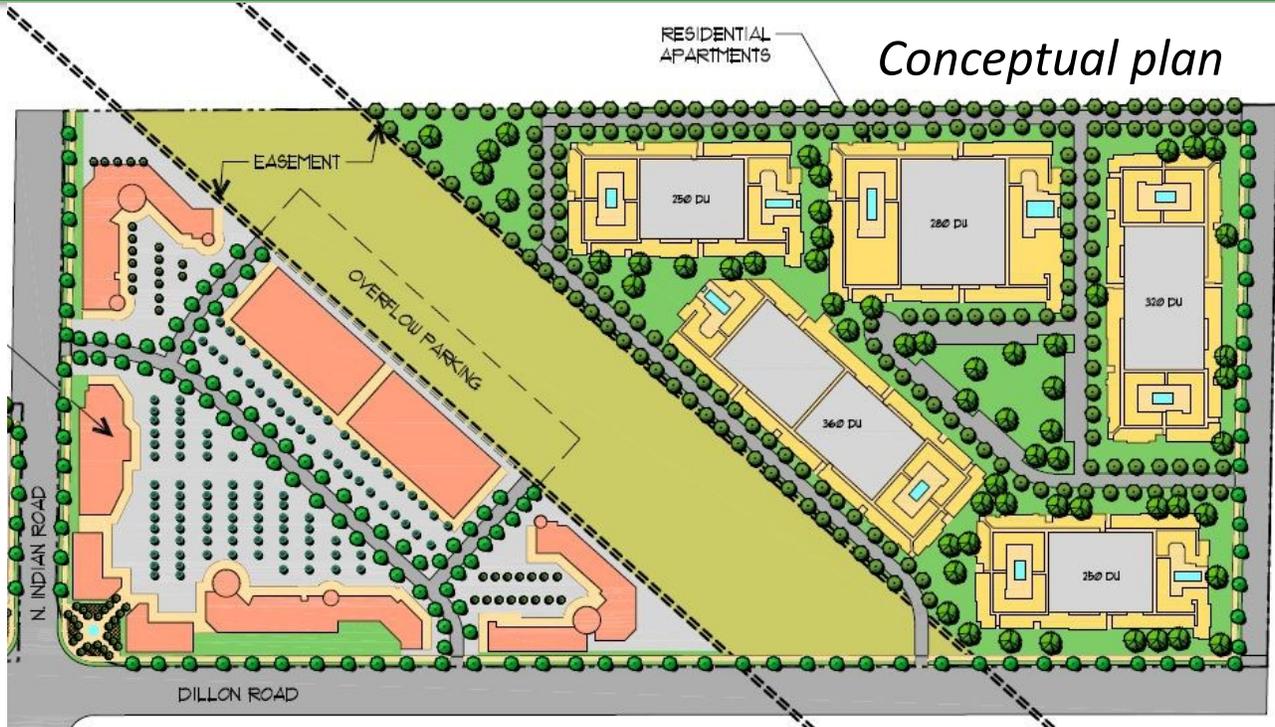


PLANNED USES—The following uses have been preliminarily approved by the county in 2018.



Eastern area : Planning area 1

High density residential with one to three-bedroom units designed for work force pricing. Three to four story residential construction. Efficient floor plans and adjacent parking matching tenant profiles. Could include residential styles that match senior housing and care facilities. Permitted uses will include accessory retail services, educational, and day care. Landscaping areas will include recreation, environmental protection, drainage retention, and buffers to mixed-uses. Potential self-storage and other compatible uses in the power line easement.

*** Net area excluding roads and power line easement is 34.5 Acres.**

*** 1500 residential units plus accessory uses**

Western area : Planning area 2

Commercial and retail uses in two story “store front” shaped buildings. Shared parking in front of each space. Uses include typically retail, restaurants, offices, services, entertainment, hospitality, medical, gas station, and other related uses. Prominent shared signage, outdoor dining, and landscape amenities are featured. Accessory residential is permitted with separate entry areas. Area in power line easement could be used for self storage, drainage retention and parking.

*** Net area excluding roads and power line easement is 21.5 acres**

*** 500,000sf of rental space plus accessory uses (option: 200 affordable residential)**



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62 AC MIXED USE DEVELOPMENT

**PRICE: \$1,990,000.
(\$32,096. per ac)**

SITE AMENITIES

- ◆ **LOCATION:** The property is located on the north east corner of Dillon Rd. and Indian Canyon Dr. in the sphere of influence of Desert Hot Springs.
- ◆ **CURRENT APN #** 666-179-002
PREVIOUS APN# 666-179-001
COUNTY OF RIVERSIDE
- ◆ **PARCEL SIZE:** 62.71 AC
- ◆ **ZONING:** C-P-S, I-P, AND M-SC
EA 32224 APPROVED 2018 CASE # CCZ05080
- ◆ **UTILITIES:**
WATER 12" Line Dillon Rd.
SEWER: Not currently available
ELECTRIC: SO CA Edison in street
GAS: Not in the area So Cal Gas
- ◆ **CURRENT USE** Vacant Land
- ◆ **EARTHQUAKE FAULT ZONE:** not in
- ◆ **FLOOD:** 100 year flood zone
- ◆ **TERMS:** Cash
- ◆ **Net usable area less electric line and road easements is 56.0 Acres**



Site Highlights

- ◆ Located on two main arteries Indian Canyon and Dillon Rd.
- ◆ Desert Hot Springs is one of the fastest growing cities in the state
- ◆ New Amazon center will be bringing 1700 jobs to the area in the next 24 months
- ◆ Apartment inventory in the valley is at an all time low.
- ◆ Industrial inventory in the valley is less than 1%
- ◆ Easy access to Hwy 10 to the south and Morongo Valley to the north

Crossroads Dev. Constraints– Approved

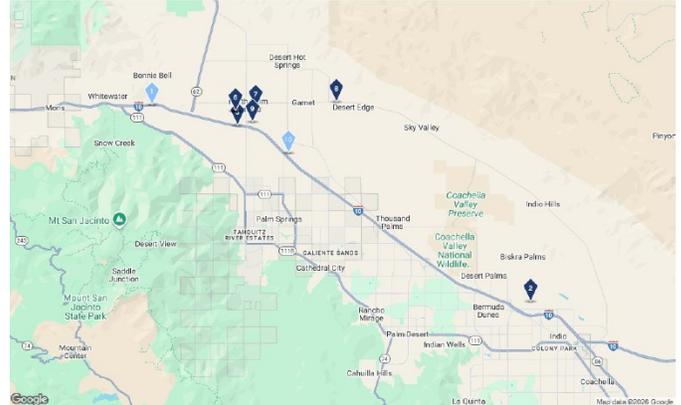
- ◆ No sewer system available. On site treatment is possible and may limit the density of the site.
- ◆ Multi Fam set backs– Front 20 ft, side 3-5 ' for interior side yards and 10' adjacent to street, Rear– 10'
- ◆ General Commercial setbacks
- ◆ Industrial Park Setbacks– Min. 25' from street, min 10' for side yards combined, min 15' rear , min 50' from any abutting commercial or residential property line. Min 15% of site to be landscaped.

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62 AC MIXED USE DEVELOPMENT

**COMPARABLE
SALES**



Subject Property: NE Corner Dillon & Indian 62AC AVAILABLE \$1,990,000. \$32,096./AC

Sale Comps List

Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1 Palm Springs 106 Acres Interstate 10 Whitewater, CA 92282	Land ★★★★☆	-	144.00 AC	Escrow	\$4,200,000 (\$29,166.67/AC)	-
2 40 AC Priced for Quick Sale! 42nd Ave Indio, CA 92203	Land ★★★★☆	-	40.10 AC	12/23/2024	\$1,700,000 (\$42,394.02/AC)	
3 39.4 Acres I-10 Frontage - Palm... Garnet Avenue Palm Springs, CA 92262	Land ★★★★☆	-	39.40 AC	12/16/2024	\$8,225,000 (\$208,756.35/AC)	
4 Palm Logistics Center Phase 2 18th Ave West Of Indian Canyon Rd Palm Springs, CA	Land ★★★★☆ Part of a Portfolio	666-320-002, 004 G	20.00 AC	12/16/2024	\$3,398,000 (\$169,000 P/AC)	
5 Palm Logistics Center Phase 2 18th Ave West Of Indian Canyon Rd Palm Springs, CA	Land ★★★★☆ Part of a Portfolio	666-320-003 G	10.00 AC	12/16/2024	\$1,699,000 (\$169,000 P/AC)	
6 Palm Logistics Center Phase 2 18th Ave West Of Indian Canyon Rd Palm Springs, CA	Land ★★★★☆	666-320-012 G	10.00 AC	12/16/2024	\$1,700,000 (\$170,000 P/AC)	
7 27-Acre Industrial Parcel in Inland... 18th Ave Desert Hot Springs, CA 92240	Land ★★★★☆	-	27.10 AC	11/20/2024	\$1,500,000 (\$55,350.55/AC)	
8 Dillon Residential Land Dillon Rd Desert Hot Springs, CA 92241	Land ★★★★☆	-	25.80 AC	10/16/2024	Not Disclosed	
9 20th Ave North Palm Springs, CA 92258	Land ★★★★☆	-	64.91 AC	6/10/2024	\$39,500,000 (\$608,534.81/AC)	
10 246 Acres I-10 & Palm Dr Palm Dr Palm Springs, CA 92263	Land	-	246.40 AC	Escrow	\$10,348,800 (\$42,000.00/AC)	



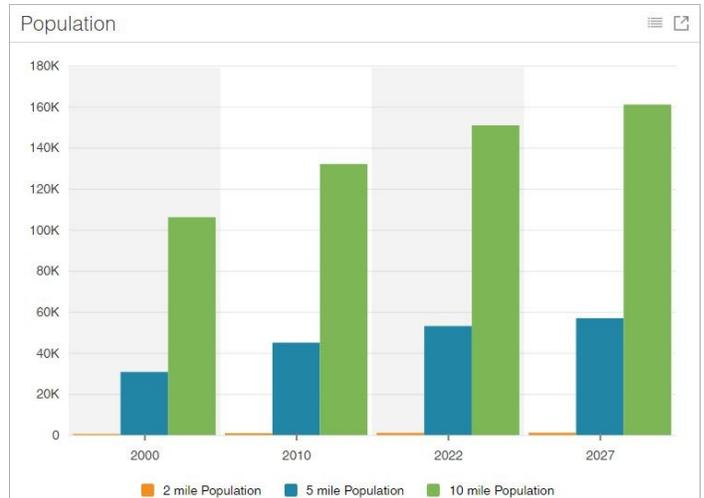
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62 AC MIXED USE DEVELOPMENT

Area information

Desert Hot Springs is a city in Riverside County, California. The city is located within the Coachella Valley comprised of 7 cities. The population of the valley in winter is over 500,000 and about 300,000 in summer. The population of Desert Hot Springs was 25,938 at the 2010 census and is projected to be close to 60,000 by 2027.

Desert Hot Springs is named for its many natural hot springs. It is one of few places in the world with naturally occurring hot and cold mineral springs. Like many of its neighboring cities, Desert Hot Springs continues to see an explosion in population. Drawn by its affordable family living, Desert Hot Springs is a young, vibrant community that is on the move. In addition to world famous resorts, the community was the first city in Southern California to legalize medical marijuana cultivation and has since been overwhelmed by marijuana developers and growers bringing many new jobs to the area. Because of its proximity to Los Angeles, and Riverside there has been an increase in population especially after the pandemic of residents moving to the city. It is located 8 miles from Palm Springs.



Households

	2 mile	5 mile	10 mile
2010 Households	299	15,850	51,436
2022 Households	352	18,302	57,929
2027 Household Projection	377	19,539	61,612
Annual Growth 2010-2022	-0.3%	0.2%	0.1%
Annual Growth 2022-2027	1.4%	1.4%	1.3%
Owner Occupied Households	264	11,064	38,045
Renter Occupied Households	114	8,475	23,567
Avg Household Size	2.9	2.8	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$9.1M	\$506.4M	\$1.7B

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Indian Ave	Dillon Rd S	8,145	2022	0.25 mi
Indian Ave	Teagarden Dr S	13,418	2022	0.40 mi
Dillon Rd	Indian Ave E	2,762	2022	0.48 mi
Dillon Rd	Little Morongo Rd E	9,204	2022	0.63 mi
Little Morongo Rd	Dillon Rd S	5,320	2022	0.77 mi
Little Morongo Rd	Dillon Rd N	270	2022	0.78 mi
Indian Ave	19th Ave N	14,974	2022	1.23 mi
Indian Ave	20th Ave N	16,755	2022	1.40 mi
20th Ave	Indian Ave E	1,946	2022	1.41 mi
20th Ave	Indian Ave NW	683	2018	1.42 mi

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