



**OPPORTUNITY
ZONE**

DESERT VIEW AVE

PALM DRIVE

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

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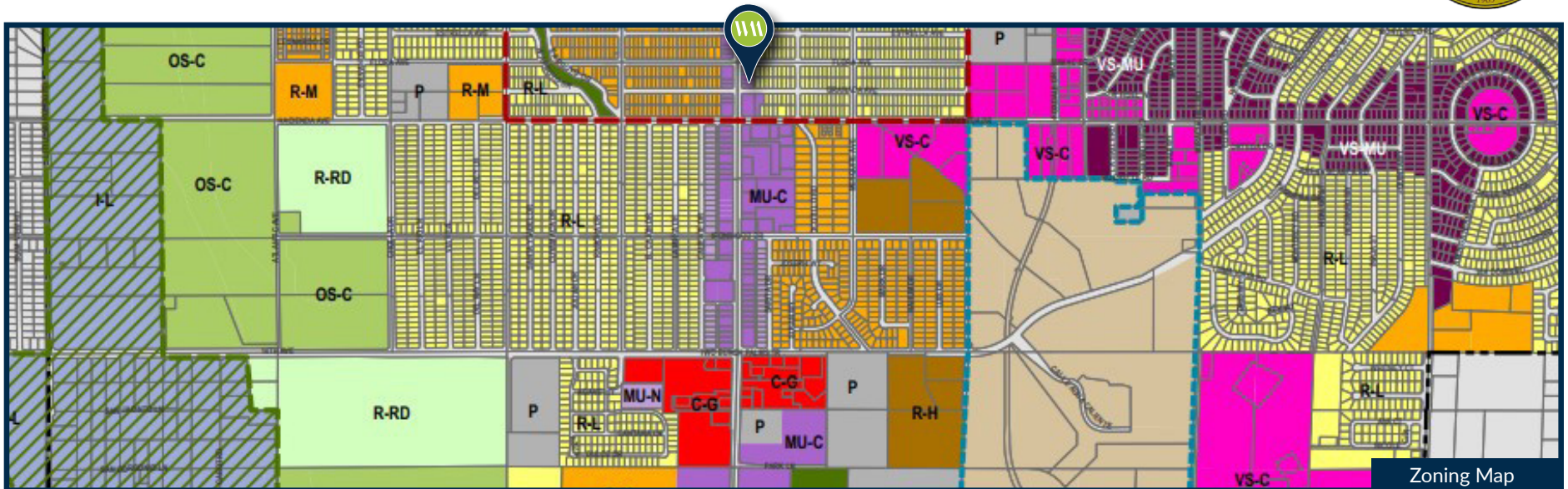
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- 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

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.

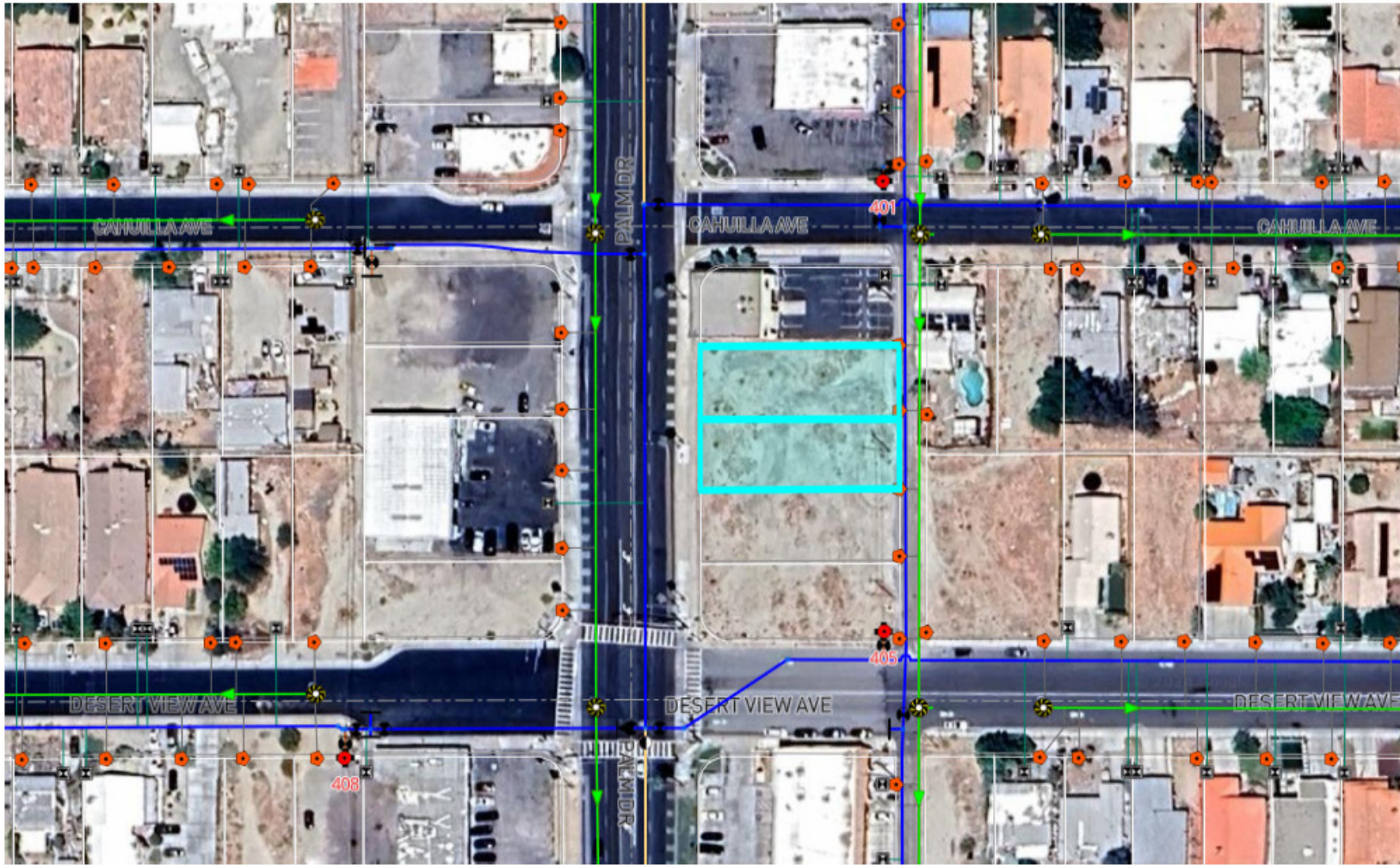
The City of Desert Hot Springs is committed to becoming a world class health and wellness destination based upon its famous miracle waters, unique desert ecosystem, spectacular mountain views, and natural environment.



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



1" = 116 ft	APN 641-113-002 & 003	02/28/2024	
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This map may represent 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.

RETAIL AERIAL MAP



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AERIAL MAP



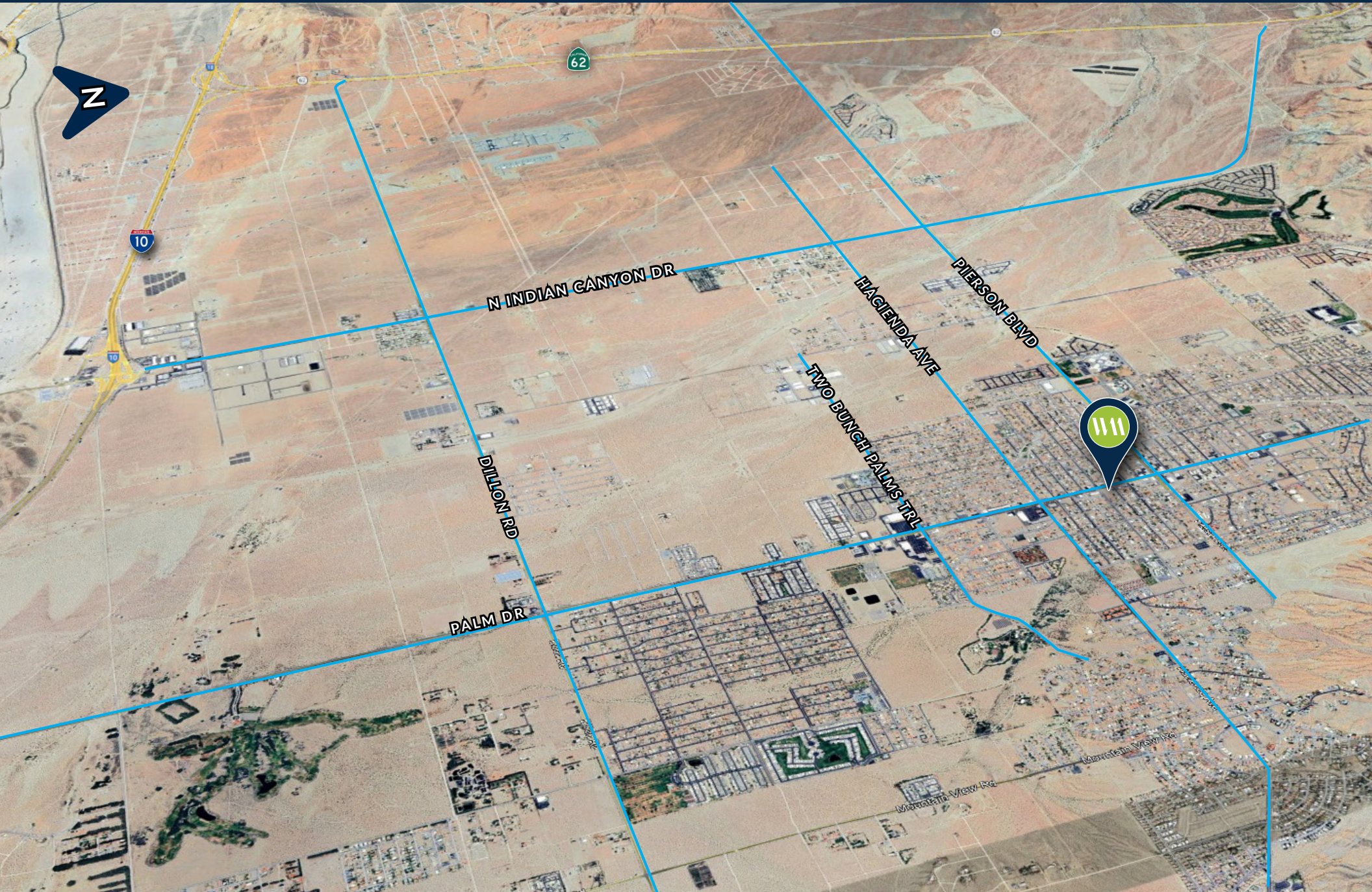
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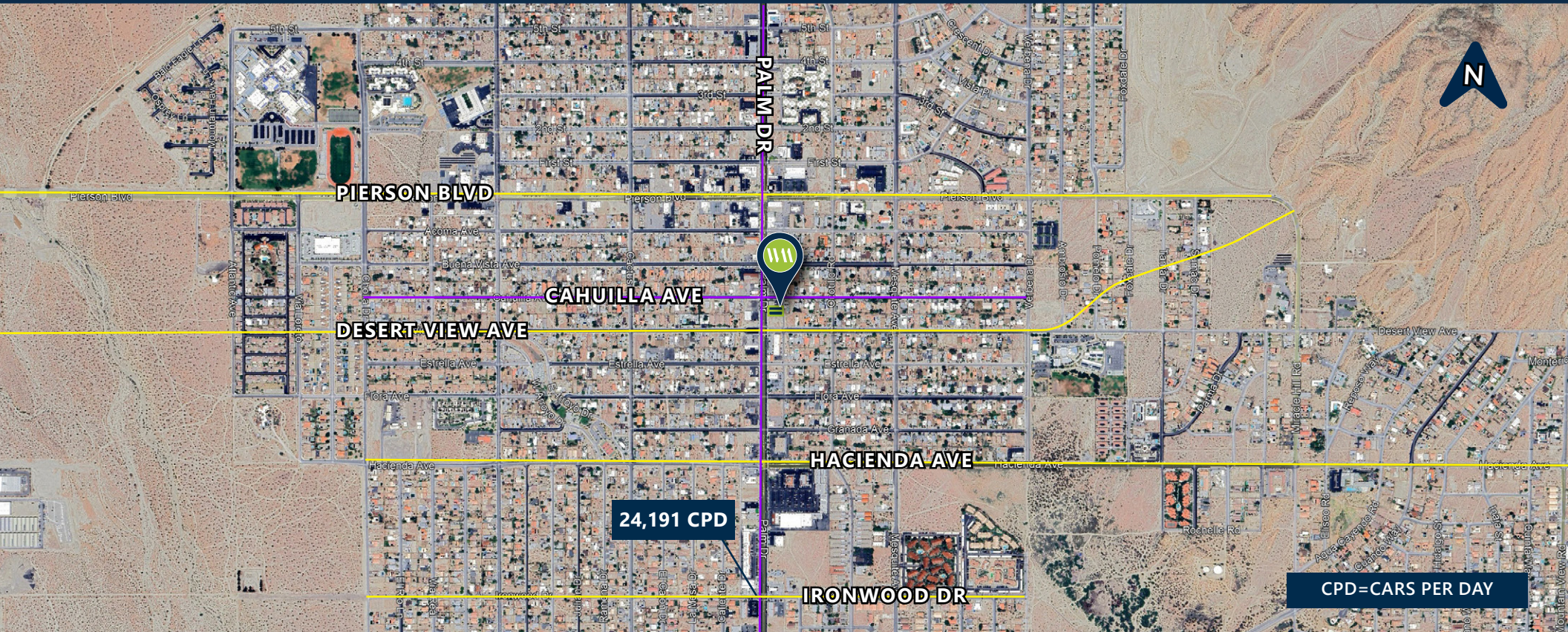
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DEMOGRAPHICS



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

24,191 CPD

CPD=CARS PER DAY

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.

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.

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

3/4/24, 2:06 PM 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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3/4/24, 2:06 PM 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	
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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