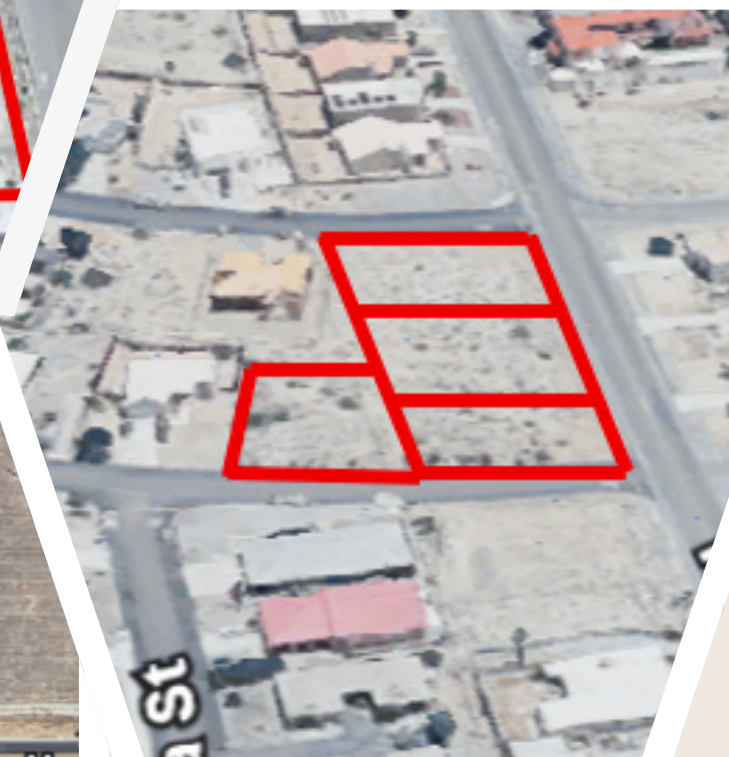


FOR SALE



Vacant Lands

Commercial & Residential
Sold Separately or as Portfolio(s)

Desert Hot Springs | California

Littlerock | California

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QUALITY PROPERTIES

DRE License # 01527289



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Commercial & Residential Vacant Lands

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Top Producers – Partners Network 15

Property Overview

EXECUTIVE SUMMARY

PARCEL GROUP SUMMARY



This offering presents vacant land parcels in Desert Hot Springs and Littlerock, California, two growth-oriented markets with strong regional access and development potential. The sites are strategically located near major roads and established neighborhoods, offering visibility, flexibility, and a range of future uses for commercial, residential, or mixed-use opportunities.

With parcels available individually or as a portfolio, the offering provides an attractive option for buyers seeking land in expanding Southern California submarkets.



ACREAGE

Total acreage: Approx. 3.1 AC
(See Parcel Summary for details)



ACCESS

Excellent frontage and access along major streets in each location.



UTILITIES

Utilities available in the street.
(Buyer to verify)



OFFERING TERMS

Offered for Sale Separately or as Portfolio(s)

APNs 639-202-023 / 024 / 025



DESERT HOT SPRINGS

Established residential community with continued growth and demand.



COMMERCIAL AMENITIES

Retail, dining, and services minutes from the site.



I-10 FREEWAY ACCESS

Convenient access -10 minutes to the west via California Ave.

023

Approx
0.18 AC

024

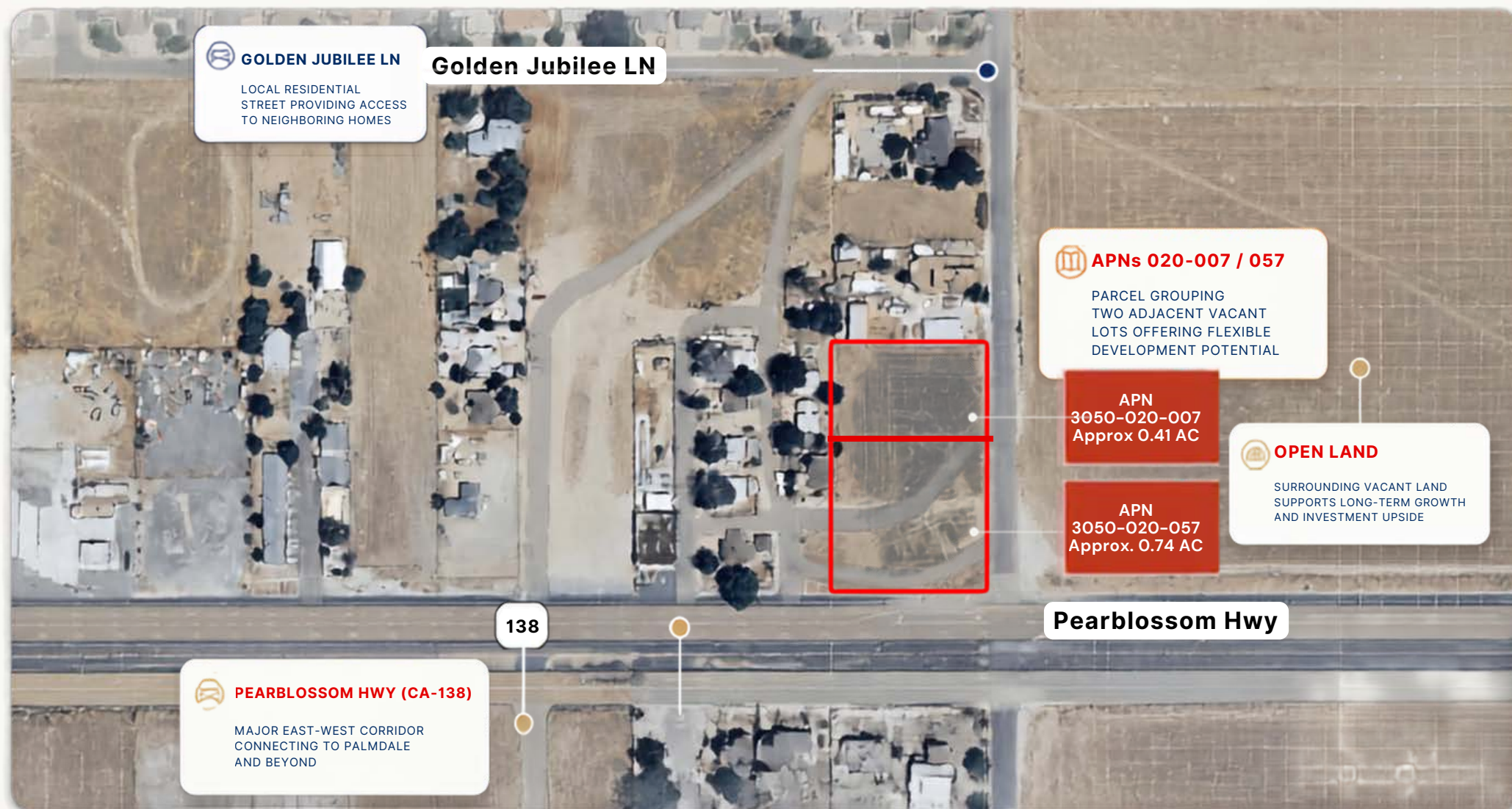
Approx
0.17 AC

025

Approx
0.16 AC

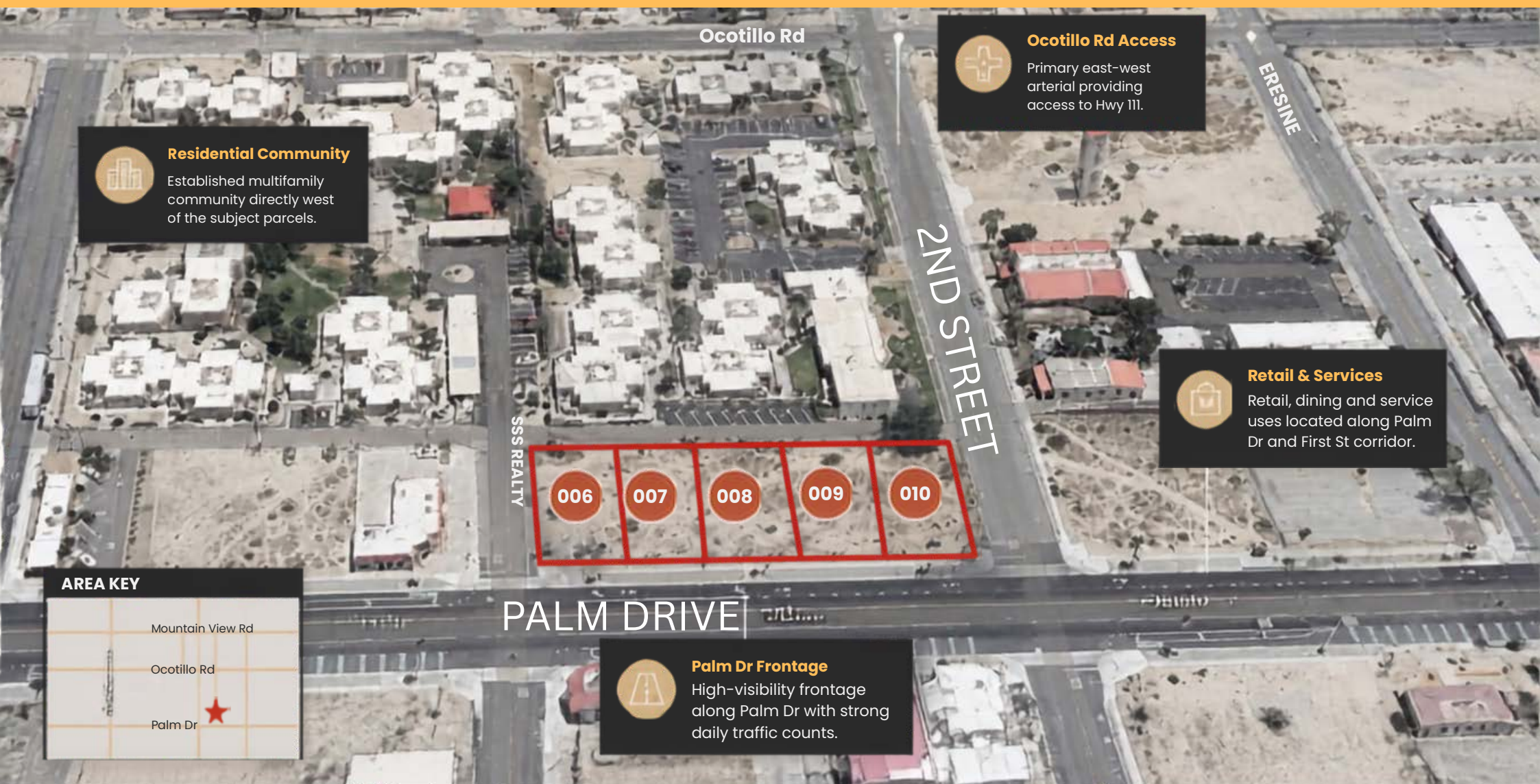


APNs 3050-020-007 / 057



APNs 639-281-006 / 007 / 008 / 009 / 010

APPROXIMATELY 0.14 AC 0.13 AC 0.13 AC 0.13 AC 0.14 AC



Residential Community

Established multifamily community directly west of the subject parcels.



Ocotillo Rd Access

Primary east-west arterial providing access to Hwy 111.



Retail & Services

Retail, dining and service uses located along Palm Dr and First St corridor.

AREA KEY



Palm Dr Frontage

High-visibility frontage along Palm Dr with strong daily traffic counts.

APNs 642-125-010 / 011 / 012 / 013

APPROXIMATELY 0.17 AC 0.20 AC 0.19 AC 0.21 AC

These vacant lands are located within a residential area of Desert Hot Springs, California, near Hidalgo Street and Ocotillo Road. The parcels benefit from convenient access to local neighborhood streets and nearby homes, with surrounding road connections that link the area to services, daily necessities, and the broader community. This setting offers a practical location for future land use opportunities in a growing Desert Hot Springs submarket.



Demographics

Desert Hot Springs & Littlerock, CA — Commercial & Residential Vacant Lands

POPULATION 33,917 Total Population	HOUSEHOLDS 11,379 Total Households	MEDIAN HOUSEHOLD INCOME \$52,761 Per Year	MEDIAN HOME VALUE \$354,800 Owner-Occupied	MEDIAN GROSS RENT \$1,412 Per Month
Owner-Occupied Housing 50.7%	Average Household Size 2.90	Avg. Commute Time 28.5 MIN	Median Home Value \$357,300	Homeownership Rate 70.8%

TRAFFIC COUNTS & REGIONAL ACCESS

SR-62 / Twentynine Palms Highway

22,000 vehicles per day

Near Pierson Blvd. and Indian Canyon Dr.; primary regional route serving Desert Hot Springs and the High Desert.

SR-111

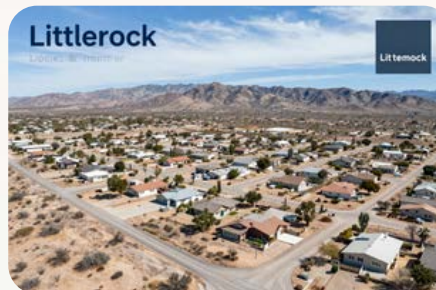
13,200 vehicles per day

Near the I-10 / Snow Creek Rd. area; key Coachella Valley connection to Palm Springs and regional employment, retail, and visitor destinations.

Palm Drive Access

Direct local access from the offering parcels to SR-62 and the broader Coachella Valley roadway network.

Traffic counts are AADT (annual average daily traffic), both directions; shown as nearby-corridor counts, not parcel-frontage counts. Source: Caltrans Traffic Census Program, 2024.



Littlerock

No separate commute-time figure is available for this location. Littlerock is served by nearby local and regional road access, providing practical connectivity to surrounding communities and services.

COMMUTE TIME / ACCESS TO MAJOR ROADS

Desert Hot Springs

Average Commute Time: **28.5 Minutes**

Palm Drive and Ocotillo Road provide access to Highway 111; the broader corridor network connects to State Route 62 for regional access.



Desert Hot Springs Retail & Trade Area Map

Major corridors, nearby
retail, and access routes



STRATEGIC LOCATION

Desert Hot Springs is a growing residential community with nearby retail, service corridors, and convenient local circulation.



RETAIL CORRIDORS

Proximity to established retail and service corridors along Palm Dr, Ocotillo Rd, and Hacienda Ave.



ACCESS & CONNECTIVITY

Multiple access points via Palm Dr, Ocotillo Rd, Inaja St, and Hacienda Ave providing strong visibility and convenient circulation.



TRADE AREA DEMOGRAPHICS

Serving a growing residential community with continued daytime and tourism-related traffic.

ESTIMATED POPULATION	
1 MILE RADIUS	13,623
2 MILE RADIUS	33,751
3 MILE RADIUS	56,892
DAYTIME POPULATION	+18%

Source: U.S. Census Bureau ACS



SUNSET AVE CORRIDOR

Nearby retail centers, dining, and services serving the surrounding community.



INAJA ST CORRIDOR

Connects to Downtown Desert Hot Springs and SR-62 for regional access.



OCOTILLO RD CORRIDOR

Local retail, services, and residential neighborhoods with strong daily traffic along Ocotillo Rd.

PIERSON BLVD CORRIDOR

Connects residential areas to Palm Dr retail and community amenities in Desert Hot Springs.

PALM DR CORRIDOR

Primary north-south commercial corridor with established retail and service businesses.

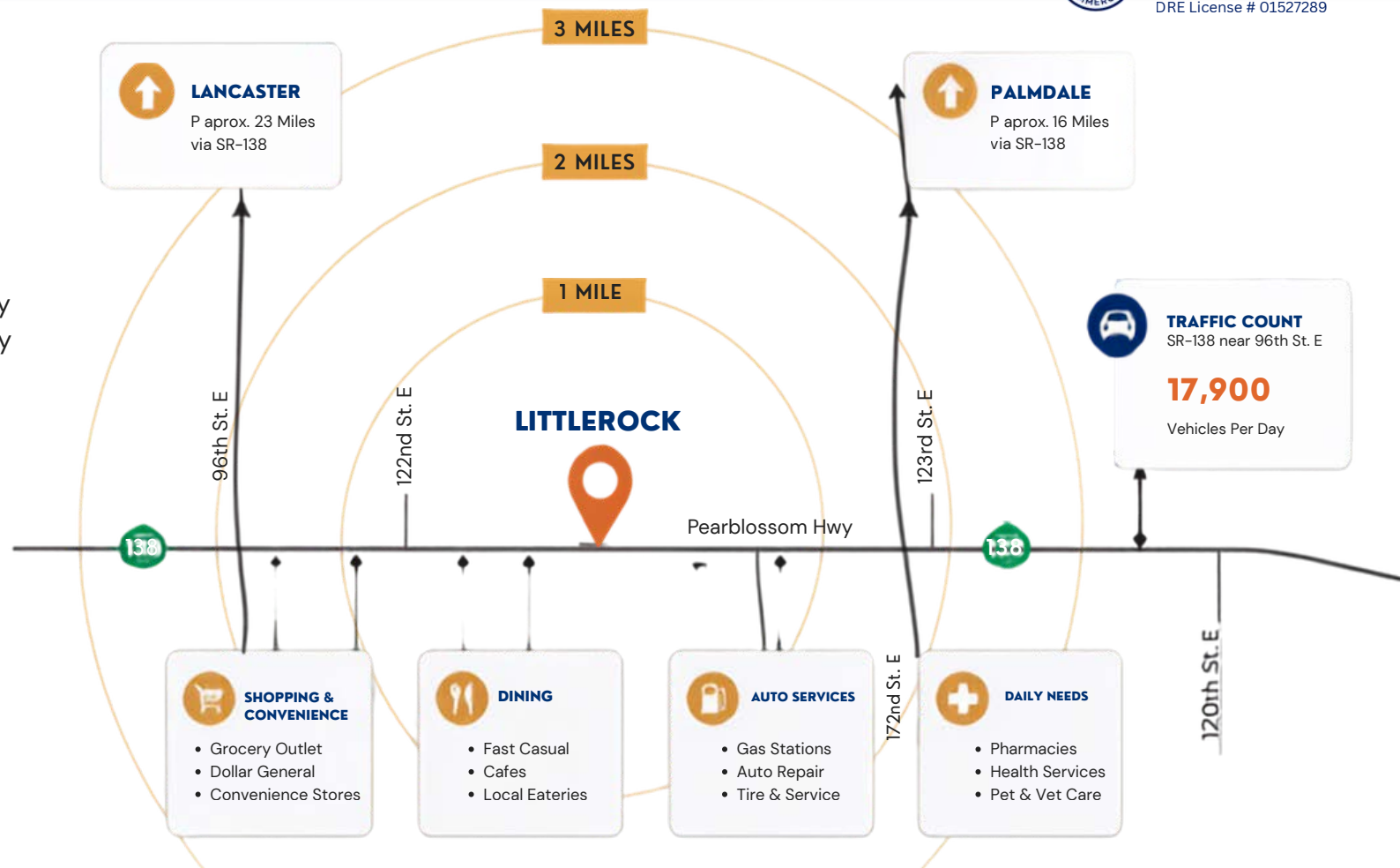
HACIENDA AVE CORRIDOR

Key north-south arterial providing access to retail, civic uses, and residential neighborhoods.



Littlerock, CA Retail & Trade Area Map

Direct access to SR-138 / Pearblossom Hwy
serving commuters and the Antelope Valley



STRATEGIC LOCATION

LittleRock is positioned along SR-138 (Pearblossom Highway), the primary east-west corridor connecting Paimland, Lancaster, and the High Desert.

RETAIL CORRIDORS

SR-138 is the main retail spine with convenience, dining, auto services, and daily needs retailers.

ACCESS & CONNECTIVITY

Direct on/off access to SR-138 with quick connections to 96th St. E, 101st St. E, and surrounding arterials for strong regional reach.

TRADE AREA DEMOGRAPHICS / BUYER TAKEAWAY

Growing trade area supported by commuter traffic, local residents, and regional visitors.

ESTIMATED POPULATION

1 Mile	2 Miles	3 Miles
1,739	≈ 4,200	8,278

Source: LoopNet demographic estimates, 2025; radii centered near Pearblossom Hwy & 75th St E, Littlerock, CA

Regional Growth Drivers

Two California land markets with corridor access, service demand, and development potential



Desert Hot Springs

- Established residential base supporting steady local demand
- Strong corridor connectivity to retail and service uses
- Land positioning that benefits from continued regional growth



Littlerock, CA

- SR-138 commuter access and regional visibility
- Trade area reach tied to the Antelope Valley corridor
- Land parcels positioned for long-term hold or development interest

BUYER TAKEAWAY



Accessible corridor locations



Demand for daily-needs and service uses



Vacant land suited to future growth

Source: U.S. Census Bureau ACS, LoopNet demographic estimates, and local traffic counts: compiled from Desert Hot Springs and Littlerock market materials



ARTHUR PFEFFERMAN

EXECUTIVE VICE PRESIDENT

CALDRE LICENSE #: 01021906

PRIMARY SPECIALTY REAL PROPERTY

- Industrial
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- Multi-Residential
- Mixed Use
- Land
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- Valuations
- 1031 Exchange

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Coldwell Banker Commercial is the Most Trusted Name in Commercial Real Estate

Arthur is a result-driven professional with over 35 years' experience in the acquisition and disposition of investment properties, investment analysis, leasing, development, and valuations. He attended UCLA and UB, has been licensed since 1989 and is a registered LA county property tax appeals board agent.

Arthur has unique expertise as a specialist with significant achievements in industrial, office, retail, multi-residential, mixed-use and land. He provides authoritative, unbiased information, clear strategy, continual communications and successful negotiations conducted with integrity. He is committed to providing a steady flow of transaction information, market conditions, the project schedule, assignment progress, financial analysis, deal elements, negotiating and marketing strategies available electronically and in hard copy. His client and investor list includes financial institutions, government, legal and accounting firms, entrepreneurs, small & large businesses and sophisticated high net worth individuals. He has served as an expert witness in business litigation in federal and state courts for business litigation cases in California.

Arthur continues to serve on numerous philanthropic and nonprofit boards and has served on blue ribbon committees as an appointee of city, county, state and federal elected officials. He has been a sought-after speaker and moderator for industry and government conferences.

Arthur Pfefferman - Coldwell Banker Commercial represents parties in purchases, sales, leases and re-structuring of assets for many of his clients and/or their clients in California, New York, Texas, Florida, Nevada to name a few of the many states. You may learn more about him on LinkedIn and the many who recommend and endorse him.



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ARTHUR PFEFFERMAN

EXECUTIVE VICE PRESIDENT

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PROFESSIONAL ACHIEVEMENTS

- Past Member of the United States Small Business Administration Advisory Council (“SBA”); Presidential Appointee (U.S.A)
- Past President of the Cultural Affairs Commission for the City of Los Angeles; Mayoral Appointee
- Co-Founder and Past President of the United Chambers of Commerce
- Fernando Award Recipient, given annually to one citizen of the San Fernando Valley
- Provides media/newspapers with industry information
- Taught Courses on Franchising at California State University Northridge
- Active Rotarian
- Achieved the prestigious Coldwell Banker Commercial - Top 10 recognition level Nationally - 1st Q 2021
- Achieved the prestigious Coldwell Banker Commercial - #1 recognition Nationally - 1st Q 2023
- Achieved the prestigious Coldwell Banker Commercial - #2 recognition Nationally - September 2025
- Inside The Valley (Formerly SFVBJ); published by LABJ - The Valley 200 - One of the 200 most influential people in the Greater Valley in 2020-2026
- An elite member of Coldwell Banker Commercial (in the top 1% of over 3,000 Coldwell Banker Commercial Professionals in the USA)

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CA STATE AND FEDERAL RECOGNITION



SOO AHN

REAL ESTATE ADVISOR | CONSULTANT



PRIMARY FOCUS

- Investment Properties
- Multi-Residential
- Retail
- Commercial & Residential Land
- Property Analysis & Valuation
- Investment Consultation
- Acquisition & Disposition Strategy
- 1031 Exchange Coordination

PROFESSIONAL PROFILE

Soo Ahn brings a distinctive combination of healthcare expertise, real estate investment experience, and a highly consultative approach to her work with property owners and investors.

A Doctor of Pharmacy with 18 years of professional healthcare experience, Soo built her career in an environment where trust, precision, confidentiality, sound judgment, and attention to detail are essential. These same principles are at the foundation of her real estate practice.

For more than 25 years, Soo has also been personally involved in real estate investing, giving her an owner's perspective when evaluating property, risk, income potential, long-term value, and investment strategy.

Her practice is primarily advisory and relationship-driven. Soo works closely with clients to understand their objectives, evaluate opportunities, analyze property fundamentals, and help them make informed decisions regarding the acquisition, disposition, and positioning of real estate assets.

Known for listening carefully and communicating openly, Soo approaches each engagement with professionalism, discretion, and a commitment to protecting her clients' interests.

Her goal is not simply to complete a transaction, but to become a trusted real estate resource and long-term advisor to the clients she serves.



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Coldwell Banker Quality Properties

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