

FOR SALE ~~\$230,000~~ **\$160,000**
0.33 ACRES VACANT COMMERCIAL LAND
PALM DRIVE AND CAHUILLA AVE, DESERT HOT SPRINGS, CA 92240

WILSON MEADE
COMMERCIAL REAL ESTATE



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

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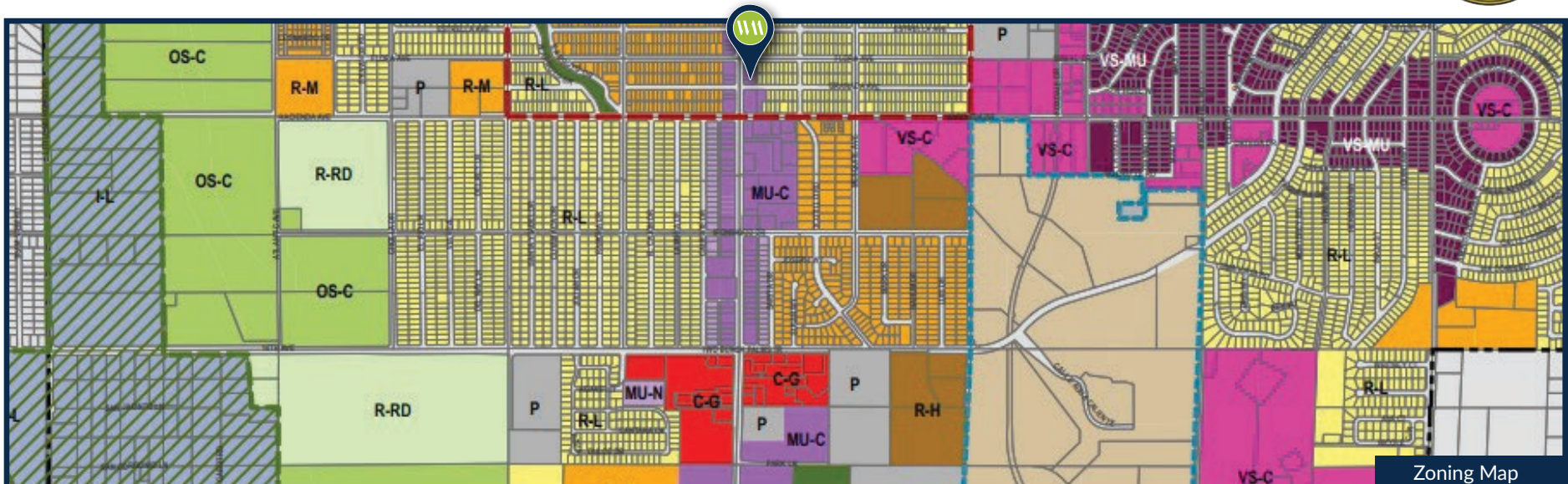
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- 0.33 Acres / 14,374.8 sq. ft.
- APN: 641-113-002, 641-113-003
- Utilities in street
- 100' Palm Drive Street Frontage
- Zoned: MU-C (Mixed Use Corridor): The district is intended to provide higher-intensity, commercially oriented activity with maximum residential densities of 30 dwelling units per acre and/or maximum nonresidential intensities of 1.50 FAR. This district provides for integrated commercial retail, professional office, residential, and civic uses. Commercial retail uses are

the preferred uses allowed on the ground floor. Residential development is allowed, either as part of a mixed-use project or as a freestanding use and are encouraged to be developed at the highest allowable density. Convenient public transportation access, innovative housing options, and pedestrian-oriented design are key considerations in the location and site design of mixed-use developments in this zone.

- Regionally accessible via the I-10 freeway
- Strong demographic characteristics in the surrounding area
- Opportunity Zone



MARKET OVERVIEW

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Located in a retail hub centrally located in Desert Hot Springs CA with a traffic count of 24,000+ 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.

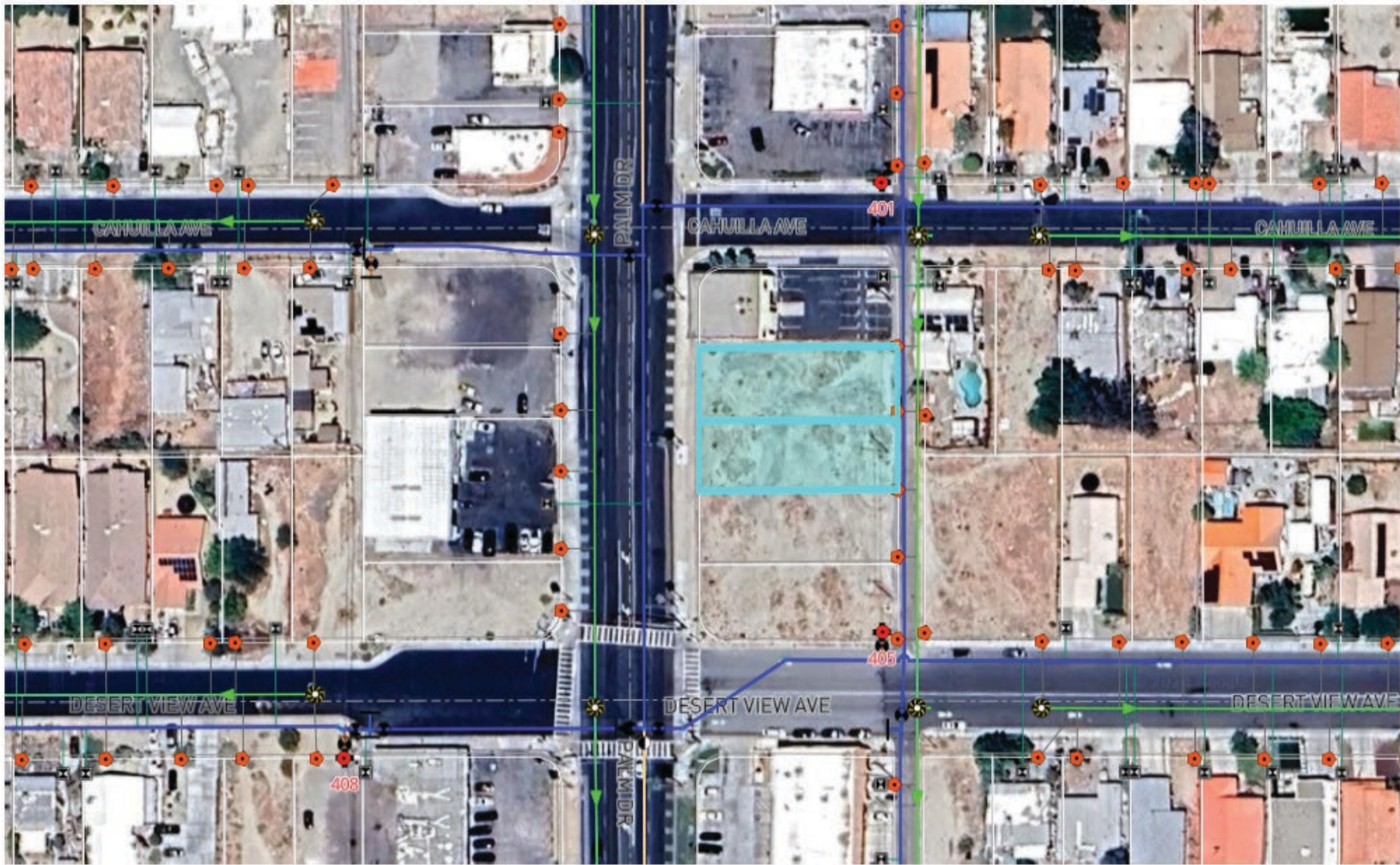


Desert Hot Springs has the 2nd fastest growing population in the Coachella Valley and is booming with new development:

- Amazon 3,000,000 SF distribution center has been approved and will be one of the largest in the US once fully built-in building plan check process.
- 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

SEWER AND WATER

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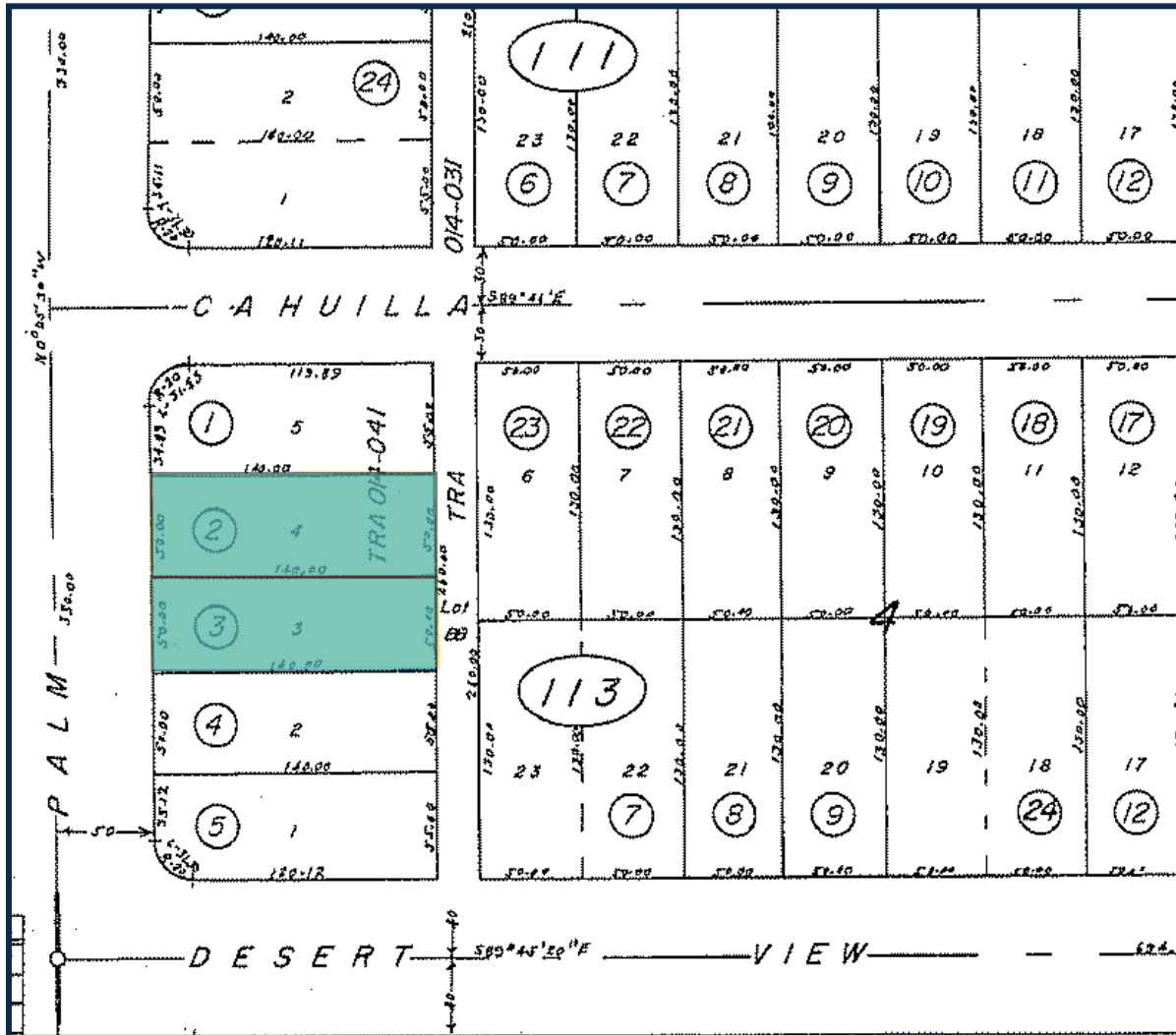
| | | | |
|-------------|-----------------------|------------|--|
| 1" = 116 ft | APN 641-113-002 & 003 | 02/28/2024 | |
|-------------|-----------------------|------------|--|

This map may represents a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

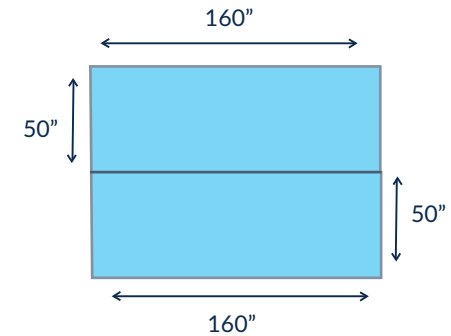
PLAT MAP

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APNS: 641-113-002, 641-113-003



DIMENSIONS



RETAIL AERIAL MAP

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AERIAL MAP

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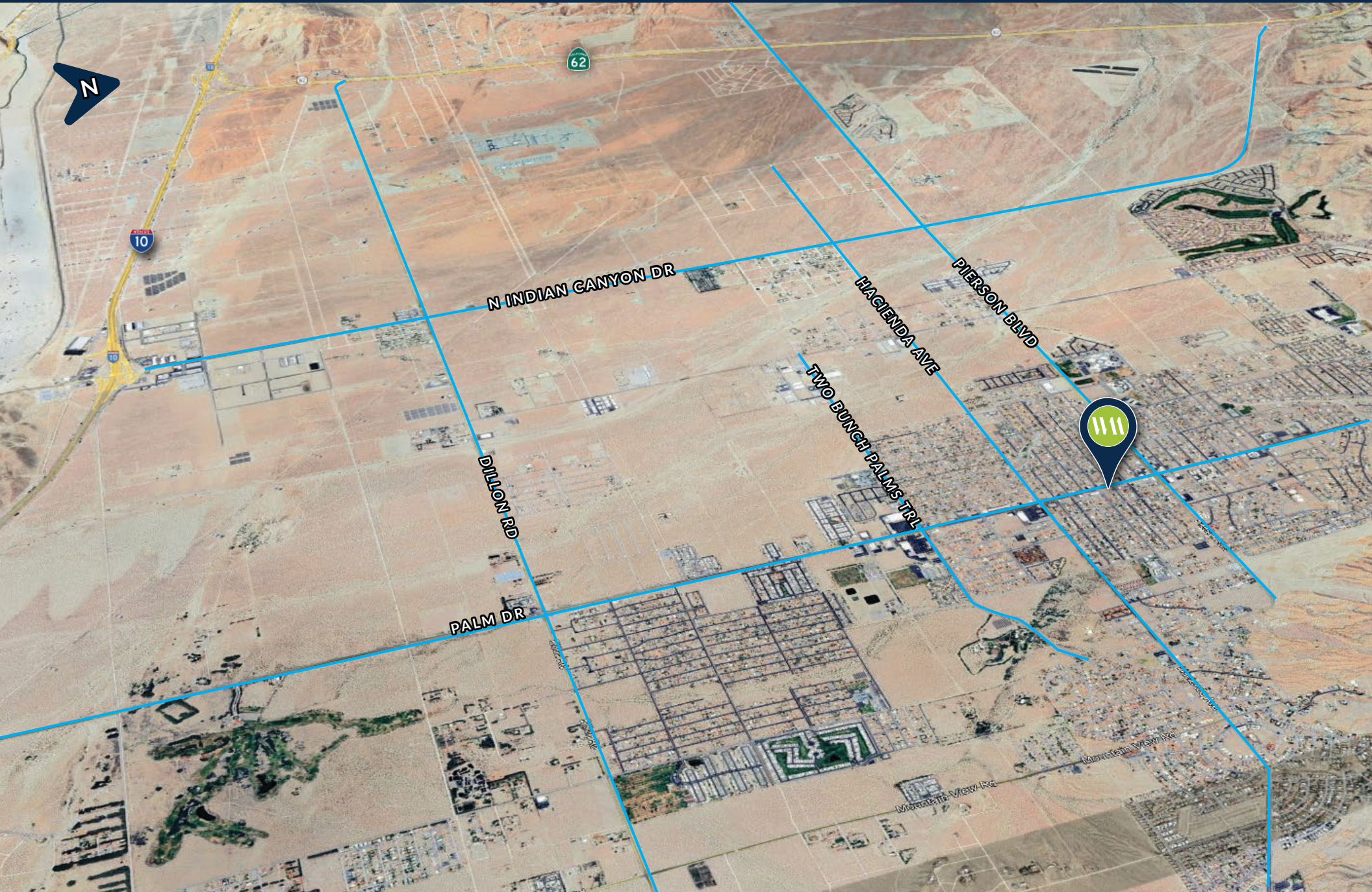
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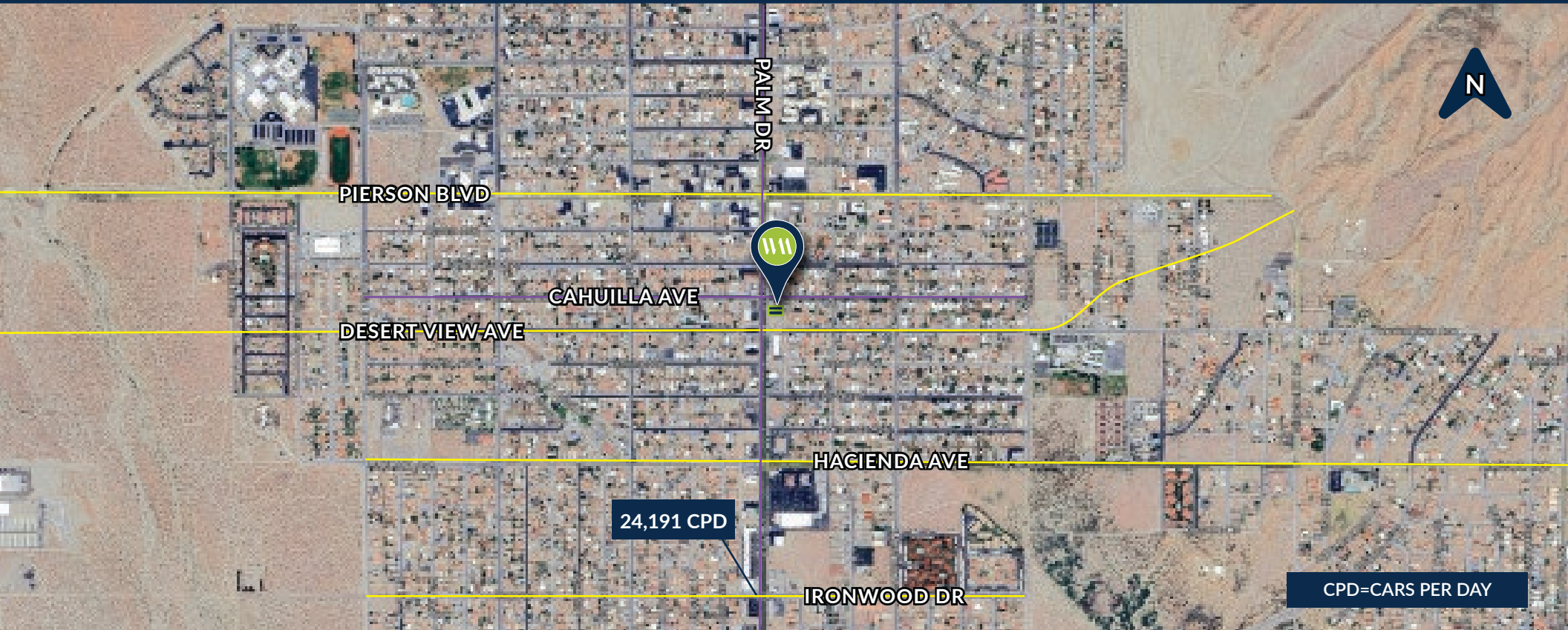
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DEMOGRAPHICS

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3 miles



2023 Population Est.
42,629



2023 Med. Household Income
\$52,012



2023 Avg. Households
14,022

5 miles



2023 Population Est.
50,801



2023 Med. Household Income
\$49,191



2023 Avg. Households
17,621

10 miles



2023 Population Est.
113,853



2023 Med. Household Income
\$54,114



2023 Avg. Households
42,383

Allowed/Permitted Uses

3/4/24, 2:06 PM

City of Desert Hot Springs, CA Permitted uses.

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

Title 17. Zoning

Chapter 17.14. MIXED-USE DISTRICTS

§ 17.14.020. Permitted uses.

- A. Table 17.14.01 lists the uses permitted in each of the mixed-use 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.

"T" Use requires a Temporary Use Permit.

"—" Use is prohibited.

- B. Land uses listed in Table 17.14.01 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 broad land use categories.

| TABLE 17.14.01 PERMITTED USES – MIXED-USE DISTRICTS | | | | |
|--|---------------------|------|------|--------------|
| USE | MIXED-USE DISTRICTS | | | CODE SECTION |
| | MU-N | MU-C | VS-M | |
| BUSINESS, FINANCIAL, AND PROFESSIONAL OFFICE | | | | |
| Automated Teller Machines (ATMs) – Drive-Up | A | A | — | |
| Business Support Services | P | P | — | |
| Check Cashing and/or Payday Loans | — | CUP | — | |
| Financial Institutions and Related Services (without drive-through facilities) | P | P | — | |
| Office, Business and Professional (excluding medical and dental office) | P | P | — | |
| EATING AND DRINKING ESTABLISHMENTS | | | | |
| Bars, Lounges, Nightclubs, and Tasting Rooms | — | CUP | — | 17.12.050 |
| Food Preparation/Catering (no on-site sales or service) | AUP | P | AUP | |
| Restaurant – Full or Limited Service, Serving Alcohol | CUP | CUP | CUP | 17.12.050 |

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City of Desert Hot Springs, CA Permitted uses.

| TABLE 17.14.01 PERMITTED USES – MIXED-USE DISTRICTS | | | | |
|--|---------------------|------|------|--------------|
| USE | MIXED-USE DISTRICTS | | | CODE SECTION |
| | MU-N | MU-C | VS-M | |
| Restaurant – Full or Limited Service, No Alcohol Sales | P | P | P | |
| Restaurant with Drive-Through Facilities | CUP | CUP | CUP | 17.12.100 |
| Snack Bar | A | A | A | |
| LODGING | | | | |
| Hotel or Motel (without spa) | — | CUP | CUP | |
| Spa Resort | — | CUP | CUP | |
| Homeless Shelters – up to 20 beds | — | — | — | |
| Homeless Shelters – more than 20 beds | — | — | — | |
| Low Barrier Navigation Center | P | P | P | |
| MARIJUANA USES | | | | |
| Marijuana Nonstorefront Retail | — | — | — | |
| Marijuana Distribution | — | — | — | |
| Marijuana Cultivation | — | — | — | |
| Marijuana Entertainment Facilities | — | CUP | — | |
| Marijuana Hotel Facilities | CUP | — | CUP | |
| Marijuana Manufacturing | — | — | — | |
| Marijuana Storefront Retail | — | CUP | — | 17.180.040 |
| Marijuana Testing Facilities | — | P | — | 17.180.070 |
| MEDICAL-RELATED AND CARE USES | | | | |
| Ambulance Fleet | — | — | — | |
| Clinic and Urgent Care | — | CUP | — | |
| Day Care Center | CUP | CUP | CUP | |
| Health Facilities, Therapy and Rehabilitation | — | — | — | |
| Hospital | — | CUP | — | |
| Office, Medical and Dental Office | AUP | P | P | |
| Residential Care Facilities | AUP | AUP | CUP | |
| PUBLIC AND ASSEMBLY USES | | | | |
| Cultural Institutions | P | P | P | |
| Public Assembly Facilities | — | CUP | — | |
| Religious Assembly Facilities | — | CUP | — | |
| Schools, Private | CUP | CUP | CUP | |
| Trade and Vocational Schools | CUP | CUP | CUP | |
| Tutoring and Education Centers | P | P | P | |
| RECREATION AND ENTERTAINMENT | | | | |
| Arcade (Electronic Game Center) | CUP | AUP | — | |
| Art Gallery | P | P | CUP | |
| Commercial Recreation – Indoors | CUP | CUP | — | |
| Commercial Recreation – Outdoors | — | CUP | — | |

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Allowed/Permitted Uses

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City of Desert Hot Springs, CA Permitted uses.

| TABLE 17.14.01 PERMITTED USES – MIXED-USE DISTRICTS | | | | |
|---|---------------------|------|------|--------------|
| USE | MIXED-USE DISTRICTS | | | CODE SECTION |
| | MU-N | MU-C | VS-M | |
| Entertainment, Indoor | CUP | AUP | — | |
| Health/Fitness Facilities | | | | |
| Health/Fitness Facilities – Small | AUP | P | A | |
| Health/Fitness Facilities – Large | CUP | CUP | — | |
| RESIDENTIAL | | | | |
| Accessory Dwelling Unit | — | — | P | |
| Dwelling, Multifamily | P | P | P | 17.12.140 |
| Dwelling, Single-Family | — | — | P | 17.12.190 |
| Home Occupations | A | A | A | |
| Hotel/Motel to Residential Conversion | — | — | CUP | |
| Live/Work Unit | P | P | — | |
| Single Room Occupancy (SRO) | — | CUP | — | 17.12.210 |
| Supportive Housing | P | P | P | |
| Transitional Housing | P | P | P | |
| RETAIL USES | | | | |
| Alcohol Beverage Sales | | | | |
| For Off-Site Consumption | CUP | CUP | — | 17.12.050 |
| For On-Site or Off-Site Consumption, in Conjunction with an Allowed Use | — | CUP | CUP | 17.12.050 |
| Building Materials and Services, Indoor | — | P | — | |
| Building Materials and Services, Outdoor | — | — | — | |
| Convenience Store, No Alcohol Sales | AUP | P | — | 17.12.080 |
| Farmers' Market | TUP | TUP | TUP | |
| Grocery Store | P | P | CUP | |
| Nurseries and Garden Centers | — | P | — | |
| Outdoor Temporary and/or Seasonal Sales | TUP | TUP | TUP | |
| Recreational Equipment Rentals – Indoor Only | P | P | P | |
| Retail Sales – General | P | P | P | |
| Retail Sales – Restricted | — | CUP | — | |
| Vehicle Sales and Rental | — | — | — | 17.12.060 |
| Large Vehicle, Construction, and Heavy Equipment Sales, Service, and Rental | — | — | — | |
| SERVICE USES | | | | |
| Animal Care, Services | | | | |
| Animal Boarding/Kennels, Grooming | P | P | — | |
| Veterinary Services, Large Animal | CUP | CUP | — | |
| Veterinary Services, Small Animal | AUP | AUP | — | |
| Instructional Services | AUP | P | — | |

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City of Desert Hot Springs, CA Permitted uses.

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|---|---------------------|------|------|--------------|
| USE | MIXED-USE DISTRICTS | | | CODE SECTION |
| | MU-N | MU-C | VS-M | |
| Maintenance and Repair Services – Indoor | P | P | — | |
| Moving Companies, Storage Allowed | — | — | — | |
| Personal Services, General | P | P | CUP | |
| Personal Services, Restricted | CUP | CUP | CUP | |
| Recording Studio | — | AUP | — | |
| Social Service Facilities | — | P | — | |
| Storage | | | | |
| Personal | — | — | — | |
| Outdoor Recreational Vehicle Storage | — | — | — | |
| Vehicle Repair and Services | | | | |
| Service/Fueling Station | — | CUP | — | 17.12.170 |
| Vehicle Washing/Detailing | — | — | — | |
| Vehicle Service, Minor | — | — | — | |
| Vehicle Service, Major | — | — | — | |
| TRANSPORTATION, COMMUNICATION, AND INFRASTRUCTURE USES | | | | |
| Car Sharing – Parking | AUP | AUP | CUP | |
| Parking Facility – Temporary | TUP | TUP | TUP | |
| Utility Facilities – Staffed | — | CUP | — | |
| Utility Facility – Unstaffed | CUP | CUP | — | |
| Vehicle Charging Stations – Commercial | AUP | P | A | |
| Vehicle Storage | — | — | — | |
| Wireless Communication Facilities – Minor | AUP | AUP | AUP | |
| Wireless Communication Facilities – Major | CUP | CUP | — | |
| Wireless Telecommunication Facilities, Satellite Dish Antenna | P | P | P | |
| OTHER USES | | | | |
| Caretaker Quarters | — | — | AUP | |
| Donation Boxes – Outdoors | — | — | — | |
| Drive-Through or Drive-Up Facilities | — | CUP | — | |
| Vending Machine | A | A | A | |

(Ord. 712 6-2-20; Ord. 727 1-19-21; Ord. 728 1-19-21)

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4/4

YOUR ADVISORS

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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes 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 Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and 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 Wilson Meade Commercial, Inc. 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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