

FOR SALE | 7-BEDROOM/8-BATHROOM | HOME WITH CASITA
44755 DEEP CANYON ROAD, PALM DESERT, CA 92260
PRICE: \$1,300,000



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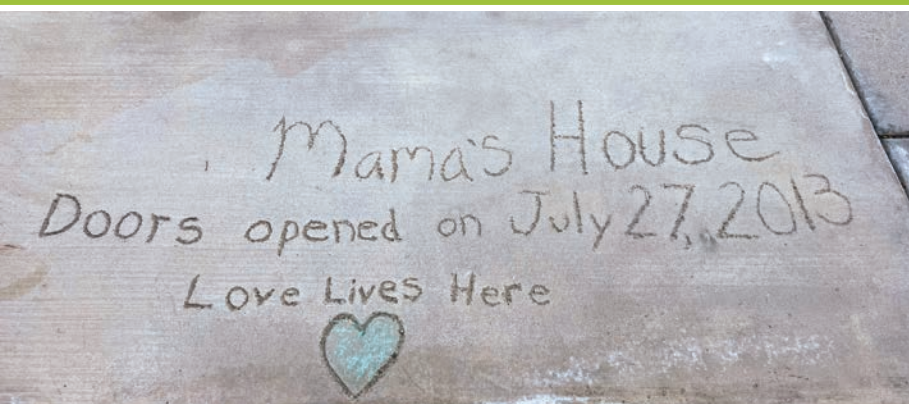
WM WILSON MEADE
COMMERCIAL REAL ESTATE

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

PROPERTY INFORMATION

FOR SALE

44755 Deep Canyon Road, Palm Desert, CA 92260



FORMER RESIDENCE USED BY
MAMA'S HOUSE MINISTRIES



PROPERTY INFORMATION

Street Address:	44755 Deep Canyon Road
City, State, Zip:	Palm Desert, CA 92260
County:	Riverside
APN:	625-075-006
Year Built:	2011
Lot Size:	.30 acres / 13,068 sq. ft.
Building Size:	4,162 sq. ft. (Including Casita)
Casita:	549 sq. ft.
Buildings:	2
Bedrooms:	Total: 7-bedrooms / 8-bath Main House: 6-bed/7-bath Casita: 1-bed/1-bath
HVAC:	2 (Mini-split in Casita)
Zoning:	D.E.-O Downtown Edge Transition Overlay
Utilities:	Burrtec Trash and Recycling CVWD SoCal Gas SCE (Southern California Edison)
Water Meter:	1
Electrical Meters:	1
Sewer:	Yes
Parking:	9 spaces
Gate Opener:	Automatic
Backyard:	Outdoor BBQ Island
Fireplace:	1
Short Term Vacation Rentals (STVR):	Yes

PHOTOS

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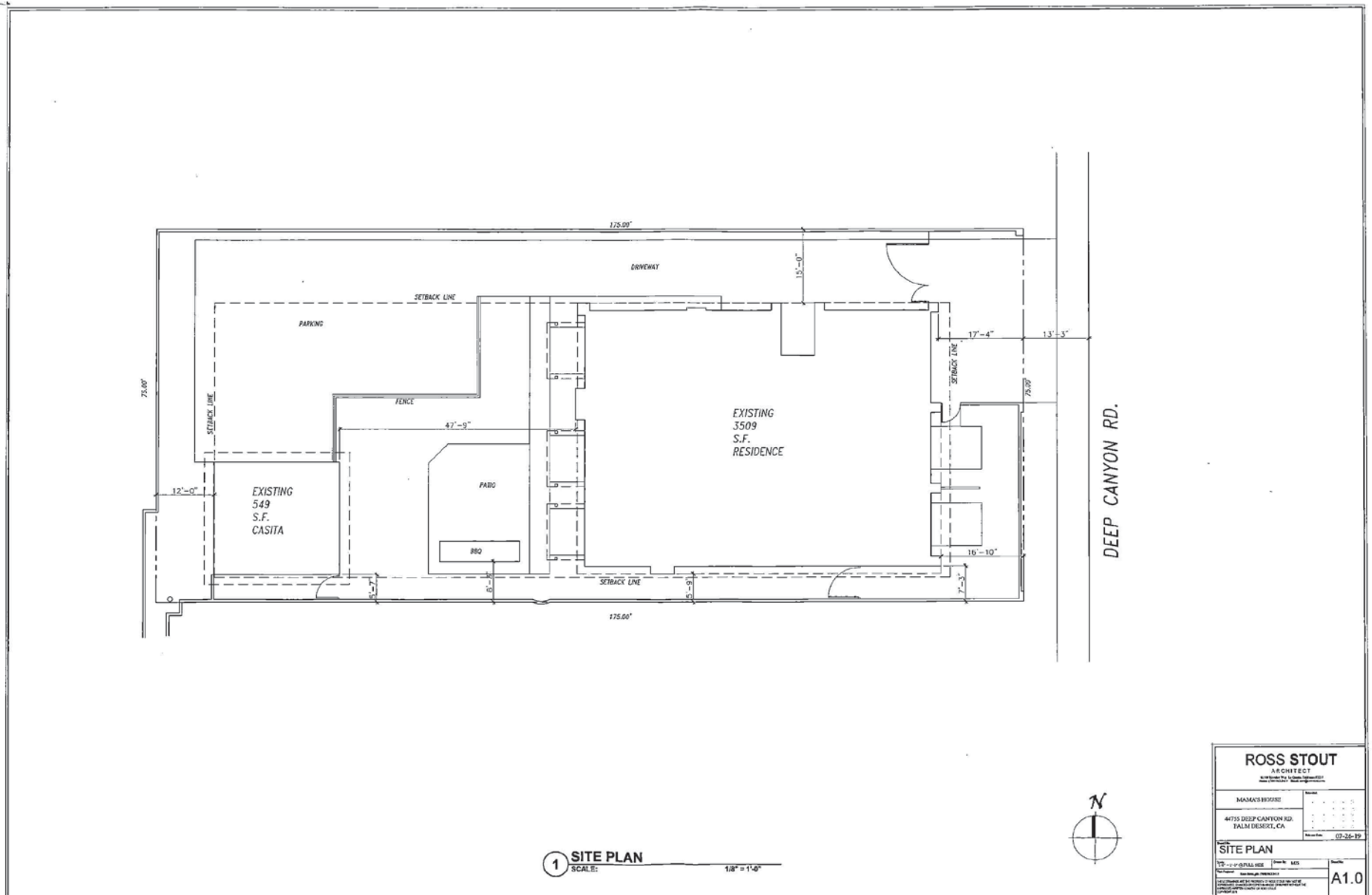


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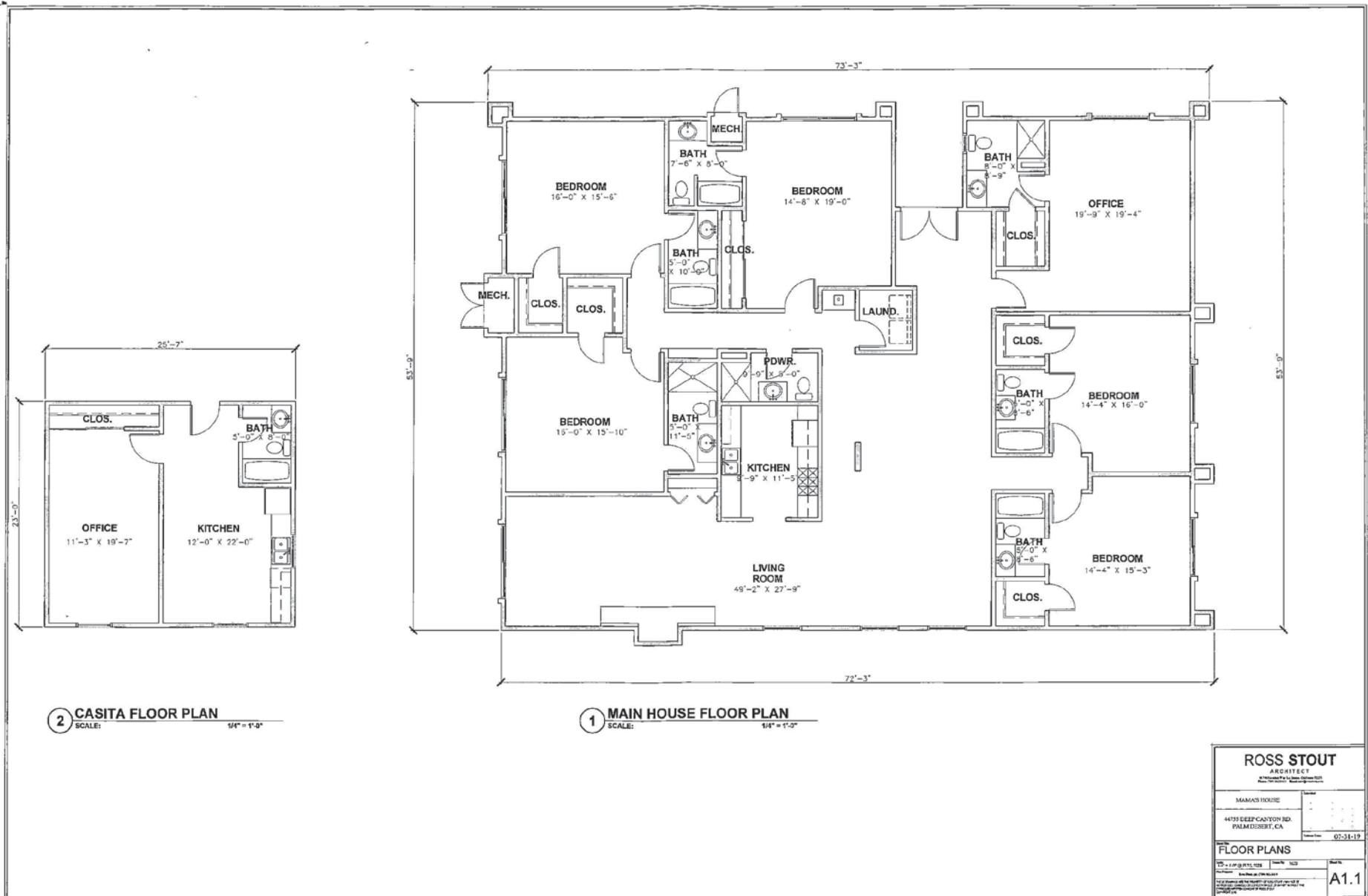
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FLOOR PLAN

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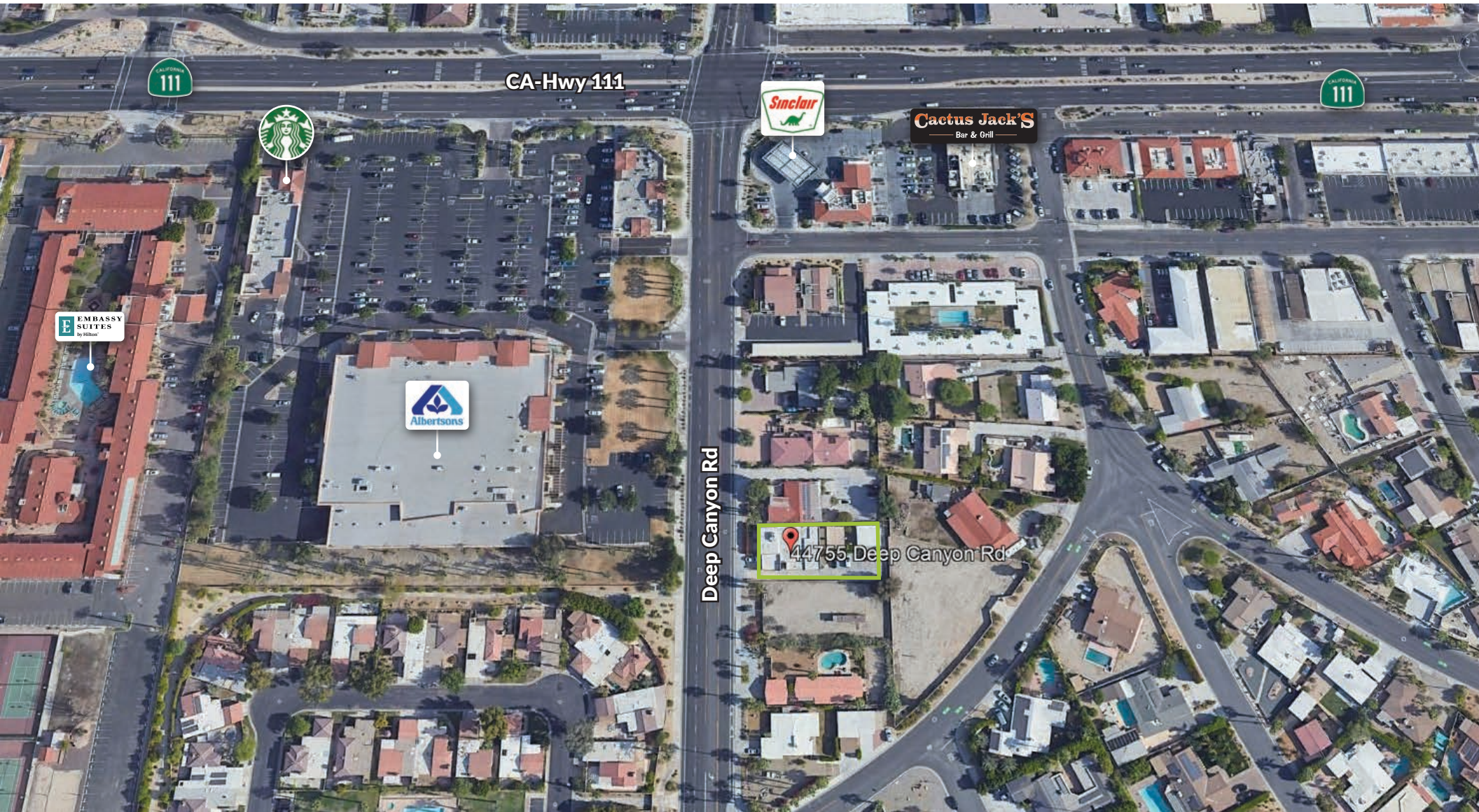


AERIAL MAP | DEMOGRAPHICS

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2024 DEMOGRAPHICS	1-mile	5-mile	10-mile
Population	12,743	122,012	343,620
Households	5,632	57,249	140,083
Median Household Income	\$67,319	\$82,438	\$72,853
Average Daily Traffic	Hwy 111 and Deep Canyon Rd: 41,102 ADT		



The Downtown Edge Transition Overlay (DE-O) in Palm Desert, CA is a zoning designation designed to create a buffer between downtown development and adjacent residential neighborhoods.

Key features of the DE-O include:

Height restrictions: Buildings within this overlay are required to step down to 2 stories along portions of parcels adjacent to single-family zones.

Use limitations: Most nonresidential uses within the DE-O are permitted subject to a conditional use permit (C.U.P.).

Transition purpose: The DE-O serves as a buffer between downtown and residential neighborhoods to the north and south.

Building intensity: The Floor Area Ratio (FAR) is limited to 2.0, which is the same as the Downtown Edge (DE) district.

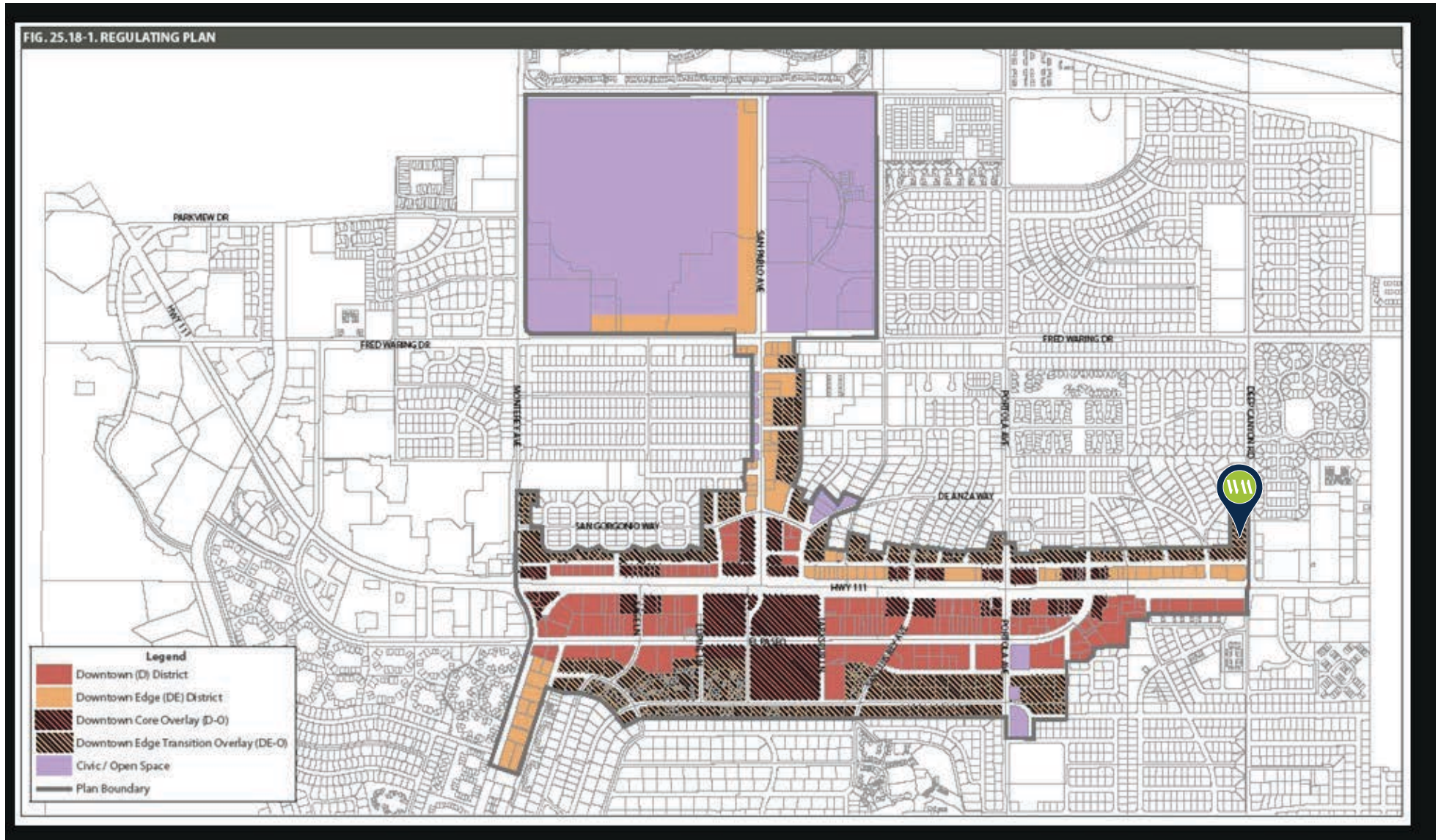
Setbacks: The DE-O has specific setback requirements, including a 15 ft. building separation requirement, which is not present in other downtown districts.

Frontage types: The DE-O allows for specific frontage types such as stoops and dooryards, but does not permit arcades or galleries, which are allowed in other downtown districts.

Residential focus: The overlay appears to be more accommodating to residential uses, with ground story height requirements for residential (10 ft.) but not for nonresidential uses.

The DE-O is part of Palm Desert's effort to implement its General Plan and create a transition between higher-intensity downtown development and lower-density residential areas. It aims to ensure compatibility in mass and scale with surrounding neighborhoods while still allowing for appropriate urban development at the edges of downtown.

Permitted Use (by right):	Ideal Use with a C.U.P.	Highest and Best Use:
<ul style="list-style-type: none">DuplexMulti-familyHome Based BusinessDay Care-Small	<ul style="list-style-type: none">Assisted LivingCondoSpaEducationReligious Institution	<ul style="list-style-type: none">Bed and BreakfastHotelMedicalOffice
		<ul style="list-style-type: none">Duplex, Multi-family, Single-family ResidenceDay Care



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.

APR 21 2008

SEC. 21 T. 5S., R. 6E
CITY OF PALM DESERT

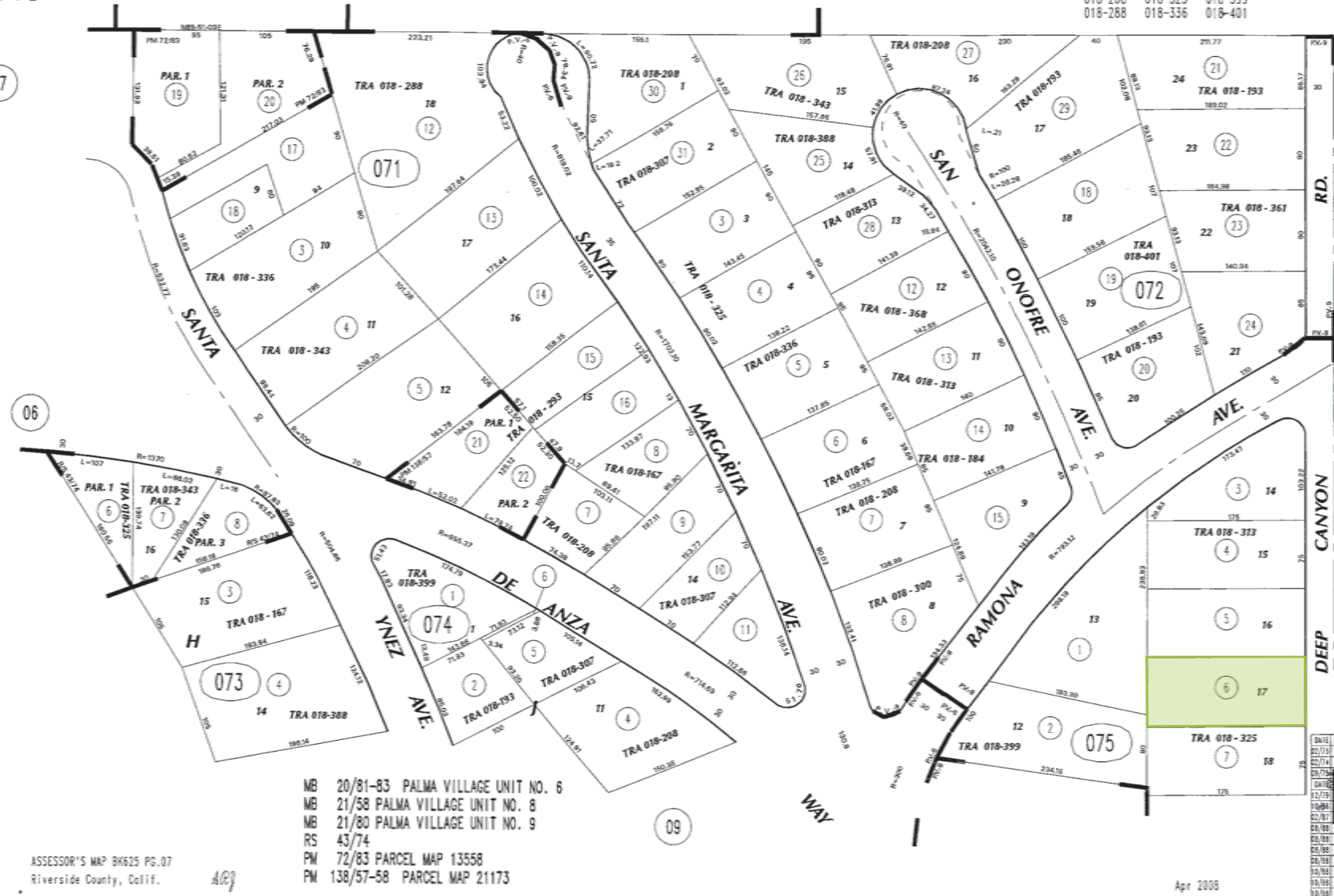
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018-193 018-313 018-388
018-208 018-325 018-399
018-288 018-336 018-401

625-07
25-8-2

1" = 100'

ANGLE = 0°

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WHY PALM DESERT?

The property is located in Palm Desert, California which was incorporated in 1973. The city is known as the cultural and retail center of the Coachella Valley, and has been rated one the safest cities in Southern California.

Palm Desert has 53,000 permanent residents, and 32,000 seasonal residents. The city in its public and private sectors employs 40,156 people with an unemployment rate of 4%.

The city features more than 150 restaurants, world-class shopping at El Paseo with more than 200 stores, 18 hotels including the JW Marriot Desert Springs Resort & Spa and the new 10,000 seat Acrisure Arena.

Palm Desert is the heart of California's Coachella Valley. Palm Desert's outstanding quality of life offers residents and visitors of all ages a wide array of recreational, educational, shopping, housing, and entertainment opportunities as well as arts and cultural activities and world-class events in a uniquely beautiful desert environment. This premier resort destination is a thriving, safe, and sustainable community that attracts innovative employers by virtue of its diverse, highly qualified workforce and synergistic business, civic, and educational partnerships.



PALM DESERT



YOUR ADVISORS

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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.

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