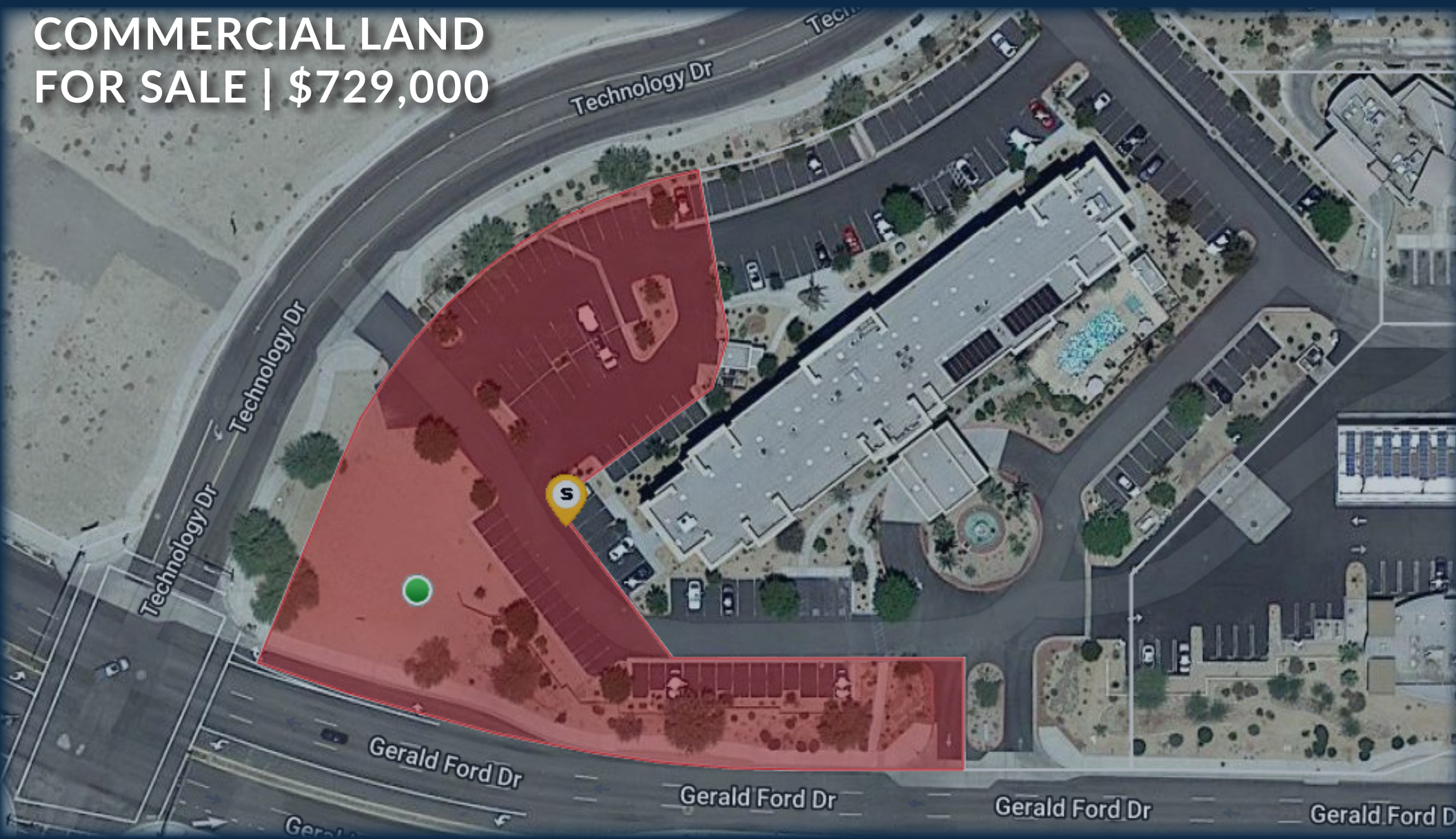


**COMMERCIAL LAND
FOR SALE | \$729,000**



NOEL F. RAMOS
PARTNER
DRE# 01338562
nramos@wilson-meade.com
760.799.1384

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SECTION 1

PROPERTY OVERVIEW

PROPERTY OVERVIEW

PROPERTY OVERVIEW

This commercial land is located in the City of Palm Desert with direct frontage to Gerald Ford Drive. (It is in close proximity to Gerald Ford Drive and Cook Street.) The property is situated within a predominant commercial area with existing businesses such as the Hampton Inn, Fairfield Inn, ARCO AMPM, Starbucks, the future California State University at Palm Desert campus, and nearby Acrisure Arena. The subject property is specifically located at the south west corner adjacent to the Hampton Inn.

PROPERTY OVERVIEW

SIZE	1.27 Acres
PARCEL	694-190-004
ZONING	Planned Commercial (PC) with the sub-zonings of Regional Commercial Center (PC-3), and Freeway Commercial Overlay District. (FCOZ). This results in many possibilities for use of the land.
USES	Construct up to a 5,000 SF building. Among the desired uses are a sit down restaurant and general office. Shared parking exists with the Hampton Inn Hotel.



SECTION 2

PRICING AND TERMS

PRICING AND TERMS

PRICE	\$729,000
--------------	------------------

PRICE/SF	\$13.18/SF
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Part of the land for sale has been developed as part of an agreement with the Hampton Inn. The developed portion consists of ingress/egress, circulation, landscaping, retention basin, and parking spaces. The remainder can be used to construct up to a 5,000 square foot commercial building. Buyers must file a precise plan with the city of Palm Desert to utilize the existing parking spaces at the Hampton Inn to meet their parking requirements.

AERIAL MAP



GERALD FORD DRIVE



COOK STREET



TECHNOLOGY ROAD

COLLEGE DRIVE



UNIVERSITY PARK

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

SECTION 3

MISCELLANEOUS

PLAT MAP

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

N 1/2 OF SEC. 33 T.4S, R.6E

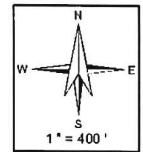
CITY OF PALM DESERT

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061-054

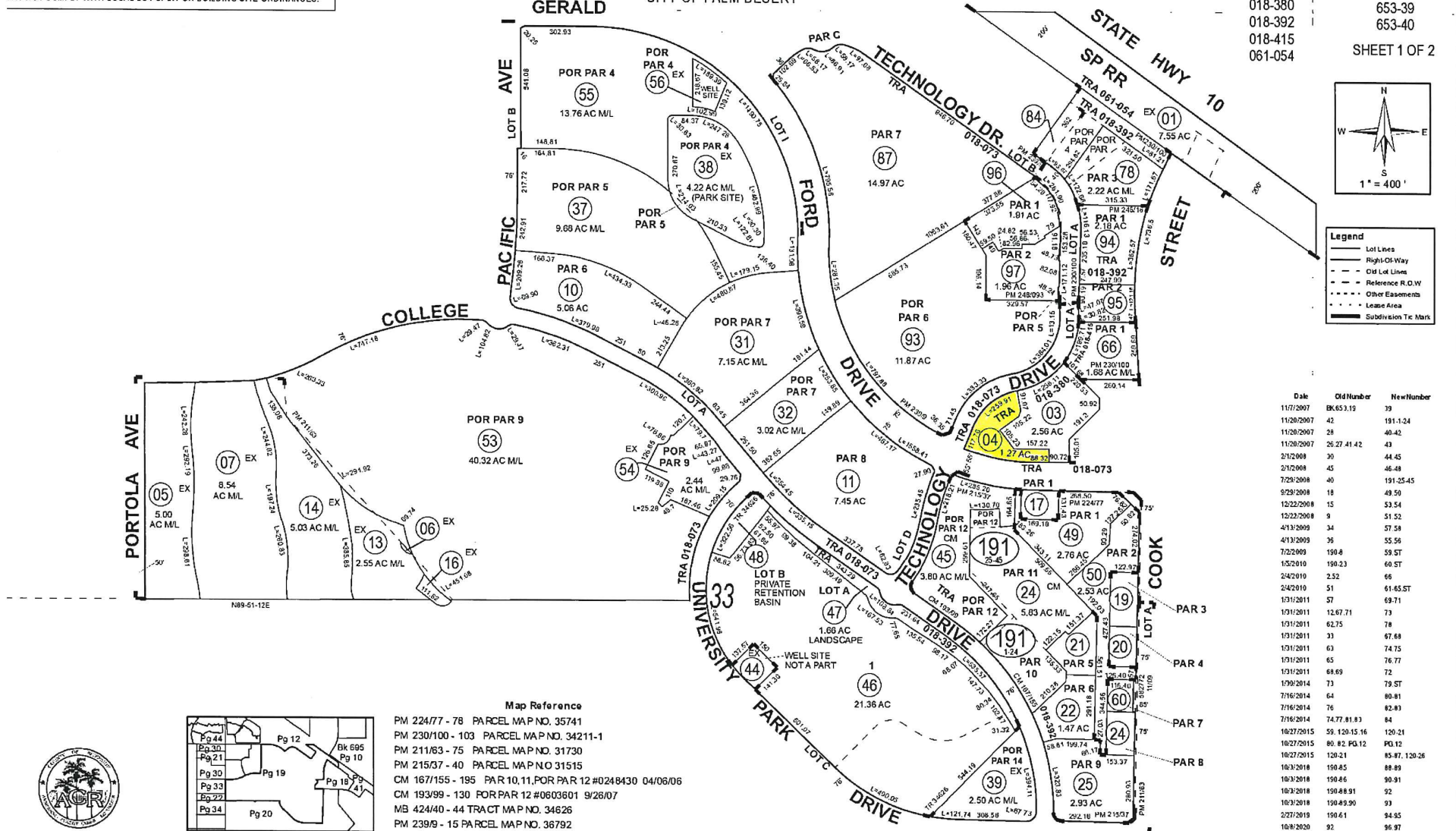
694-19

653-39
653-40

SHEET 1 OF 2



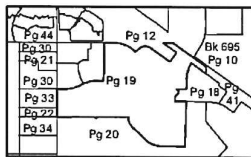
Legend
 — Lot Lines
 — Right-Of-Way
 - - - Old Lot Lines
 - - - Reference R.O.W.
 - - - Other Easements
 * * * Lease Area
 — Subdivision Tie Mark



Date	Old Number	New Number
11/7/2007	EK 653.15	39
11/20/2007	42	191-124
11/20/2007	28	40-42
11/20/2007	26, 27, 41, 42, 43	
2/12/2008	30	44-45
2/12/2008	45	46-48
7/29/2008	40	191-25-45
9/29/2008	18	49-50
12/22/2008	15	53-54
12/22/2008	9	51-52
4/13/2009	34	57-58
4/13/2009	36	55-56
7/22/2009	190-8	59-57
1/5/2010	190-23	60-57
2/4/2010	51	61-65-57
1/31/2011	57	69-71
1/31/2011	12, 67-71	73
1/31/2011	62, 75	78
1/31/2011	31	67-68
1/31/2011	63	74-75
1/31/2011	65	76-77
1/31/2011	68, 69	72
1/31/2011	73	79-57
7/16/2014	64	80-81
7/16/2014	76	82-83
7/16/2014	74, 77, 81, 83	84
10/27/2015	59, 120-15-16	120-21
10/27/2015	80, 82, PG 12	PG 12
10/27/2015	120-21	85, 87, 120-26
10/3/2018	190-85	88-89
10/3/2018	190-86	90-91
10/3/2018	190-88, 91	92
10/3/2018	190-49, 90	93
2/27/2019	190-61	94-95
10/8/2020	92	96-97
9/23/2021	58, 70, 72, 79	98
9/23/2021	98	PGS 55-57
9/23/2021	35	PG 57

Map Reference

- PM 224/77 - 78 PARCEL MAP NO. 35741
- PM 230/100 - 103 PARCEL MAP NO. 34211-1
- PM 211/63 - 75 PARCEL MAP NO. 31730
- PM 215/37 - 40 PARCEL MAP NO 31515
- CM 167/155 - 195 PAR 10, 11, POR PAR 12 #0624830 04/06/06
- CM 193/99 - 130 FOR PAR 12 #0603601 9/26/07
- MB 424/40 - 44 TRACT MAP NO. 34626
- PM 239/9 - 15 PARCEL MAP NO. 36792
- PM 246/18 - 20 PARCEL MAP NO. 37491
- PM 248/93 - 98 PARCEL MAP NO. 37488



ASSESSOR'S MAP BK 694 PG. 19
Irvine County, Calif

e250853

Oct 2021

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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