

1.27 ACRES COMMERCIAL LAND  
APN: 694-190-004 | PALM DESERT, CA 92221  
FOR SALE: \$729,000

**WILSON MEADE**  
COMMERCIAL REAL ESTATE



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# PROPERTY INFORMATION

1.27 ACRES COMMERCIAL LAND  
APN: 694-190-004 | PALM DESERT, CA 92211

## EXECUTIVE SUMMARY

This parcel has already been developed with key attributes like ingress/egress, roadways, parking, curbs, sidewalks, landscaping, and a retention basin. The only thing left for an owner/user is to construct the 4,000 to 5,000 square feet building. This is a rare and valuable opportunity where all the work and costs have been incurred to develop nearly 70% of the parcel.

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.

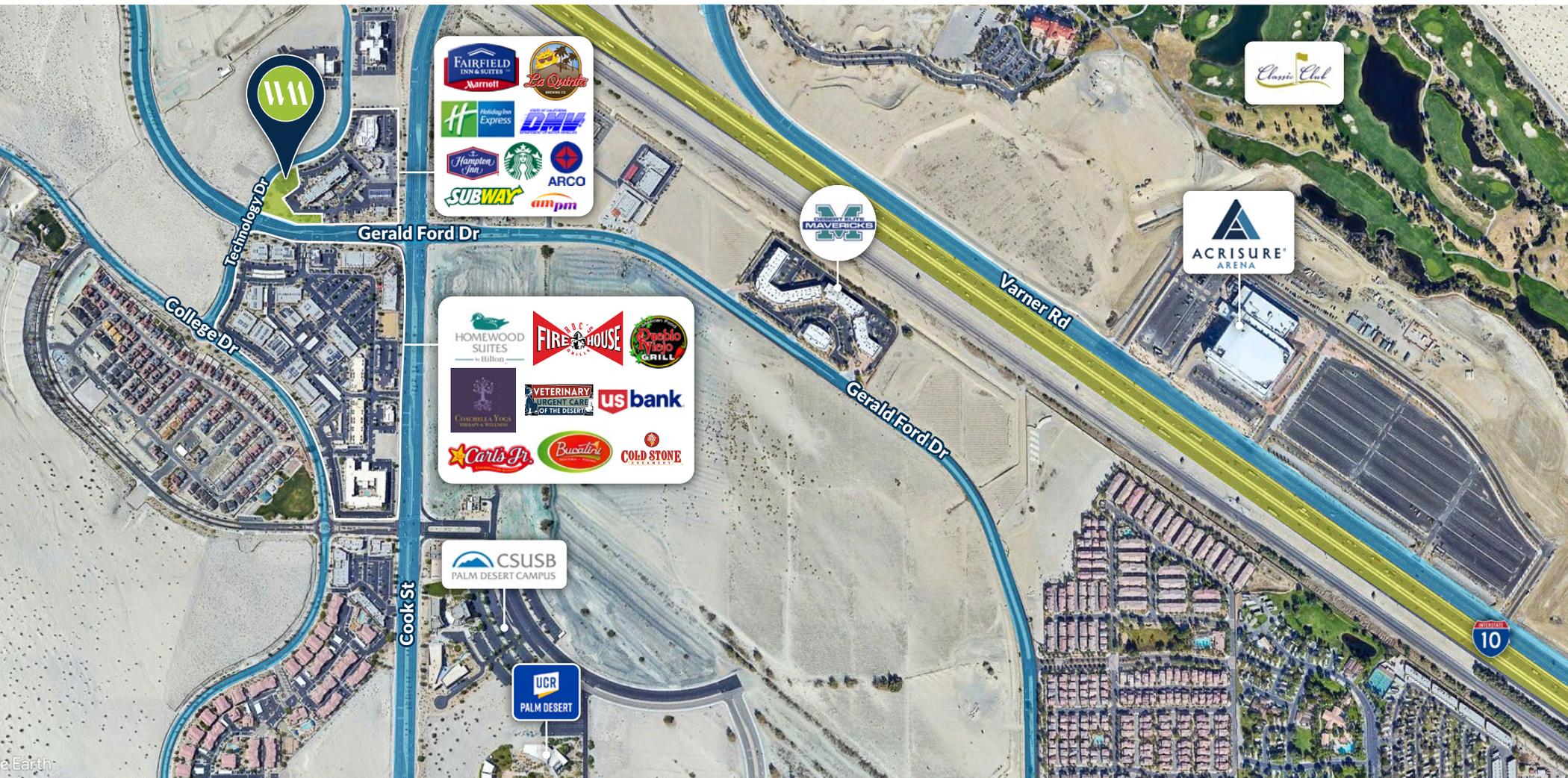
## PROPERTY INFORMATION

<b>Parcel</b>	694-190-004
<b>Land Size</b>	1.27 Acres / 55,321 SF
<b>Zoned</b>	Planned Commercial (PC) with the sub-zonings of Regional Commercial Center (PC-3), and Free-way Commercial Overlay District. (FCOZ). This results in many possibilities for use of the land.
<b>Uses</b>	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.



# AERIAL MAP

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DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population (2024)	3,235	37,478	117,034
Households (2024)	1,490	18,131	18,131
Median Household Income	\$92,132	\$82,887	\$79,772
Median Age	53.4	62.4	59.8
Traffic Volume	I-10 and Cook Street: 109,056 ADT   Gerald Ford Dr and Cook Street: 29,553 ADT		

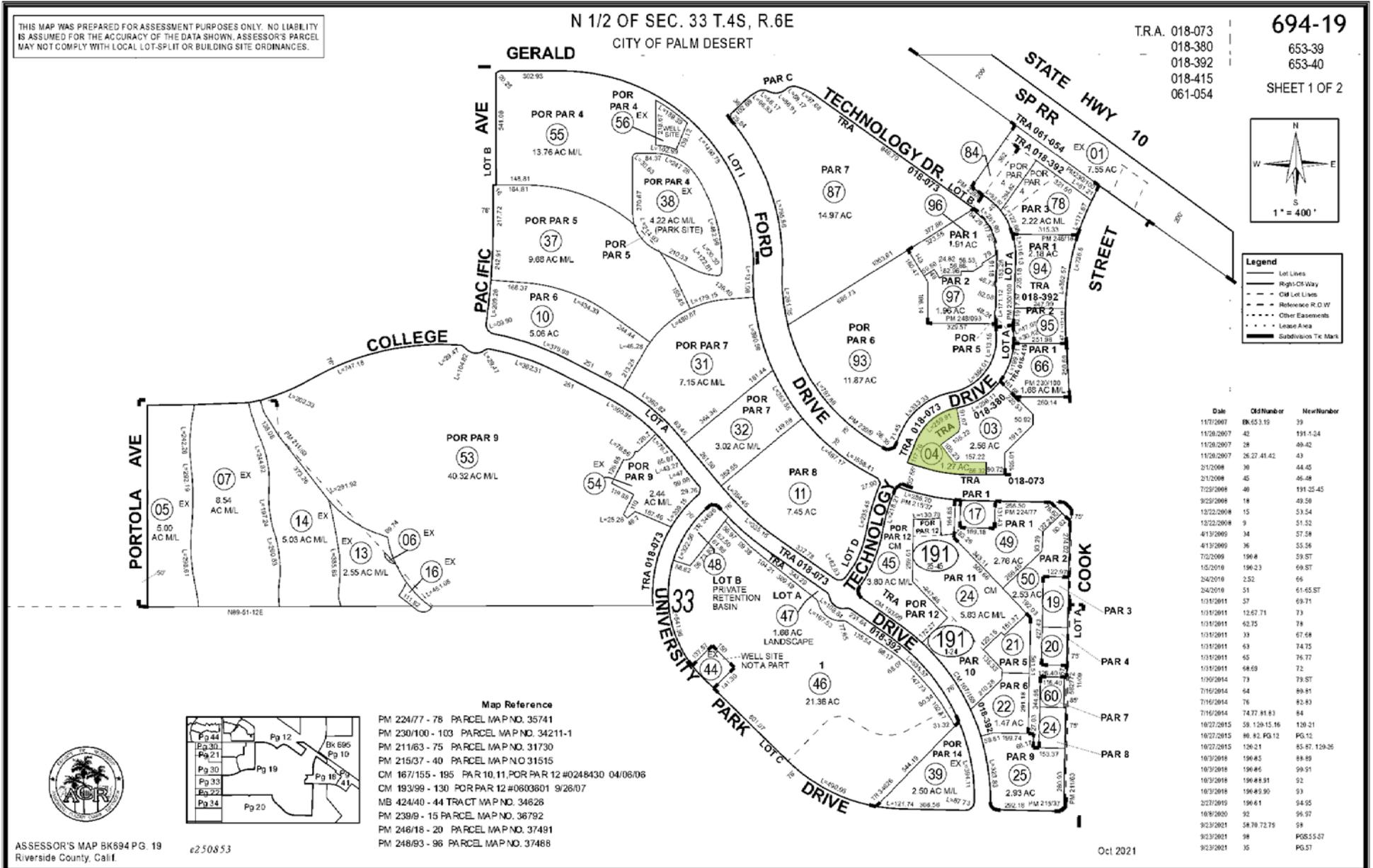
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# PLAT MAP

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## YOUR ADVISOR



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