

**FOR SALE | \$1,590,000**  
**COACHILLIN' LOT #13**  
**3.32 ACRE INDUSTRIAL LOT**



**MICHAEL C. MEADE**  
BROKER/CO-FOUNDER  
DRE# 01480973  
meade@wilson-meade.com  
760.409.6474

**DANYELL MEADE**  
SENIOR ASSOCIATE  
DRE# 02056792  
dmeade@wilson-meade.com  
760.899.8980

# PROPERTY OVERVIEW

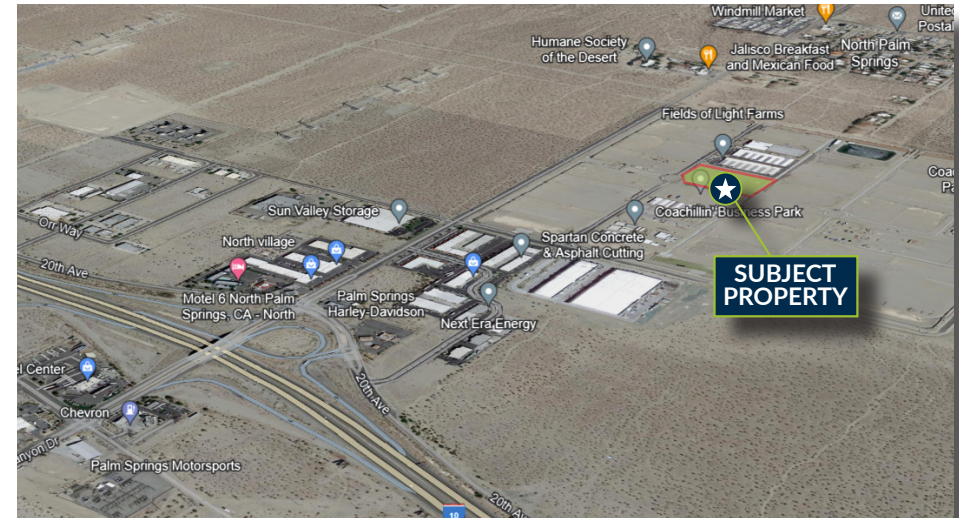


# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

Industrial lot, within secure development, close proximity to I-10. Roads fully finished, with sewer and water as well as electrical service available in the area. Ready for your plans to build. Please see below for more information.

- Location: Lot 13 3.32 AC Blue Dream Crossing & Coachillin' Way
- Zoning & General Plan : I-L (Industrial), SP (Which Allows Cannabis without a CUP)
- APN: 666-340-020
- Utilities: Electric, Domestic, Agriculture & RO Water & Dry Sewer
- Cannabis Zone: Yes
- CUP: Yes
- Includes All Utilities to the Site
- Paved Roads
- Development is Entirely Fenced
- Uses: Office, Food Processing, Furniture Manufacturing, Cabinet Shop, Woodworking Shop, Laundry and Dry Cleaning Plant, Research & Development, Nursery, Moving Company, Warehouse, & Vehicle Services.



# AREA OVERVIEW



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Desert Hot Springs is a vibrant, growing, and innovative city. The first city in Southern California to legalize cannabis, Desert Hot Springs embraces and empowers and welcomes 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. Home to the internationally known healing mineral spas of the Two Bunch Palms Wellness Hotel.



# DEMOGRAPHICS

**1**  
MILE

**3**  
MILES

**5**  
MILES



2023 Population Estimate  
**294**

2023 Median Household Income  
**\$28,437**

2023 Average Households  
**113**

2023 Population Estimate  
**6,131**

2023 Median Household Income  
**\$45,593**

2023 Average Households  
**1,972**

2023 Population Estimate  
**58,022**

2023 Median Household Income  
**\$52,030**

2023 Average Households  
**20,738**

# AERIAL MAP



# PLAT MAP

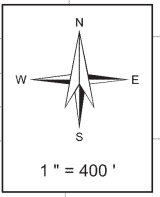
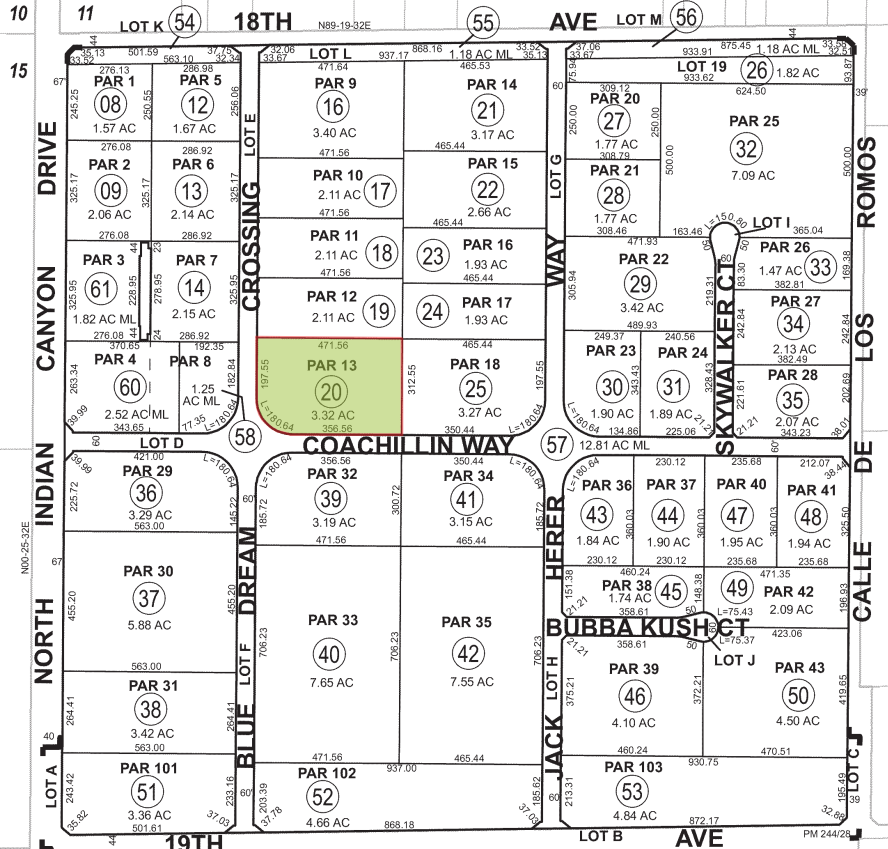
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

NW 1/4 OF SEC. 14 T.3S, R.4E  
CITY OF DESERT HOT SPRINGS

TRA 014-121

666-34

24-39-3



**Legend**

- Lot Lines
- - - Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- ..... Lease Area
- Subdivision Tic Mark

Data

G.L.O. PLAT, CO. RD. DEPT. MAPS  
RS 17/37-38  
DATE 2583  
PM 143/66-67 TRACT MAP NO. 21783

Pg 15	Pg 25	Pg 27	Pg 31
			Pg 35
Pg 32	Pg 34		Pg 36
Pg 33	Pg 37		

Map Reference

PM 244/28-33 PARCEL MAP NO. 37158

Date	Old Number	New Number
6/1/1986	01	02-03
2/1/1988	02	04-05
2/1/1988	03,05	06
2/9/2018	04,06	07
2/9/2018	07	08-57
10/29/2019	15	58,59
10/29/2019	11,59	60
11/18/2020	10	61,5T

Dec 2020



ASSESSOR'S MAP BK666 PG. 34  
Riverside County, Calif.

finmontes



CONTACT  
INFORMATION



## YOUR ADVISORS



**MICHAEL MEADE**  
BROKER/CO-FOUNDER  
DRE# 01480973  
mmeade@wilson-meade.com  
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