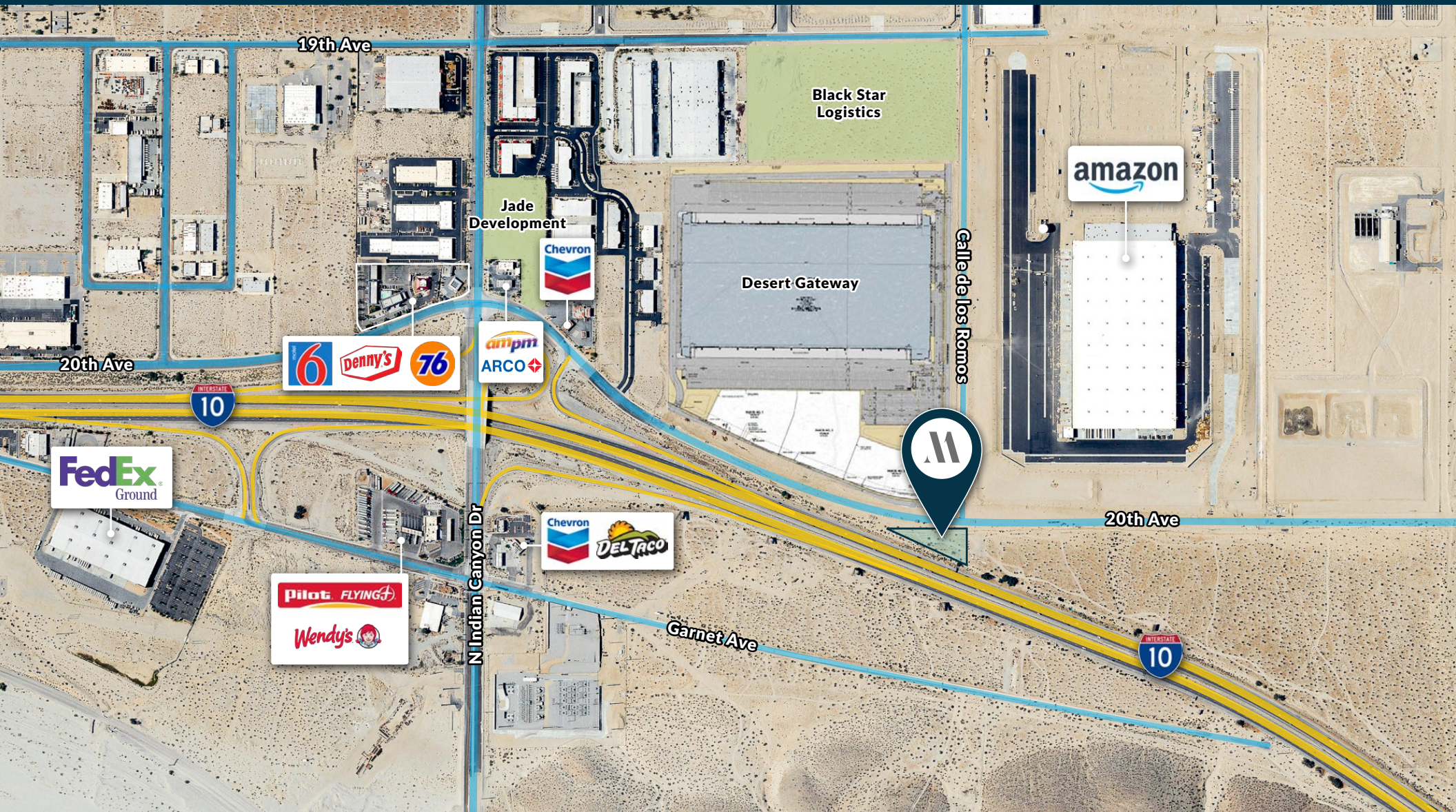


0.70-ACRE | ZONED HIGHWAY COMMERCIAL | I-10 FRONTAGE
20TH AVENUE, DESERT HOT SPRINGS, CA 92240
FOR SALE: ~~\$190,000~~ \$169,500



KATE RUST
Partner
DRE# 01267678

kate@meadecommercial.com
760-409-1532

72100 Magnesia Falls Drive, Ste 2, Rancho Mirage, CA 92270
meadecommercial.com | CA DRE Lic.# 02439728

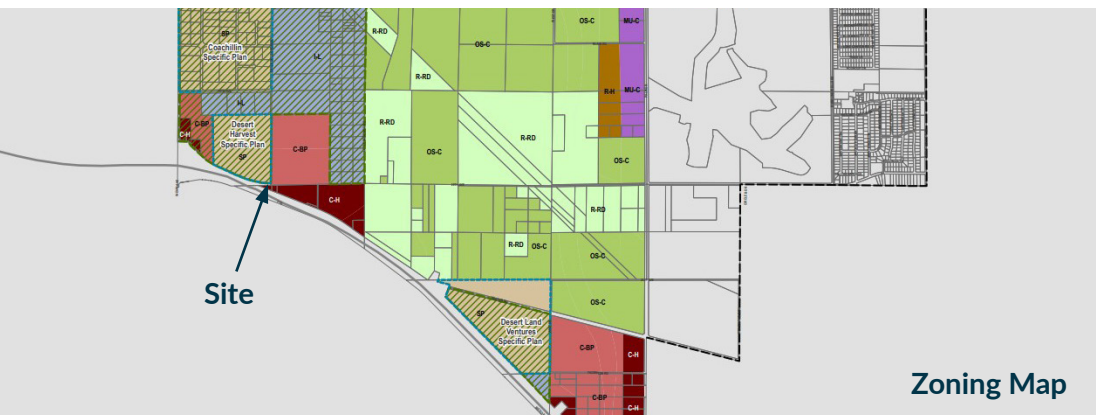
PROPERTY OVERVIEW

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)



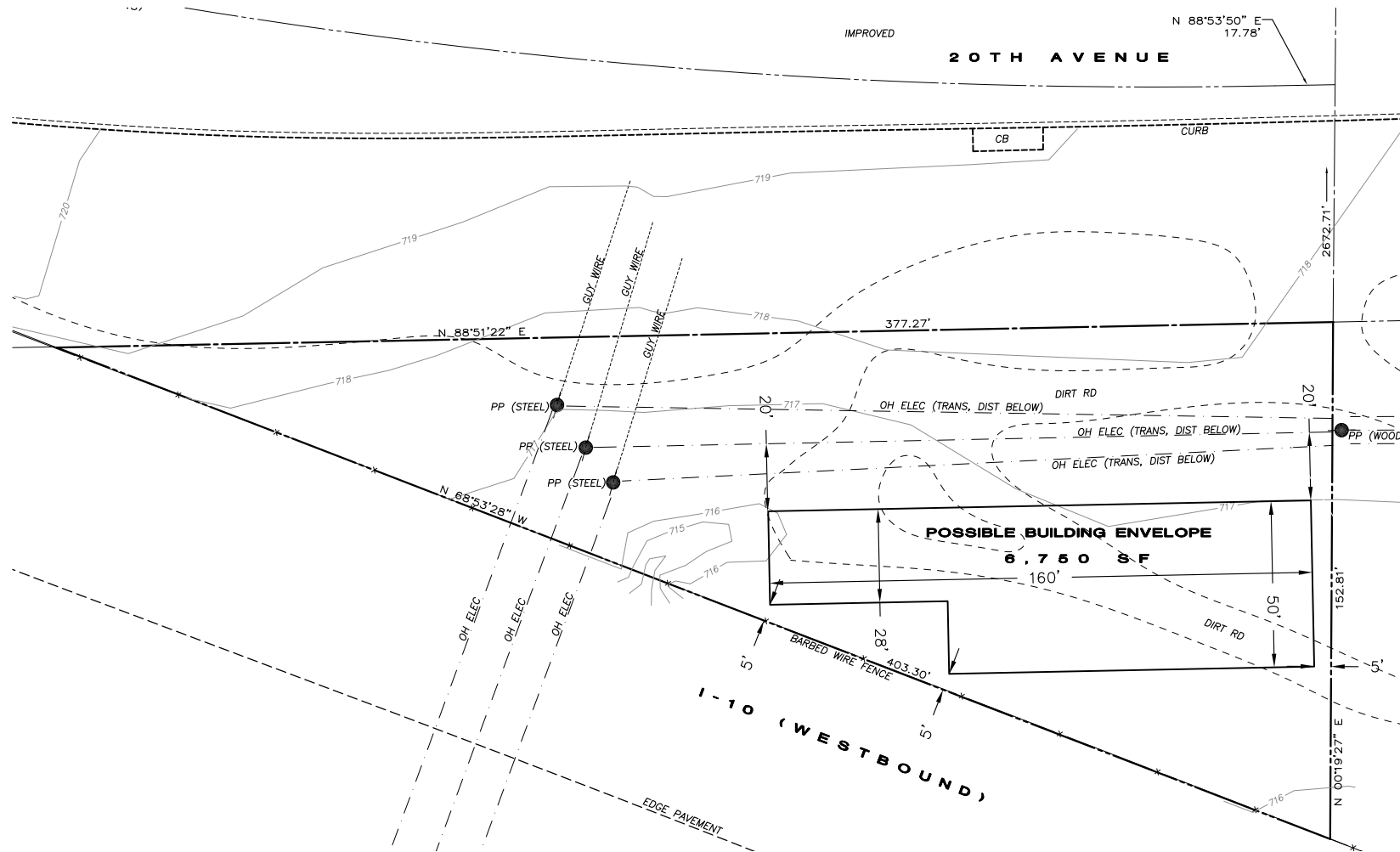
Zoning Map

Property will be conveyed subject to a reserved easement and/or lease for outdoor advertising, including rights of construction, operation, maintenance, and access, together with restrictions on improvements obstructing visibility from I-10. Buyer receives no income from the outdoor advertising rights. Details provided upon request.



CONCEPT BUILDING ENVELOPE

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



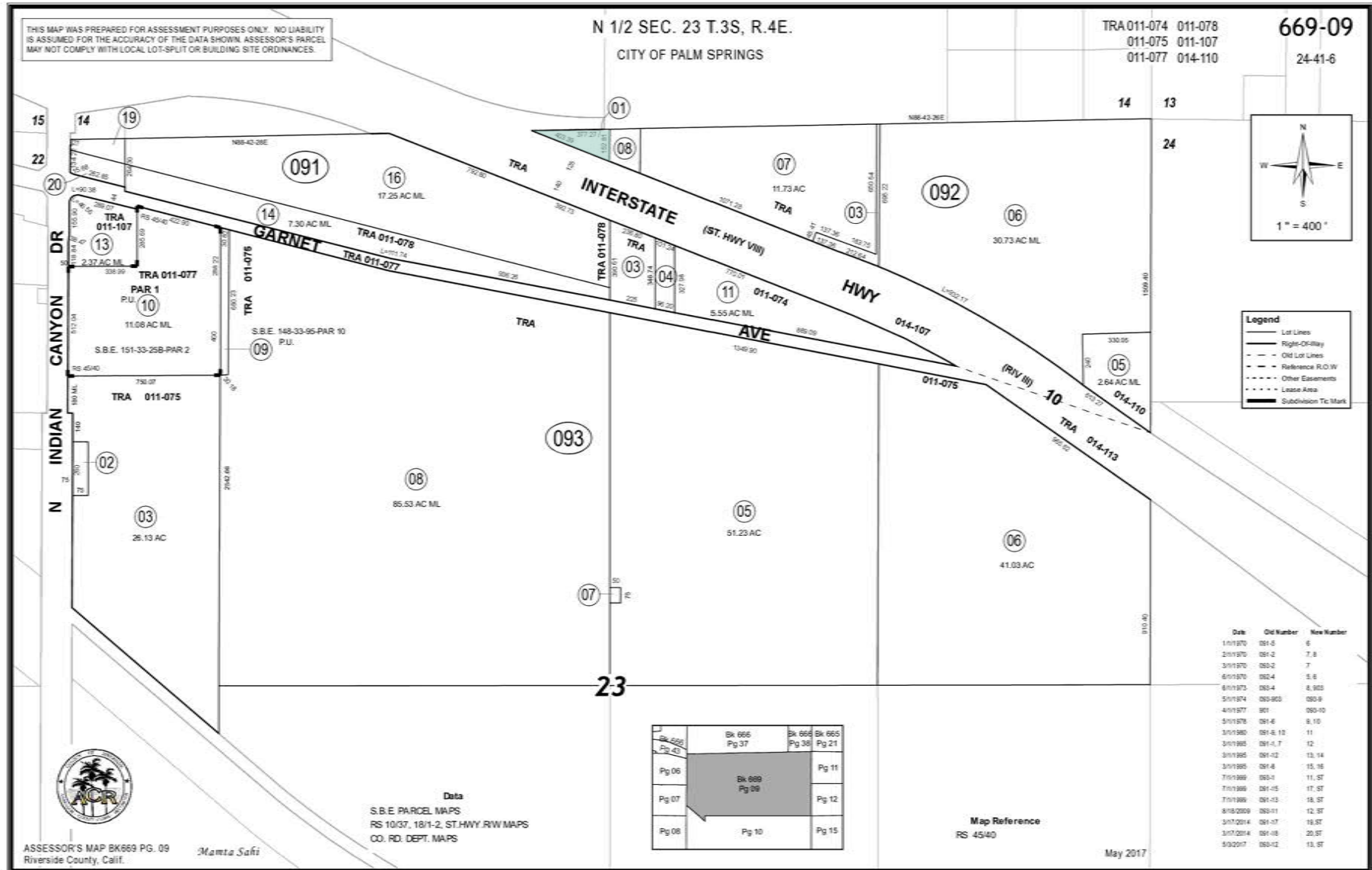
CONCEPT BUILDING ENVELOPE DISCLAIMER

The Concept Building Envelope depicted/referenced herein was prepared by an engineer following a survey of the Property conducted on behalf of the Seller. The Concept Building Envelope is provided solely for informational and illustrative purposes and is intended to assist prospective purchasers in evaluating the potential development of the Property. The Concept Building Envelope has not been independently verified by the Seller, Broker, or their respective representatives, and no representation or warranty is made, express or implied, regarding its accuracy, completeness, feasibility, or the ability to develop the Property in accordance with the concept depicted. Prospective purchasers are solely responsible for conducting their own independent due diligence and investigations, including, without limitation, verification of property boundaries, zoning and land-use requirements, setbacks, easements, access, utilities, environmental conditions, grading, drainage, building and development standards, and all applicable governmental requirements and approvals. Prospective purchasers should consult with their own qualified architects, engineers, surveyors, attorneys, and other appropriate professionals to independently determine whether the proposed building envelope, or any other development concept, can be legally and physically implemented on the Property. Inclusion of the Concept Building Envelope in this Offering Memorandum should not be construed as a representation that the proposed development is permitted, feasible, or approvable by any governmental authority. Prospective purchasers should not rely upon the Concept Building Envelope and should independently verify all information and obtain all necessary approvals prior to proceeding with any proposed development.

PLAT MAP

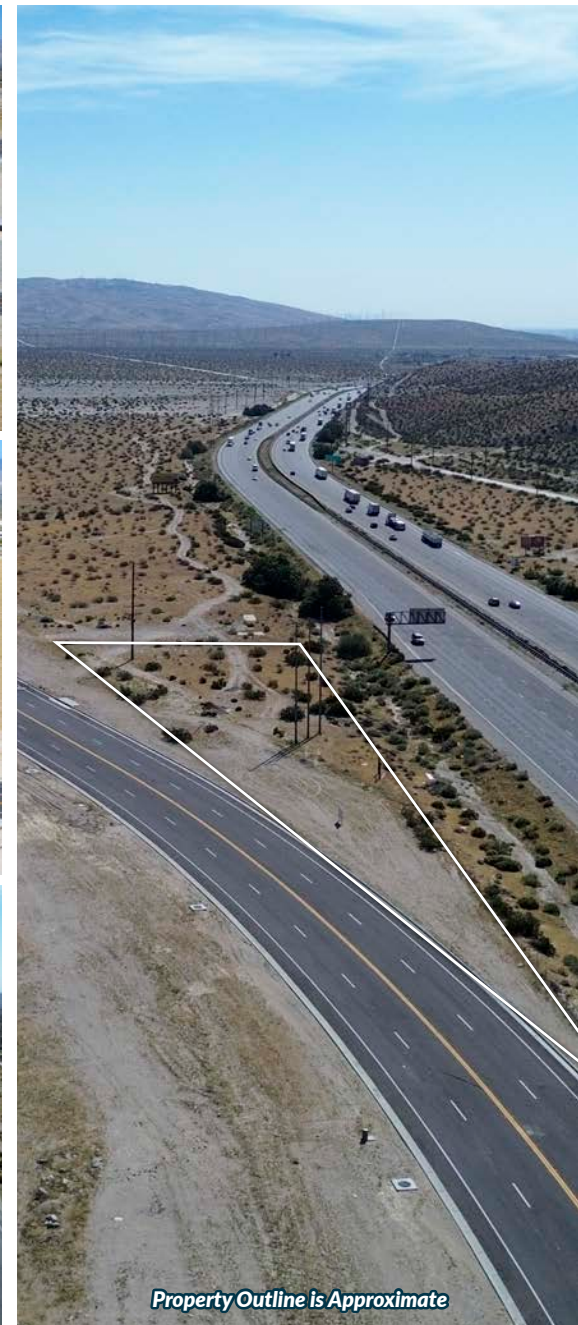
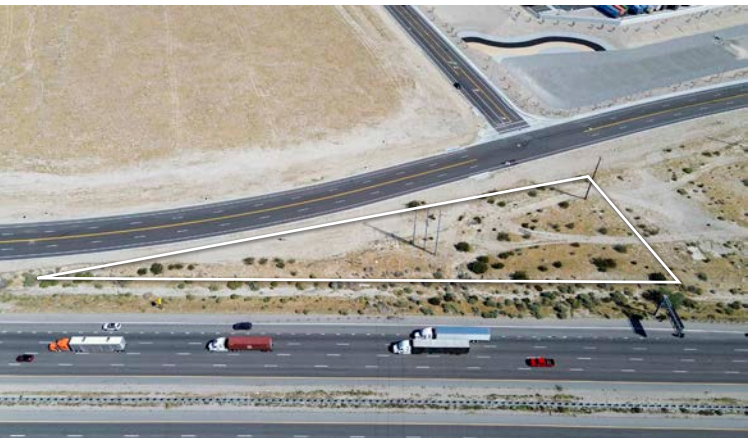
0.70-Acre Commercial Land | For Sale
DESERT HOT SPRINGS, CA 92240

20TH AVE | 0.70 AC ZONED HIGHWAY COMMERCIAL | I-10 FRONTAGE DESERT HOT SPRINGS, CA | APN: 669-092-001



PHOTOS

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



Property Outline is Approximate

KATE RUST
kate@meadecommercial.com
760-409-1532

MEADE COMMERCIAL, INC. | 2026

*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

AERIAL MAP | DEMOGRAPHICS

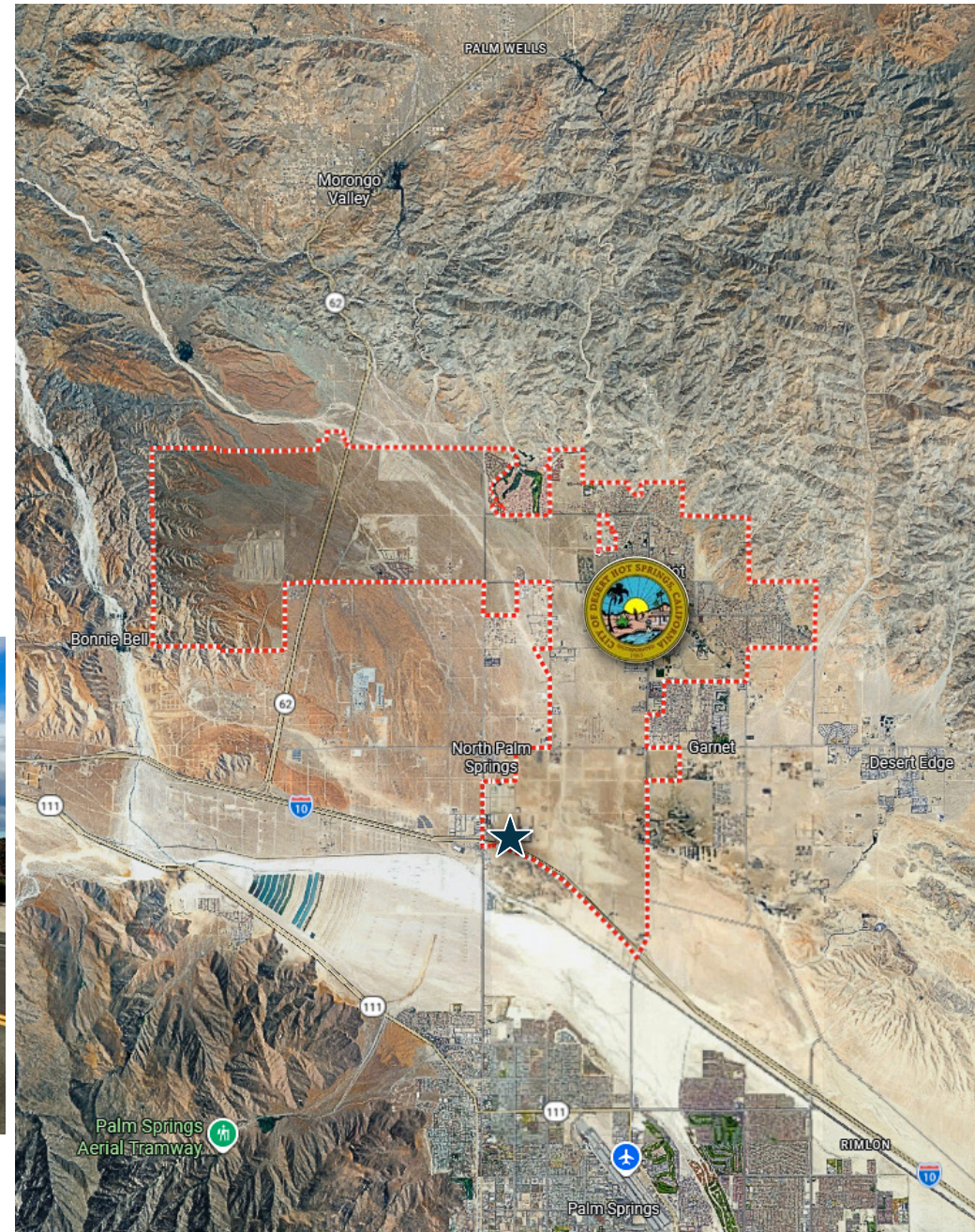
0.70-Acre Commercial Land | For Sale
DESERT HOT SPRINGS, CA 92240

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



The Amazon facility already employs more than 1,500 people, with that number expected to exceed 2,000 at full capacity.



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



KATE RUST

Partner

DRE# 01267678

kate@meadecommercial.com

760-409-1532



DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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 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.

COPYRIGHT NOTICE

©2026 Meade Commercial, Inc. All Rights Reserved.

Meade Commercial, Inc. Broker Lic. 02439728

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

Phone Number: 760.837.1880 | meadecommercial.com