

OWNER/USER OR INVESTMENT OPPORTUNITY

*±4,800 SF Former Harborside Drive-Thru
Dispensary Located Near Palm Dr and
I-10 Freeway in Desert Hot Springs, CA*



66205 PAUL RD, DESERT HOT SPRINGS, CA 92240



Exclusively listed by

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THE OFFERING

Kidder Mathews is pleased to exclusively offer for sale a vacant freestanding commercial building located at 66205 Paul Road, Desert Hot Springs, CA 92240.

Constructed in 2019, the property consists of an approximately 4,800-square-foot freestanding building situated on approximately 1.42 acres of land. Formerly occupied by Harborside as a licensed cannabis drive-thru dispensary, the property features modern improvements and infrastructure well suited for cannabis retail, retail, medical, office, or other commercial uses. The offering presents an excellent opportunity for both investors and owner-users seeking a high-visibility property within one of Southern California's established cannabis markets.

The property includes a prominent pylon sign with visibility from Interstate 10, providing exceptional exposure to freeway traffic and strong branding opportunities. In addition, the site benefits from an approved drive-thru configuration, a highly rare and valuable feature for cannabis dispensary operations and other retail users. The property is located off Palm Drive exit adjacent to Arco, Chevron, Maverick gas stations and Jack in the Box.

Strategically located with immediate access to Interstate 10, the property offers outstanding regional connectivity throughout Southern California and the greater Coachella Valley. The site is conveniently positioned near major destinations including Palm Springs, Cathedral City, Rancho Mirage, and Palm Desert, benefiting from strong tourism activity, residential growth, and year-round consumer traffic.

The surrounding trade area is supported by a growing residential population and favorable demographic profile, with approximately 86,820 residents and an average household income of approximately \$107,247 within a five-mile radius. The property's location within the expanding Coachella Valley market positions it to benefit from continued economic growth, tourism, and consumer demand.

The City of Desert Hot Springs has indicated support for the reopening of the property as a cannabis dispensary; however, prospective buyers are advised

to independently verify all licensing, permitting, zoning, and operational requirements directly with the city and applicable regulatory agencies.

The property's flexible layout, newer construction, approved drive-thru, freeway-visible signage, and ample land area provide multiple opportunities for owner-users, dispensary operators, or investors seeking a value-add acquisition with significant upside potential. The site also offers ample parking, accessibility, and strong demographic fundamentals within the surrounding market area.

This offering represents a rare opportunity to acquire a newer-generation commercial property with existing dispensary improvements, freeway-visible signage, approved drive-thru entitlement, and exceptional regional accessibility in one of California's most recognized cannabis-friendly municipalities.



INVESTMENT HIGHLIGHTS

RARE FREESTANDING COMMERCIAL / DRIVE THRU DISPENSARY OPPORTUNITY

Rare opportunity to acquire a ±4,800 SF freestanding commercial building on ±1.42 acres of land

Built in 2019 with modern construction and existing dispensary improvements from former Harborside operations

Ideal opportunity for investors, owner-users, dispensary operators, or value-add buyers

APPROVED DRIVE-THRU / HIGH-IMAGE FREEWAY LOCATION

Approved drive-thru configuration, an extremely rare entitlement for cannabis dispensary operations and other retail uses

Prominent pylon signage with visibility from Interstate 10 providing outstanding exposure and branding opportunities

High-profile freeway-accessible location with immediate access to Interstate 10

Excellent visibility and accessibility within the rapidly growing Coachella Valley trade area

Supply-constrained market with limited availability of freeway-visible commercial sites and dispensary-approved locations

STRATEGIC SOUTHERN CALIFORNIA & COACHELLA VALLEY LOCATION

Centrally positioned near Palm Springs, Cathedral City, Rancho Mirage, and Palm Desert

Direct regional connectivity via Interstate 10 with convenient access throughout Southern California and the Coachella Valley

Benefited by strong tourism, hospitality, and residential growth throughout the surrounding market

Strategically positioned near major retail, residential, and commercial developments

CANNABIS-FRIENDLY MUNICIPALITY / OWNER-USER OPPORTUNITY

Located within one of California's most established cannabis-friendly municipalities in Desert Hot Springs

City has indicated support for reopening the property as a cannabis dispensary, subject to buyer independently verifying all licensing, permitting, and operational requirements

Existing dispensary infrastructure may significantly reduce time and cost associated with reopening operations

Flexible building and site layout suitable for cannabis retail, retail showroom, medical, office, or other commercial uses

STRONG DEMOGRAPHICS & INFILL TRADE AREA

Located within a densely populated and established Southern California trade area

Surrounded by synergistic mix of retail, residential, hospitality, and commercial uses

Strong consumer demographics with an estimated 86,820 residents within a five-mile radius

Estimated average household income of approximately \$107,247 within a five-mile radius

Benefited by continued population growth, tourism activity, and long-term economic expansion throughout the Coachella Valley region

OWNER/USER OR INVESTMENT OFFERING LOCATED IN DESERT HOT SPRINGS, CA

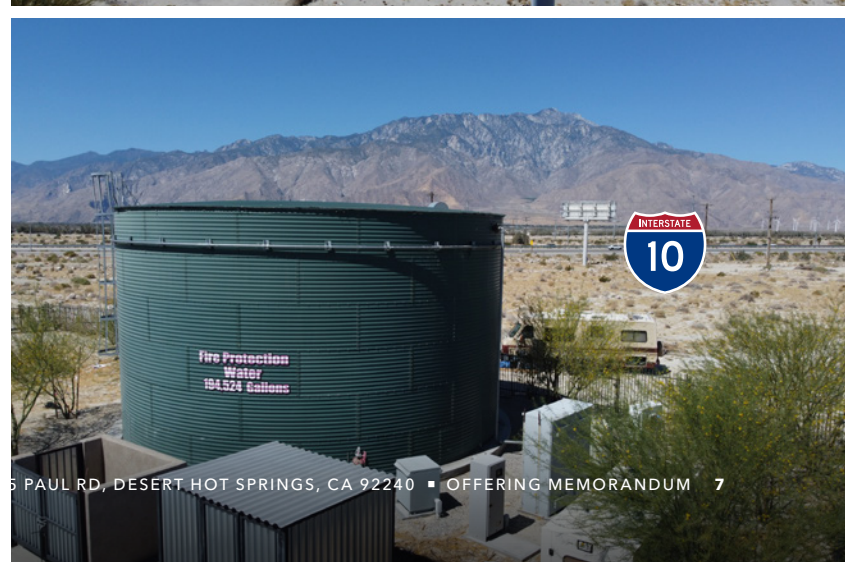
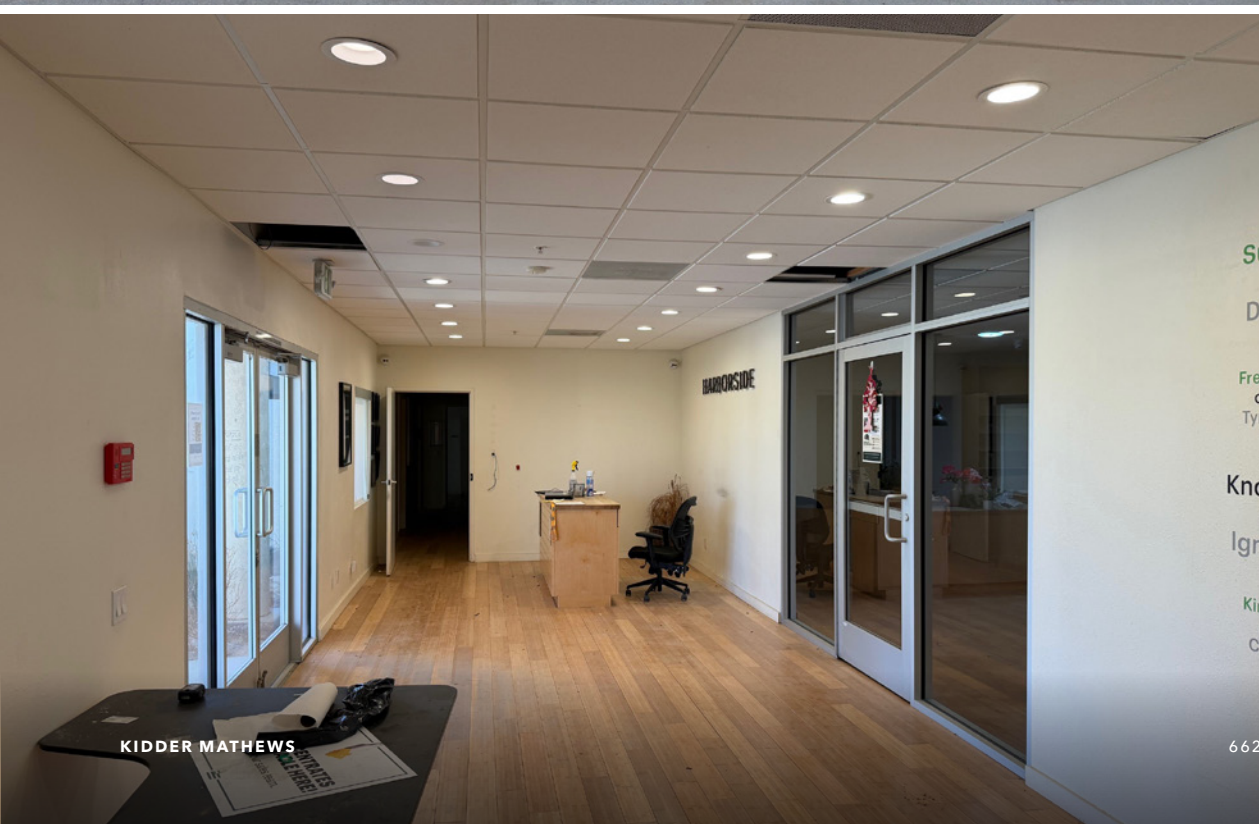


PROPERTY OVERVIEW

| | |
|---------------|---|
| ADDRESS | 66205 Paul Rd, Desert Hot Springs, CA 92240 |
| PRICE | \$2,250,000 |
| TYPE | Owner-user Opportunity |
| LEASE TERM | N/A |
| YEAR BUILT | 2019 Construction |
| BUILDING SIZE | ±4,800 SF |
| LAND AREA | ±61,855 SF (±1.42 AC) |
| APN | 660-160-035 |
| PARKING | 24 Spaces |
| ZONING | Light Industrial |
| SIGNAGE | Building & Monument |

\$2.25M
LISTING PRICE

±4,800 SF
BUILDING SIZE



LOCATION OVERVIEW

Desert Hot Springs

North Hot Springs

Garnet

Desert Edge

Sky Valley

**SUBJECT
PROPERTY**

Indio Hills

PALM
SPRINGS

Thousand Palms

Willis Palms

Desert View

Biskra Palms

Cathedral City

Desert Palms

 PALM SPRINGS
INTERNATIONAL AIRPORT

Rancho Mirage

Bermuda Dunes

PALM
DESERT

INDIO

74

Cahuilla Hills

111

86

COACHELLA

La Quinta

Vista Santa Rosa

THERMAL

 JACQUELINE COCHRAN
REGIONAL AIRPORT

KIDDER MATHEWS

SITE PLAN

±4,800

BUILDING SIZE (SF)

±61,855

LAND AREA (SF)

±1.42

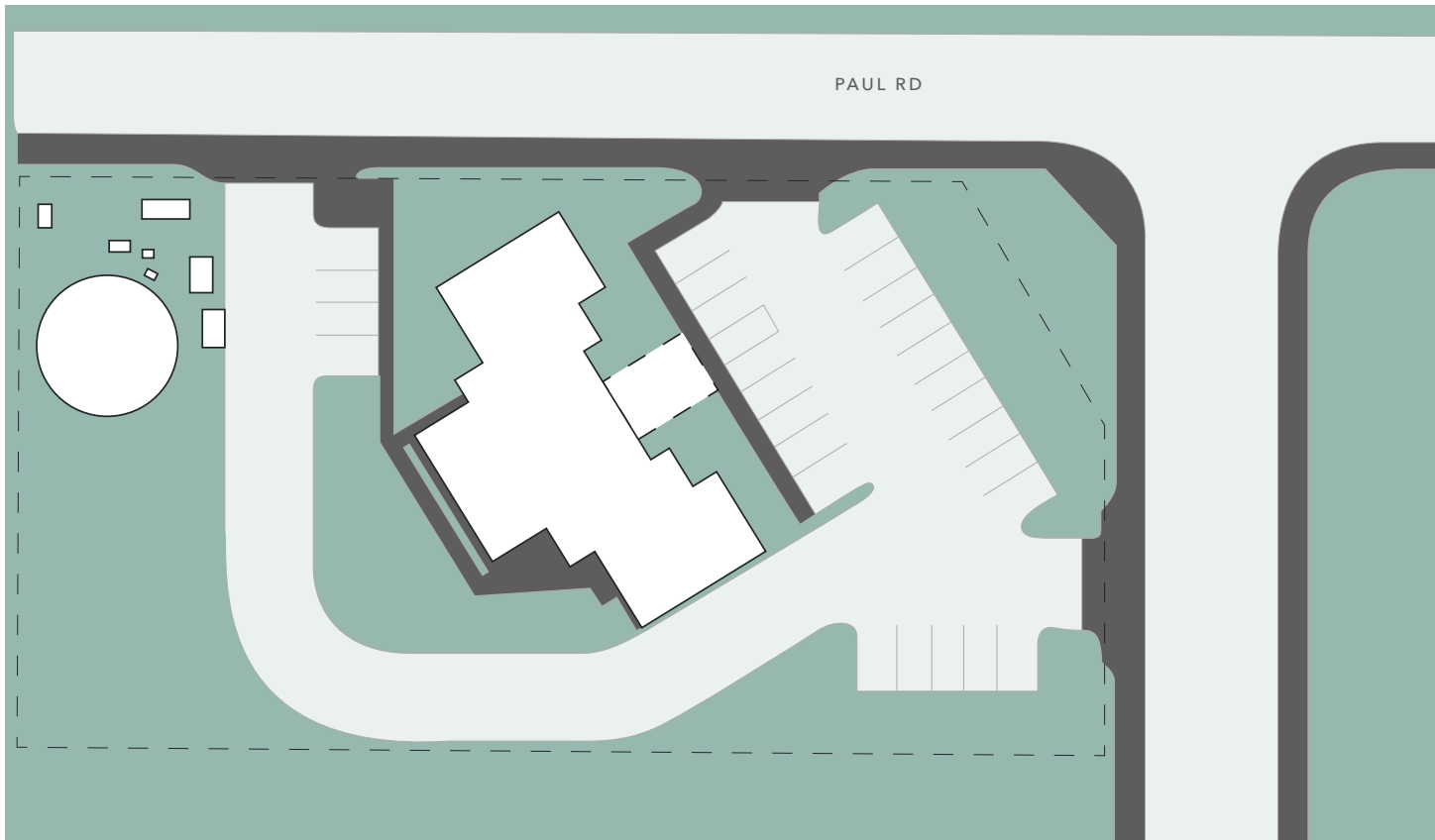
LAND AREA (AC)

±24

PARKING SPACES

\$2,250,000

PRICE



DEMOGRAPHICS

INCOME

| | 3 Miles | 5 Miles | 10 Miles |
|---|-----------|-----------|-----------|
| ESTIMATED MEDIAN HOUSEHOLD INCOME (2025) | \$82,285 | \$77,707 | \$81,146 |
| ESTIMATED AVERAGE HOUSEHOLD INCOME (2025) | \$112,014 | \$107,247 | \$116,167 |
| ESTIMATED PER CAPITA INCOME (2025) | \$47,265 | \$44,594 | \$50,211 |

POPULATION

| | 3 Miles | 5 Miles | 10 Miles |
|-----------------------------|---------|---------|----------|
| ESTIMATED POPULATION (2025) | 15,789 | 86,820 | 86,820 |
| PROJECTED POPULATION (2030) | 16,609 | 88,916 | 201,542 |
| CENSUS POPULATION (2010) | 13,851 | 73,468 | 159,992 |

HOUSEHOLDS

| | 3 Miles | 5 Miles | 10 Miles |
|-----------------------------|---------|---------|----------|
| ESTIMATED HOUSEHOLDS (2025) | 6,651 | 35,983 | 85,379 |
| PROJECTED HOUSEHOLDS (2030) | 7,117 | 37,771 | 89,264 |
| CENSUS HOUSEHOLDS (2010) | 5,604 | 27,896 | 64,418 |

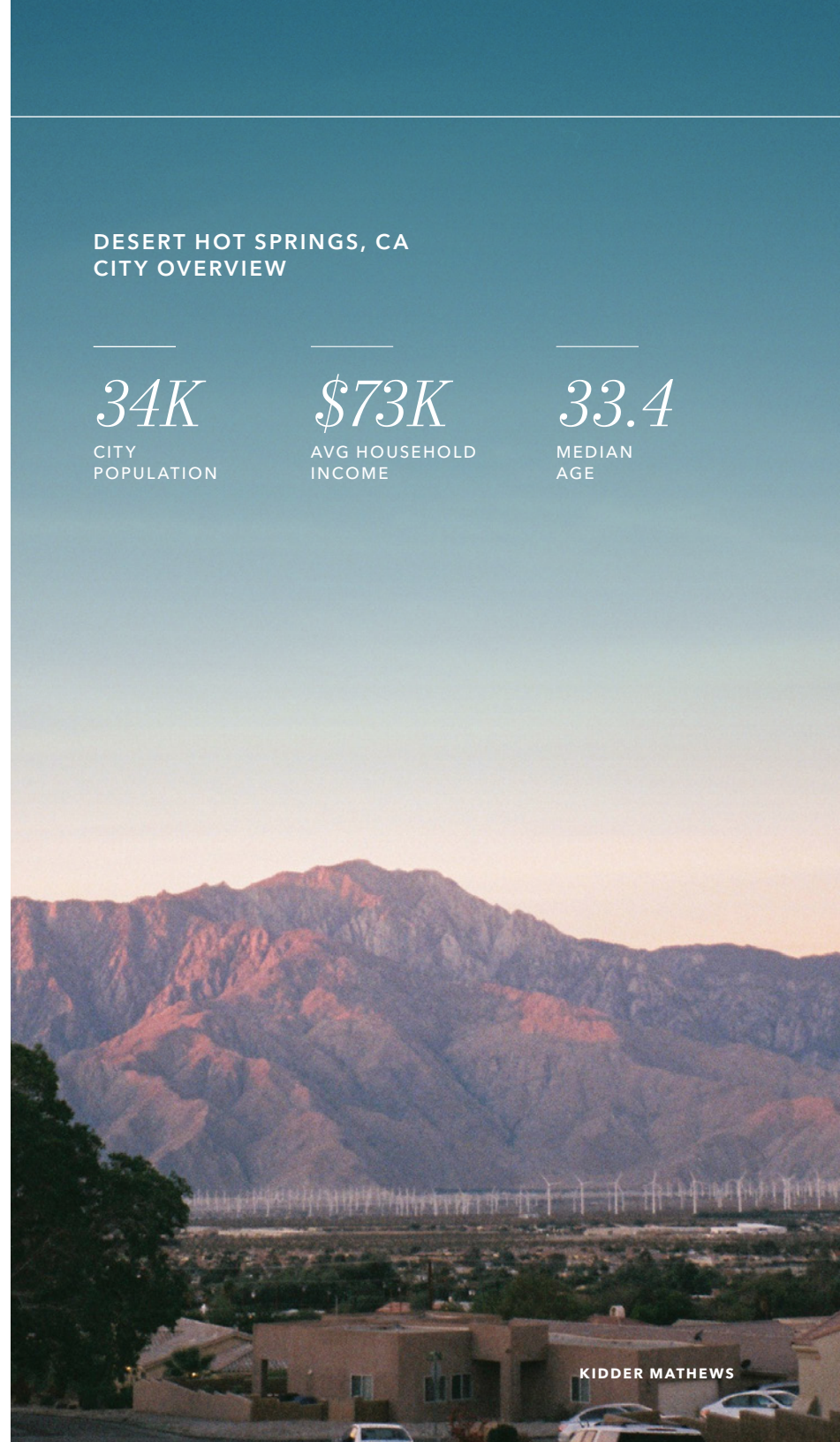
Data Source: ©2026, Sites USA, Chandler, Arizona, 480-491-1112
 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9

DESERT HOT SPRINGS, CA CITY OVERVIEW

34K
CITY
POPULATION

\$73K
AVG HOUSEHOLD
INCOME

33.4
MEDIAN
AGE



CITY OF DESERT HOT SPRINGS OVERVIEW

Desert Hot Springs is a city in Riverside County, California, located north of Palm Springs within the northern geographic region of the Coachella Valley.

The city is positioned with regional access via Palm Drive, which connects the municipality southward to Interstate 10, a major east-west transportation corridor for Southern California. The city topography transitions from the northern desert floor to the foothills of the Little San Bernardino Mountains, anchoring a network of pathways. The city utilizes transportation routes that provide access to economic, employment, and commercial destinations throughout the greater Palm Springs area and Riverside County. Palm Drive serves as the primary route connecting neighboring desert communities, dividing local commercial areas and establishing connections with key regional corridors. These roadways facilitate transit that connects Desert Hot Springs to the valley's core, providing access from the northern foothills into the center of the Coachella Valley and toward regional metropolitan centers.

EDUCATION

The city's educational infrastructure is anchored by public institutions within the Palm Springs Unified School District, including Desert Hot Springs High School. This comprehensive high school serves local students, offering academic and vocational programs that prepare the local workforce. The presence of public schools provides community stability and supports educational framework development.

This establishes a baseline workforce and supports community development through coordination between the school system, residents, and local civic organizations.

RETAIL

The city's commercial core is primarily centered around the intersection of Palm Drive and Pierson Boulevard, which serves as the main retail area for the local population. Commercial districts and hospitality properties both utilize seasonal foot traffic driven by tourism and regional visitors. The downtown area provides a central shopping and dining location with localized stores, restaurants, and service-oriented businesses. The extended commercial corridors across Palm Drive feature a mix of local businesses, retail centers, and neighborhood services, supported by a customer base of residents and visiting tourists. Additional commercial space along the main avenues is occupied by grocery stores, gas stations, and neighborhood convenience centers that fulfill daily consumer needs. These retail strips are designed to accommodate vehicular traffic via dedicated surface parking lots and prominent street-front signage. The ongoing development of these parcels reflects the expanding consumer demand driven by the city's residential growth.



MARKET OVERVIEW



±90,408 VEHICLES
Average Daily Traffic

SIGNAGE



SIGNAGE

RESIDENTIAL

Desert Hot Springs functions as a residential market within the Coachella Valley, offering single-family housing options and a desert environment. It aligns with the residential growth patterns seen in adjacent desert cities and serves as a location for working professionals, families, and retirees. The city's residential appeal stems from its natural landscapes, mountain views, neighborhoods, and proximity to employment hubs throughout the valley.

The city's residential sector features a mix of single-family homes and multi-family apartments, demonstrating steady growth since experiencing periods of housing expansion. A residential population and a community base contribute to ongoing housing demand. These elements work together to establish Desert Hot Springs as a long-term residential location where inhabitants settle and form neighborhood communities.

MIRACLE HILL

Miracle Hill is a geographical area within the city, known for its concentration of spa hotels and boutique resorts, linking relaxation commercial uses with early desert heritage. Located on the hillside, Miracle Hill is a regional destination that draws tourists and health enthusiasts with its specific geological surroundings.

The district is known for its positioning over a natural hot water aquifer, which allowed early homesteads to develop into a spa community. Miracle Hill features some boutique spa hotels and lodgings that offer naturally heated mineral waters to visitors in a desert setting. This area functions as one of the hospitality and economic assets in the city due to its natural resources, destination lodging, and historic appeal.

PALM DRIVE CORRIDOR

In Desert Hot Springs, the Palm Drive corridor serves as the main commercial and financial artery, featuring a roadway that contains a blend of retail, professional services, and local residences. Palm Drive functions as the major center for business, providing retail options, professional offices, and neighborhood housing in a centralized configuration. The corridor supports local enterprises and connects residents to regional shopping destinations and professional services. The concentration of commercial activities supports local business operations, leading to daily foot traffic along the city's main thoroughfare.

The retail and service mix along Palm Drive serves as a shopping location for the local community, offering neighborhood eateries, grocery stores, and essential services. The corridor's retail mix, proximity to residential neighborhoods, and steady base of local consumers contribute to its standing as a commercial corridor and an economic asset for the city. Local commercial facilities and neighborhood centers ensure a steady flow of customers. Its proximity to institutional sites, such as Cabot's Pueblo Museum—a historic Pueblo Revival style structure and state historical site hand-built by pioneer Cabot Yerxa—serves as an anchor to the area's cultural history and community stability. This primary thoroughfare provides direct vehicular connectivity across the entire valley floor, linking local businesses directly to the regional transit flow of the Interstate 10 corridor. The continuous street frontage along this route offers high visibility for commercial properties, attracting both daily commuters and seasonal visitors traveling into the city center.



RIVERSIDE COUNTY OVERVIEW

Riverside County is a geographic region in Southern California, forming part of the Inland Empire metropolitan area alongside San Bernardino County and positioned within the broader Greater Los Angeles regional market.

Riverside County is a county in California, extending from the urbanized areas of Greater Los Angeles eastward to the Arizona state line. Situated in Southern California, the county features a topography that shifts from valleys in the western portion to mountain ranges and arid desert plains in the central and eastern districts. The county encompasses thousands of square miles of total land area, including notable preserves such as a large portion of Joshua Tree National Park. The local government and geographic core are centered around the city of Riverside, which serves as the county seat and is named for its location along the Santa Ana River.

The county attracts residents and businesses due to its logistics hubs, agriculture, and hospitality sectors. The region is accessible via several primary thoroughfares, including Interstate 10, which traverses the entire width of the county from east to west, and Interstate 15 and State Route 91, which connect the western industrial zones to coastal markets. Commercial air infrastructure includes regional fields like Palm Springs International Airport, while military operations are supported by March Air Reserve Base.

While the western portion forms the primary industrial and commercial market base, the eastern portion is characterized by some agricultural operations of the Coachella and Palo Verde Valleys. These sectors are supported by various business clusters, native gaming enterprises, and distribution networks. Corporate occupiers and logistics operators establish facilities in Riverside County because of land availability, transportation connections, and proximity to regional population centers.

TRADE AND LOGISTICS

The county serves as an inland gateway for goods movement, functioning as an entry corridor for trans-Pacific freight traveling from the coastal ports of Los Angeles and Long Beach into the North American interior. The network of interstate highways and freight rail lines allows for the movement of containers, positioning the county as a center for warehousing, distribution, and supply chain logistics. This geographic placement anchors the logistics sector as a primary driver of the regional economy.

MANUFACTURING

Riverside County maintains an industrial base that includes fabrication, material processing, and heavy manufacturing. Industrial clusters are concentrated along the western transportation corridors, providing space for companies engaged in producing building materials, plastics, and aerospace components.



The manufacturing activity in the county supports some of the local employment landscape, and building upon a historic industrial foundation that transitioned from food packing and processing to modern specialized production.

ENTERTAINMENT AND INFOTECH

The presence of resort cities in the desert regions, combined with golf courses, hot spring facilities, and Native American gaming establishments, defines the hospitality sector. This industry serves as an economic anchor for the central and eastern valley regions, drawing visitors for seasonal recreation and entertainment. Furthermore, this leisure infrastructure is supported by large-scale annual cultural gatherings held within the county, including the Coachella Valley Music and Arts Festival and the Stagecoach Festival in Indio.

ECONOMY

Riverside County constitutes a major component of the California economy, showing continuous expansion over recent decades. The economic output is supported by thousands of businesses operating across the municipal and unincorporated territory of the county. This economic activity is driven by industries such as healthcare, construction, retail trade, and utility infrastructure, which service the growing commercial demands of the region.

The county plays a key role in Southern California commerce, serving as an agricultural producer and a fulfillment hub for national supply chains. The public sector, including the county administration, school districts, and municipal departments, provides steady employment and contracts out a variety of services to local vendors. This baseline of government activity contributes to the stability of the commercial real estate market across the varying submarkets.

CONSUMER MARKET

Riverside County represents a portion of the consumer market within the Western United States. The county features a mixed population base distributed across its numerous incorporated cities and unincorporated communities. A significant portion of the residential base lives within the western urbanized corridor, while the remaining population resides in the desert and agricultural submarkets.

The county contains population increases historically driven by individuals relocating from coastal counties in search of housing availability. Most of these residents live within the boundaries of the county's incorporated municipalities, while others reside in unincorporated communities that receive services from the county administration. The demographic profile is ethnically diverse, creating a varied consumer base that supports retail centers, healthcare facilities, and professional services throughout the territory.



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