

**0.14 ACRES | VACANT COMMERCIAL LAND**  
PALM DRIVE, DESERT HOT SPRINGS, CA 92240  
FOR SALE: \$49,000

**WILSON MEADE**  
COMMERCIAL REAL ESTATE



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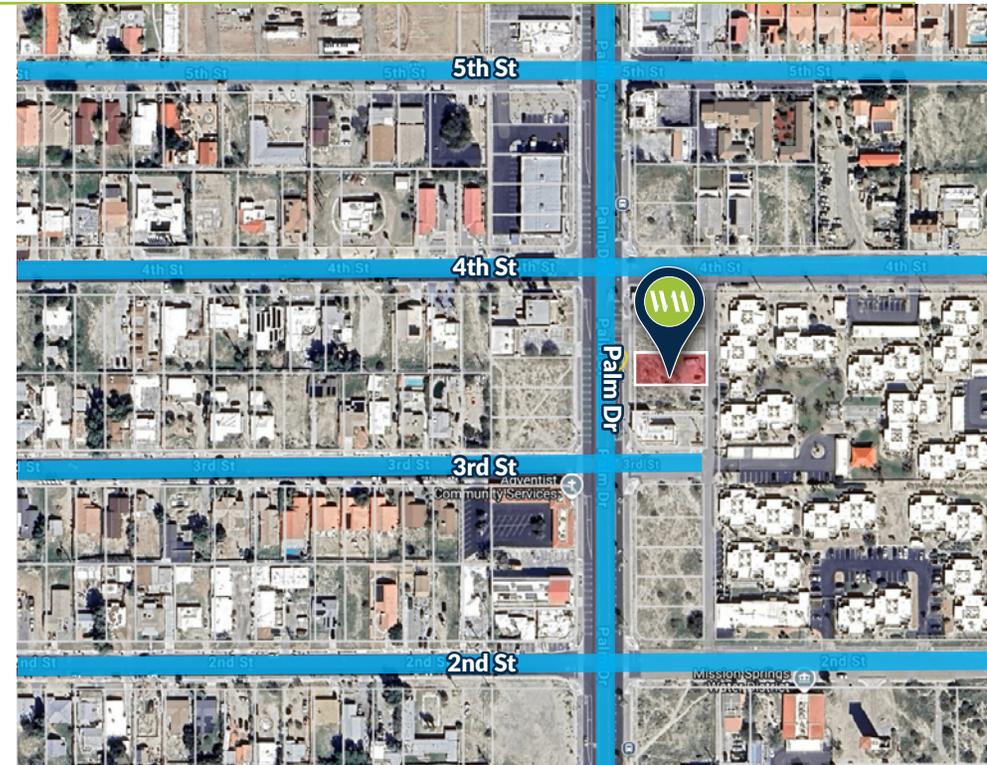
72100 Magnesia Falls Drive, Ste 2, Rancho Mirage, CA 92270  
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# PROPERTY OVERVIEW

FOR SALE | 0.14-Acre Raw Vacant Land  
Palm Drive, Desert Hot Springs 92240

## PROPERTY HIGHLIGHTS

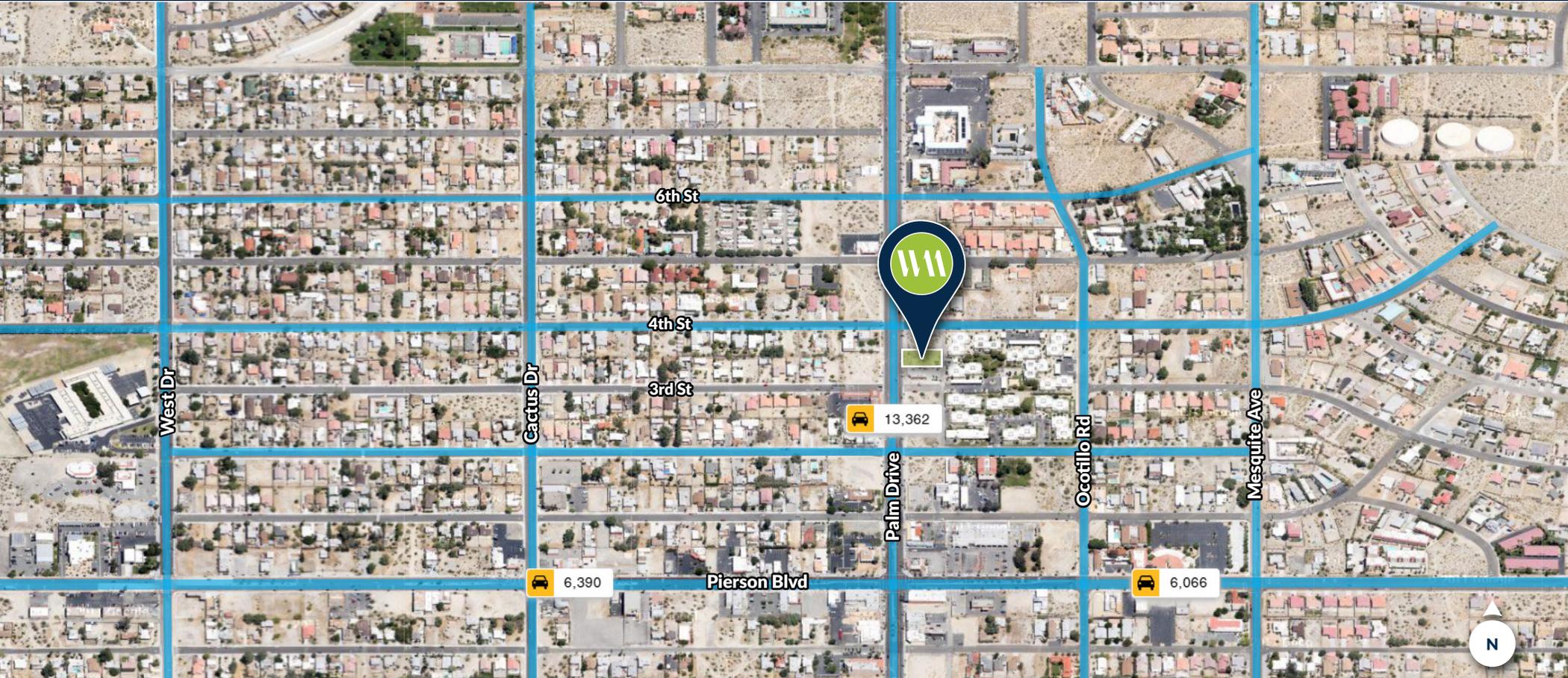
- Size:** 0.14 acres / 6,098 sq. ft.  
**APN:** 639-281-003  
**City:** Desert Hot Springs, CA 92240  
**County:** Riverside County  
**Zoning:** C-G, General Commercial  
**Uses:** This district is intended to accommodate a wide range of retail sales, business, dining, personal, and professional services, as well as entertainment and lodging.  
**Frontage:** 50' on Palm Drive
- » Sidewalks are in
  - » Utilities in Street
  - » Two Blocks from Downtown
  - » Notable retailers in the area: Dollar General, Auto Zone, and 7-Eleven



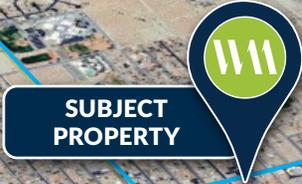


# DEMOGRAPHICS

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DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Population	15,779	43,039	50,456
2024 Households	5,109	13,888	16,785
Median Household Income	\$39,341	\$44,728	\$43,836
Median Age	33	34.4	35.3
Bachelor's Degree or Higher	10%	14%	14%
Avg. Household Consumer Spending	\$26,303	\$28,405	\$28,054



	~2 Miles	~5 minutes
	~11 Miles	~20 Minutes
	~12 Miles	~22 Minutes
	~32 Miles	~40 Minutes

### WHY DESERT HOT SPRINGS AREA?

Desert Hot Springs is a vibrant, growing, and innovative City that represents California's legacy of exploration and discovery. Desert Hot Springs is the fastest growing city in the Coachella Valley. 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:

- 600,000 SF Amazon distribution center just completed.
- 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

## YOUR ADVISORS



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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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