

**2.17 ACRES | DILLON ROAD**  
DESERT HOT SPRINGS, CALIFORNIA 92240

**WILSON MEADE**  
COMMERCIAL REAL ESTATE

**FOR SALE**

~~\$259,000~~ **\$175,000**



*outlines are approximate*

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## PROPERTY OVERVIEW

FOR SALE | 2.17 ACRES VACANT LOT  
Dillon Road, Desert Hot Springs, CA 92240

### PROPERTY HIGHLIGHTS

- 2.17 Acres / 94,525 SF
- Zoned I-L (Light Industrial) which allows for warehouses, mini storage, wholesaling, and distribution.
- Moving Company
- Indoor Recreational Equipment Rental
- Indoor Maintenance and Repair
- Furniture, Cabinet, Woodworking Shops
- Convenience Store
- Nurseries and Garden Centers
- Recently annexed in the Cannabis Zone
- Land use also allows for Industrial Energy Production
- Ideally located near Palm Springs and I-10.





### WHY DESERT HOT SPRINGS?

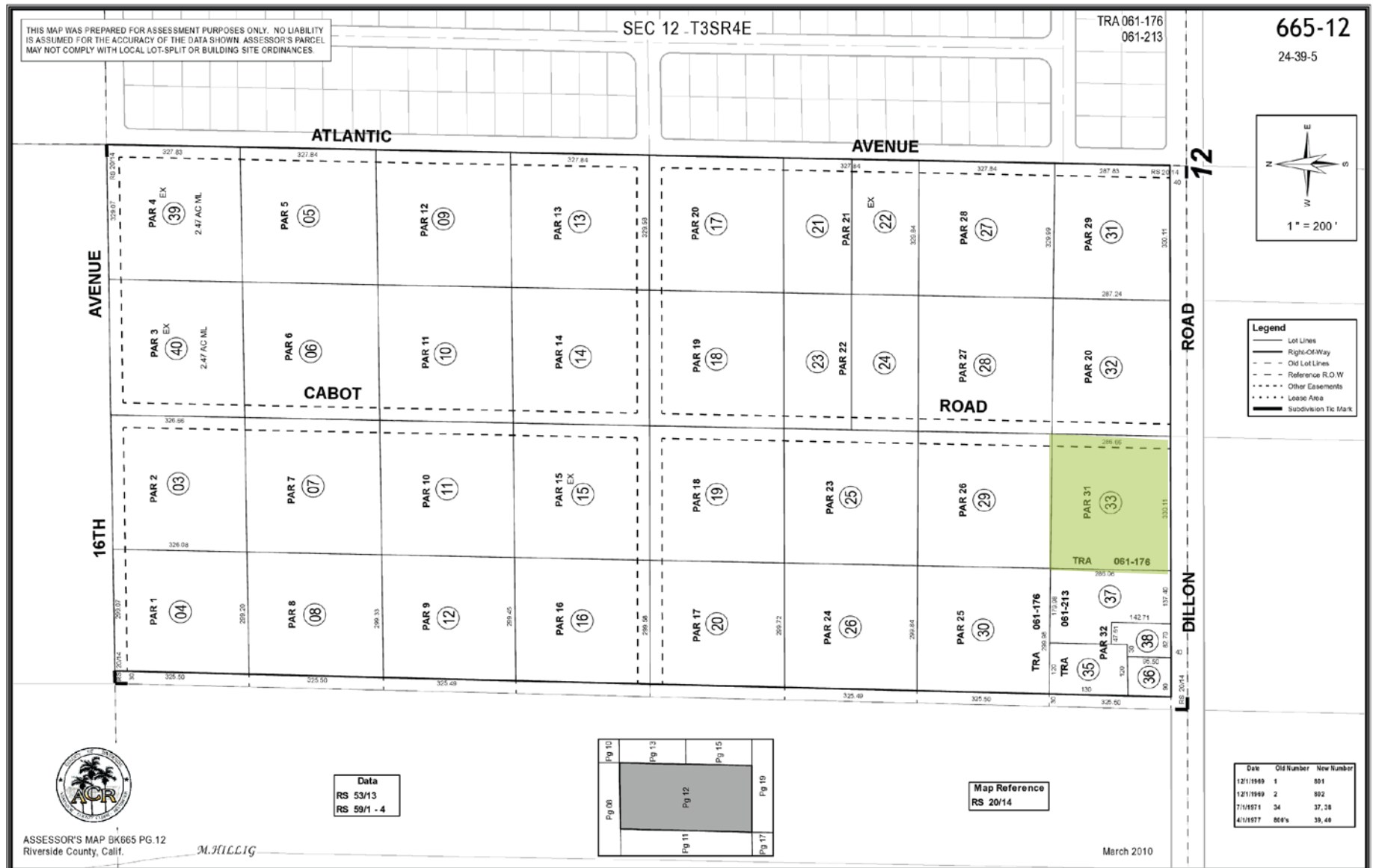
Desert Hot Springs is a growing, pulsating, and innovative city. The city embraces and welcomes business owners from all industries. One of the first cities to legalize the sale, distribution, and manufacturing of cannabis. Many investors have taken advantage of the city's tax incentives and Opportunity Zone.

The largest industrial building in the United States at 3 million square feet has been approved which will bring in over 1,800 jobs to the area. The residential market has some uptick in the last year with Tuscan Hills and Skyborne.

Desert Hot Springs is also known for its healing mineral water which has won various awards. There are world renowned health and wellness destinations based on its famous miracle water, unique desert ecosystem, majestic mountain views and natural environment. Home to the internationally known healing mineral springs spas of the Two Bunch Palms Wellness Hotel.



**DILLON ROAD**  
**APN: 665-120-033**





# AERIAL MAP | DEMOGRAPHICS

FOR SALE | 2.17 ACRES VACANT LOT  
Dillon Road, Desert Hot Springs, CA 92240



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   N. Indian Canyon Drive: 13,545 I-10: 89,322		

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WILSON MEADE COMMERCIAL REAL ESTATE | 2025

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



## YOUR ADVISORS



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