

0.70-ACRE | ZONED HIGHWAY COMMERCIAL | I-10 FRONTAGE
20TH AVENUE, DESERT HOT SPRINGS, CA 92240
FOR SALE: \$200,000

WILSON MEADE
COMMERCIAL REAL ESTATE



KATE RUST
Executive Vice President
DRE# 01267678

kate@wilson-meade.com
760-409-1532

72100 Magnesia Falls Drive, Ste 2, Rancho Mirage, CA 92270
wilson-meade.com | CalDRE# 02051182

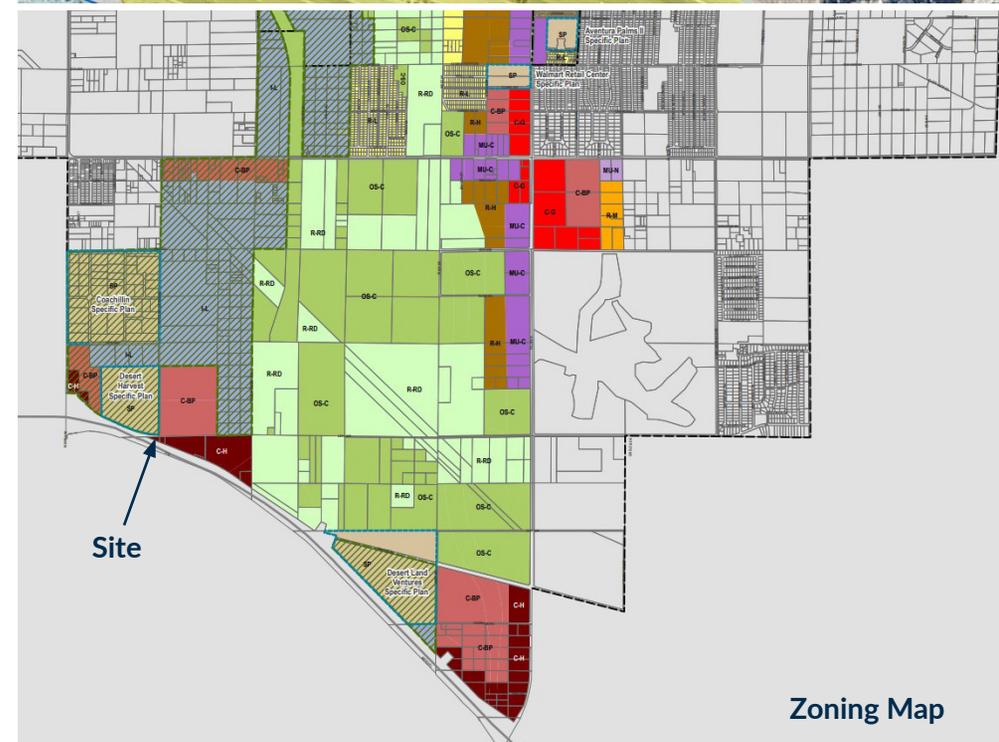
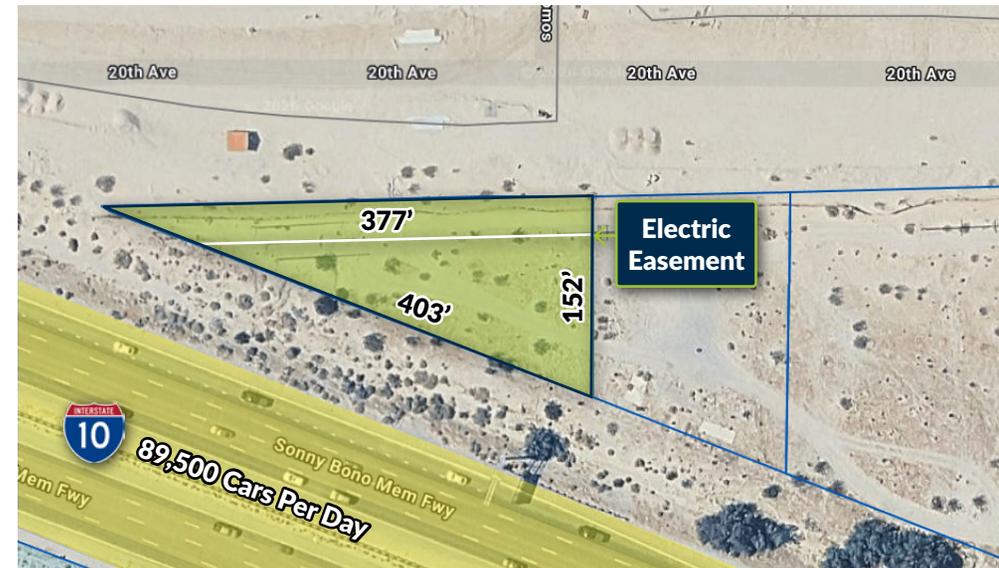
PROPERTY HIGHLIGHTS

0.70-Acre Commercial Land | For Sale
DESERT HOT SPRINGS, CA 92240

- **Frontage:** 403' on Interstate 10
- **Average Daily Traffic:** 89,500
- **I-10 Visibility**
- **City:** Desert Hot Springs
- **Land Use Zoning:** C-H (Highway Commercial)
- **APN:** 669-092-001
- **Parcel Size:** 0.70 acre / 30,492 SF
- **Site Dimensions:** 377' x 152' x 403'
- **Easements:** Electric Easement
- **Earthquake Fault Zone:** No
- **Multi-Species:** No
- **Flood Zone:** Yes | 100-year zone and 500-year zone
- **Topo:** Flat

Zoning Code: C-H (Highway Commercial). This district is intended to accommodate those business and retail uses which provide merchandise and services desired by motorists, directly from or for motor vehicles. The C-H District is intended to promote a unified grouping of travel-oriented uses, such as fueling stations, regional retail, entertainment, dining, and hotels.

Permitted Uses: (See Desert Hot Springs Zoning Code for more Specific Information and Details)

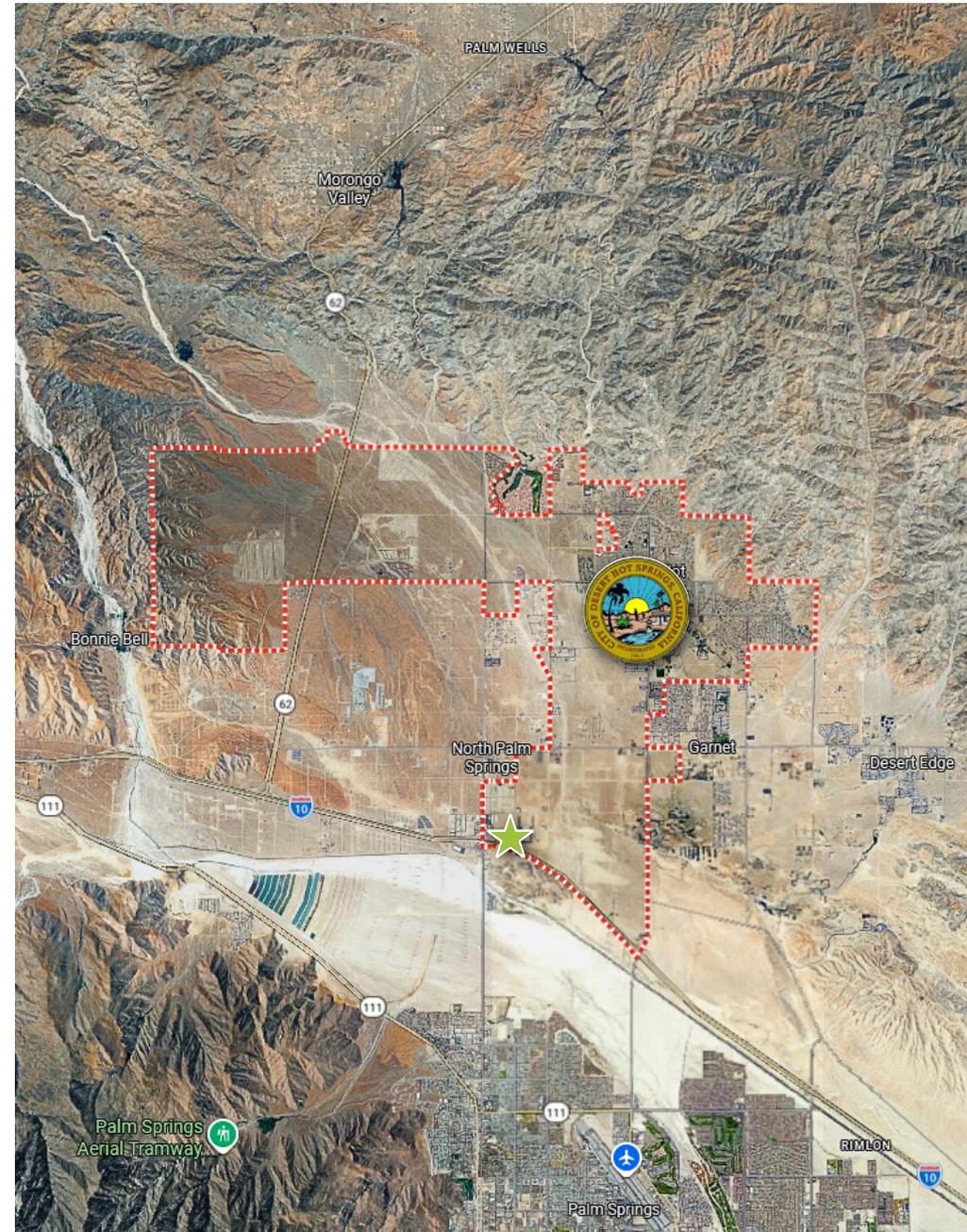


AERIAL MAP | DEMOGRAPHICS

0.70-Acre Commercial Land | For Sale
DESERT HOT SPRINGS, CA 92240

| Demographics | 1-mile | 5-miles | 10-miles |
|-------------------------|--------------------------------|----------|----------|
| Population | 115 | 68,514 | 189,134 |
| Median Age | 35 | 40.2 | 47.2 |
| Households | 34 | 25,813 | 79,199 |
| Avg. Household Size | 3.4 | 2.6 | 2.3 |
| Avg. Household Income | \$59,853 | \$78,159 | \$87,448 |
| Median Household Income | \$39,999 | \$52,985 | \$59,937 |
| Traffic Volume | I-10 and Indian Ave SE: 89,500 | | |

| Distance to | Miles | Time |
|-----------------------------|------------|-------------|
| Downtown Palm Springs | ~6 miles | ~13 minutes |
| Palm Springs Intl Airport | ~7.8 miles | ~16 minutes |
| Palm Springs Aerial Tramway | ~15 miles | ~20 minutes |



MARKET OVERVIEW

DESERT HOT SPRINGS AREA

Desert Hot Springs is a dynamic and forward-thinking city that reflects California's long-standing spirit of innovation, exploration, and opportunity. Known for its entrepreneurial mindset, the city made history as the first municipality in Southern California to legalize cannabis—setting the tone for a business-friendly environment that welcomes growth across a wide range of industries.

Equally compelling is Desert Hot Springs' commitment to becoming a world-class health and wellness destination. Built around its renowned "miracle waters," distinctive desert ecosystem, sweeping mountain views, and preserved natural environment, the city offers a rare blend of economic opportunity and quality of life that appeals to both investors and residents.



With the second-fastest growing population in the Coachella Valley, Desert Hot Springs is experiencing significant momentum and is currently seeing robust residential, industrial, and civic development, including:

- Amazon: 600,000 SF distribution center (completed)
- Desert Gateway: Approximately 1,000,000 SF logistics center with an integrated hotel
- Skyborne (Village 2) by Lennar: 141 single-family homes
- Ovation: 402 residential condominiums with clubhouse amenities
- Rancho Descano: 76 single-family homes
- Palari / Mighty Buildings: 77 sustainable, 3D-printed single-family homes
- New Warehouse Facility: 60,000 SF for PODS storage
- Desert Storage: 63,000+ SF RV storage facility
- New Public Safety Campus: Featuring a 6,300+ SF police annex and a remodeled fire station

YOUR ADVISOR



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EXECUTIVE VICE PRESIDENT
DRE# 01267678
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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

Phone Number: 760.837.1880 | wilson-meade.com