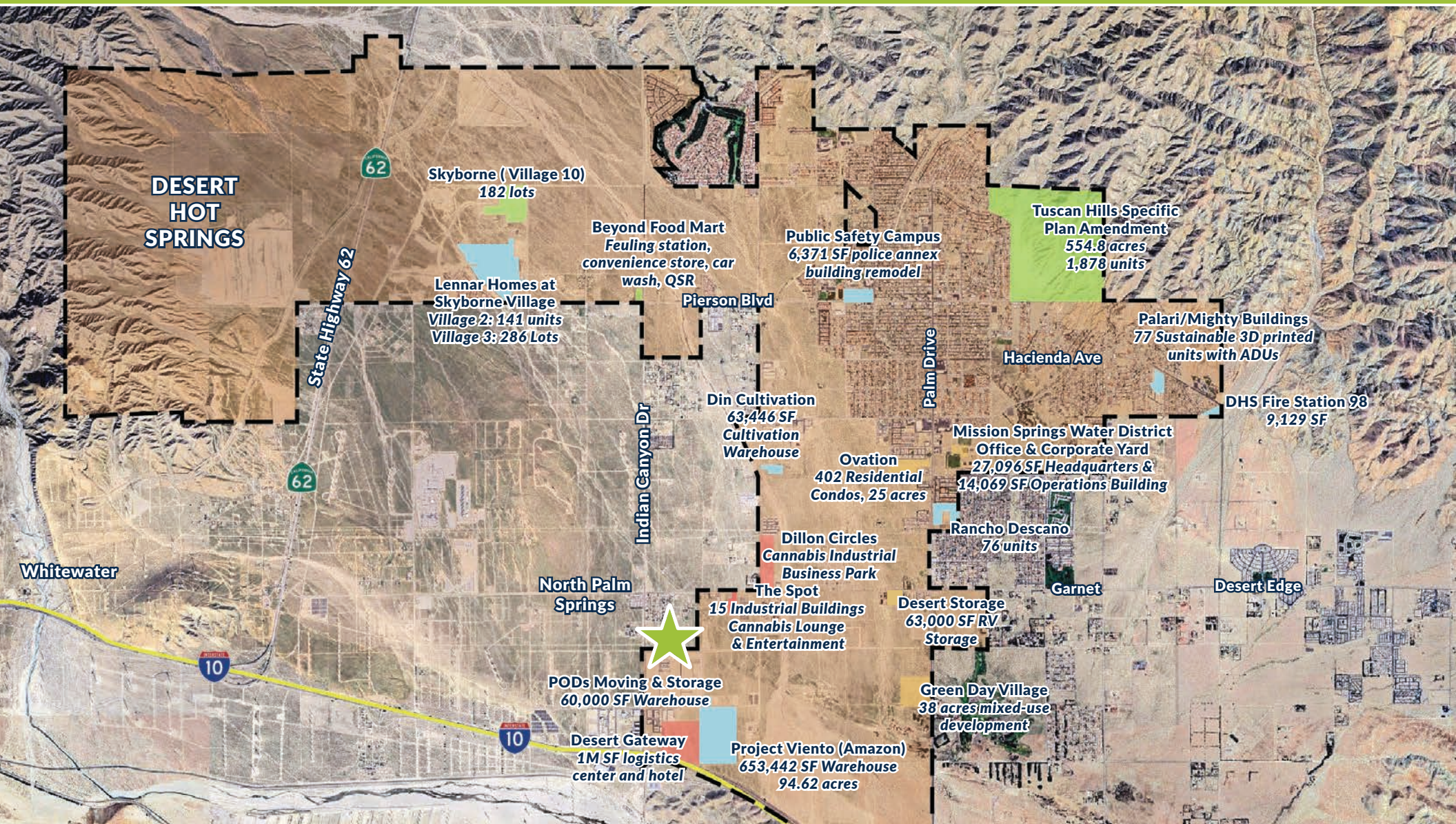


Desert Hot Springs has the fastest growing population in the Coachella Valley and is booming with new development:

- 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
- Planning Approved
- Under Construction
- City Boundary
- ★ Subject Property

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mmeade@wilson-meade.com
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kate@wilson-meade.com
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REGIONAL MAP | DEMOGRAPHICS

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2024 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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YOUR ADVISORS



Michael Meade

Broker | Co-Founder

DRE# 01480973

mmeade@wilson-meade.com

760-409-6474



Kate Rust

Executive Vice President

DRE# 01267678

kate@wilson-meade.com

760-409-1532



Danyell Meade

Senior Associate

DRE# 02056792

dmeade@wilson-meade.com

760-899-8980

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Wilson Meade Commercial, INC. Broker Lic. 02051182
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
Phone Number: 760.837.1880 | wilson-meade.com