

# OFFERING MEMORANDUM

## Prime Investment Opportunity

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Gateway Land at I-10 Indian Canyon/Garnet Eastbound Exit



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**Marcus & Millichap**  
THE BITONTI GROUP

# 4.73 Acres

Gateway Land  
at I-10 Indian Canyon/  
Garnet Eastbound Exit

## PRESENTED BY:

### PAUL BITONTI

Senior Managing Director Invest-  
ments

O: (949) 419-3246

C: (714) 267-8582

[Paul.Bitonti@MarcusMillichap.com](mailto:Paul.Bitonti@MarcusMillichap.com)

License CA 01325027

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**EXECUTIVE SUMMARY**

**Marcus & Millichap**  
THE BITONTI GROUP

# Investment Overview

## Property, Location & Future

Seize a rare opportunity to acquire a strategic 4.73 acres of land ideally situated at the crucial I-10 Eastbound exit of Indian Canyon Drive and Garnet, the burgeoning gateway to Palm Springs and the entire Coachella Valley. This is not just land; it's a front-row seat to the region's massive infrastructure and residential expansion.

## Unprecedented Infrastructure Upgrades

Future-proof your investment with significant, underway infrastructure projects. The area is on the cusp of a major transformation, backed by public and private investment:

**Major Bridge Widening:** Construction is underway to replace the existing Indian Canyon Drive bridge over the Union Pacific Railroad tracks. This project is expanding the bridge and roadway immediately south of Garnet Avenue to a new six-lane configuration, matching the I-10 interchange and dramatically improving traffic flow and capacity for the entire corridor.

**Essential Sewer System Coming Online:** As part of the Indian Canyon Bridge widening, the City of Palm Springs is actively installing a vital, new public sewer main, extending along Indian Canyon Drive. This new backbone infrastructure is crucial for facilitating the large-scale development planned for this area, providing essential utility capacity that will significantly enhance the parcel's development potential.

## Investment Highlights

**Superior Accessibility:** Unmatched visibility and immediate access to the I-10 Freeway via the Indian Canyon/Garnet interchange.

**De-Risked Development:** Future-proofed by the imminent completion of critical public infrastructure (6-lane bridge and new sewer system).

**Captive Audience:** Positioned to serve a rapidly growing residential population in one of the Coachella Valley's key expansion zones.

**Now is the time to secure your stake in the future of the North Palm Springs growth corridor.**

This is a generational opportunity for developers and investors to capitalize on public infrastructure investment and private housing demand. Contact us today for full details on this rare freeway-adjacent offering.

# Investment Highlights

## Explosive Residential Development in the Corridor

The surrounding area is experiencing a residential boom, creating immediate demand for services and commercial support.

**Massive Housing Pipeline:** Adjacent to this I-10 interchange, new master-planned communities and significant housing developments are underway or planned in North Palm Springs and the Garnet area, including new single-family and modern homes by major builders. This influx of residents solidifies the need for retail, hospitality, office, or other commercial ventures that this site is perfectly positioned to capture.

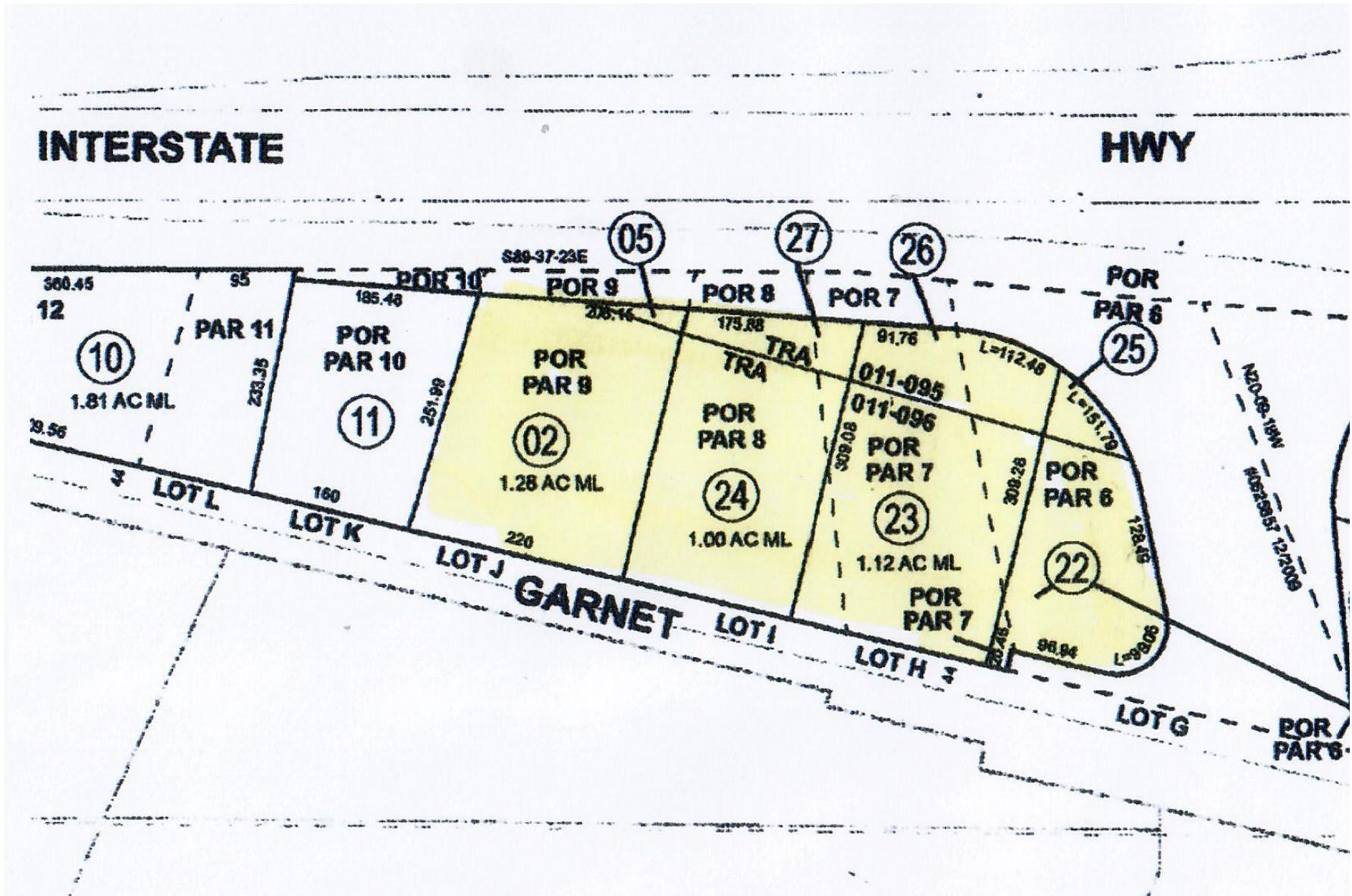
**A New Market Hub:** This land is poised to become a vital commercial anchor serving thousands of new homeowners and the substantial traffic flow from the I-10, connecting the High Desert to the Coachella Valley.



# Subject Property



# Parcel Map





INTERSTATE  
10

110,000 CPD

SUBJECT

FedEx

GARNET STREET



# Zoning

## ZONING CODE

M1P

## ZONING DISTRICT

PLANNED DEVELOPMENT

## PERMITTED USES:

INCLUDE BUT ARE NOT LIMITED TO: BANK, DAY CARE FACILITY, RESTAURANT, COMMERCIAL LAUNDRY, MANUFACTURING, PROCESSING, SELF-STORAGE / MINI-STORAGE, WAREHOUSE, OFFICE, RESEARCH & DEVELOPMENT

## DESCRIPTION:

This zone is intended to provide for and encourage planned industrial districts compatible with surrounding or abutting residential zones and which would not in any way depreciate the character of the resort community. Uses are to be confined to those administrative, wholesaling, warehousing and light manufacturing activities that can be carried on in an unobtrusive manner, and to certain accessory commercial facilities that are necessary to service the employees of the zone. Regulations provide for suitable open spaces, landscaping, access, parking and loading, a low intensity of development, and performance standards to assure unobtrusive operation; No industrial use shall be permitted which, by the nature of its development or operation, will in any way adversely affect the resort-residential environment in the city.



# Property Highlights

- The City is widening Indian Canyon Drive, currently in progress, and adding City sewer to the area.
- Highly visible parcel (110,000 CPD) off the I-10 with large monument signage opportunities.
- First exit in Palm Springs when traveling East, and the parcels are directly adjacent to freeway ingress and egress.
- Located directly across from a 150,000 SF FedEx facility, and other major development is underway in the immediate trade area.
- Strong demographics for the desert; average household incomes exceed \$78,000 with a population density of 152,000.
- Substantial power available, less than a mile from sub-station.



SITE

INTERSTATE  
10

170,000 CPD

CALIFORNIA  
111

DOWNTOWN  
PALM SPRINGS

PALM SPRINGS  
INTERNATIONAL  
AIRPORT

COACHELLA  
MUSIC  
FESTIVAL

# Financials



**Best Offer**

**4.73**  
ACRES

**206,039**  
SQUARE FEET





**4.73 Acres**

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Garnet Eastbound Exit

**03**

**MARKET OVERVIEW**

**Marcus & Millichap**  
THE BITONTI GROUP

# New Housing Development 2025

The Palm Springs area has several new and ongoing residential projects. These developments often feature modern or mid-century-inspired architecture and resort-style amenities.

Below are some of the key new housing projects and communities currently under construction in 2025.

## Major New Communities/Developments:

**Miralon:** This is a large, master-planned “agrihood” community with a focus on sustainability, having converted a former golf course into olive groves, gardens, and walking trails.

- New phases are being built by builders like **Lennar** (e.g., Vitality at Miralon) and **PLC Communities**, offering single-family homes and “duet” residences.

**Canyon View (Lennar):** A community in Palm Springs with new single-family homes.

**Nola at Escena (Toll Brothers):** Part of the Escena community, offering new single-family homes.

**Latitude 61 (GHA Companies):** A project near Downtown Palm Springs that will feature **61 townhomes** with private yards, cocktail pools, and rooftop decks.

**12@ Las Palmas:** A smaller, approved project to construct a **12-unit** multiple-family residential development (for-sale condominiums) near Camino Norte.

**211 Sunrise:** An approved major development permit for a **15-unit**

multiple-family residential development.

**The Monarch Apartment Homes (Affordable Housing):** A 60-unit affordable housing development located on N. Indian Canyon and San Rafael Drive, designed in a contemporary Mid-Century Modern style. This project was expected to be completed in September 2024 (as of a recent update).



# New Housing Development 2025



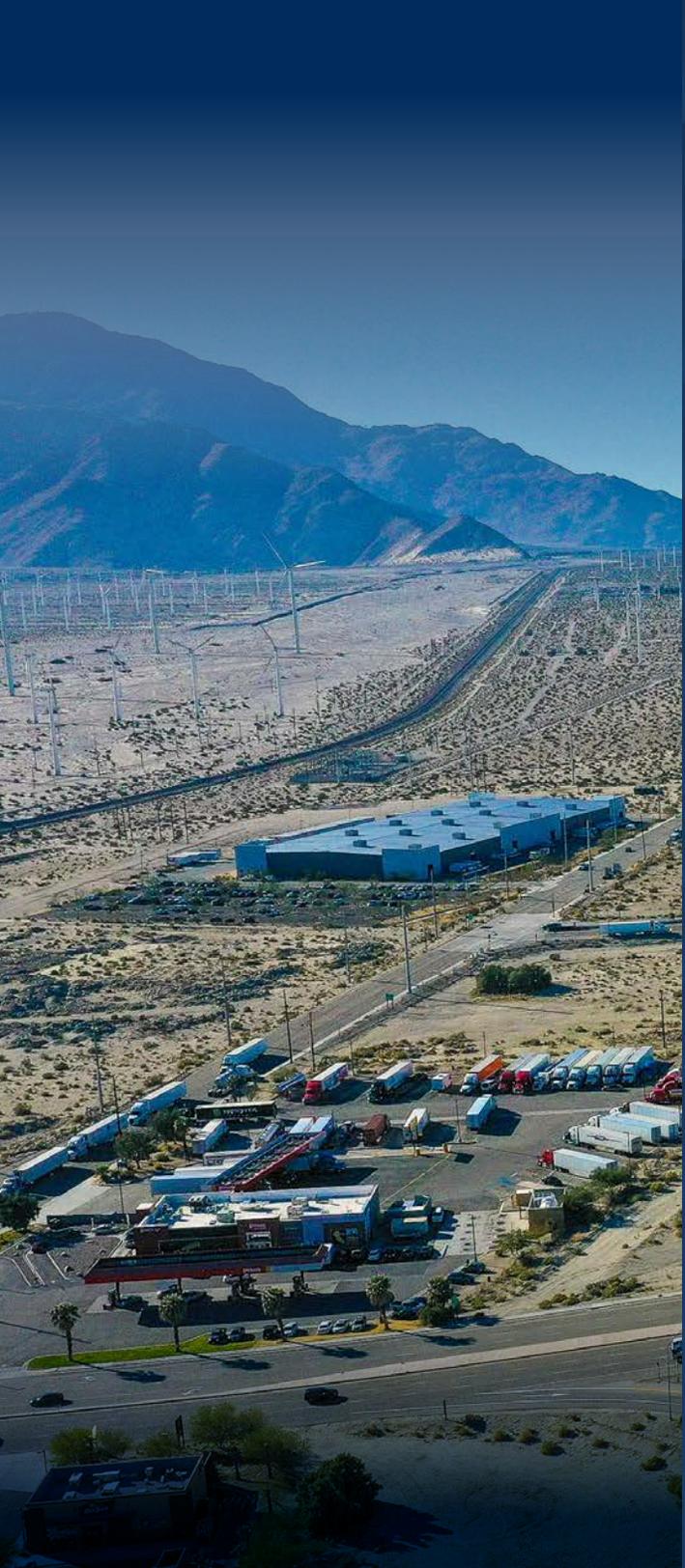
## Developments in the Greater Palm Springs /Coachella Valley Area

**Cotino (Storyliving by Disney):** Located in nearby **Rancho Mirage**, this is a highly publicized, large-scale community featuring single-family homes and a voluntary “Artisan Club” centered around a dazzling man-made lagoon (Cotino Bay).

**Rio del Sol (GHA Companies):** Located near Palm Springs (in **Cathedral City**), this is a large, gated community with four different communities offering various floorplans.

**University Park (Toll Brothers, Meritage Homes):** Located in **Palm Desert**, this is a master-planned community with several collections of homes (e.g., Alara and Stella).





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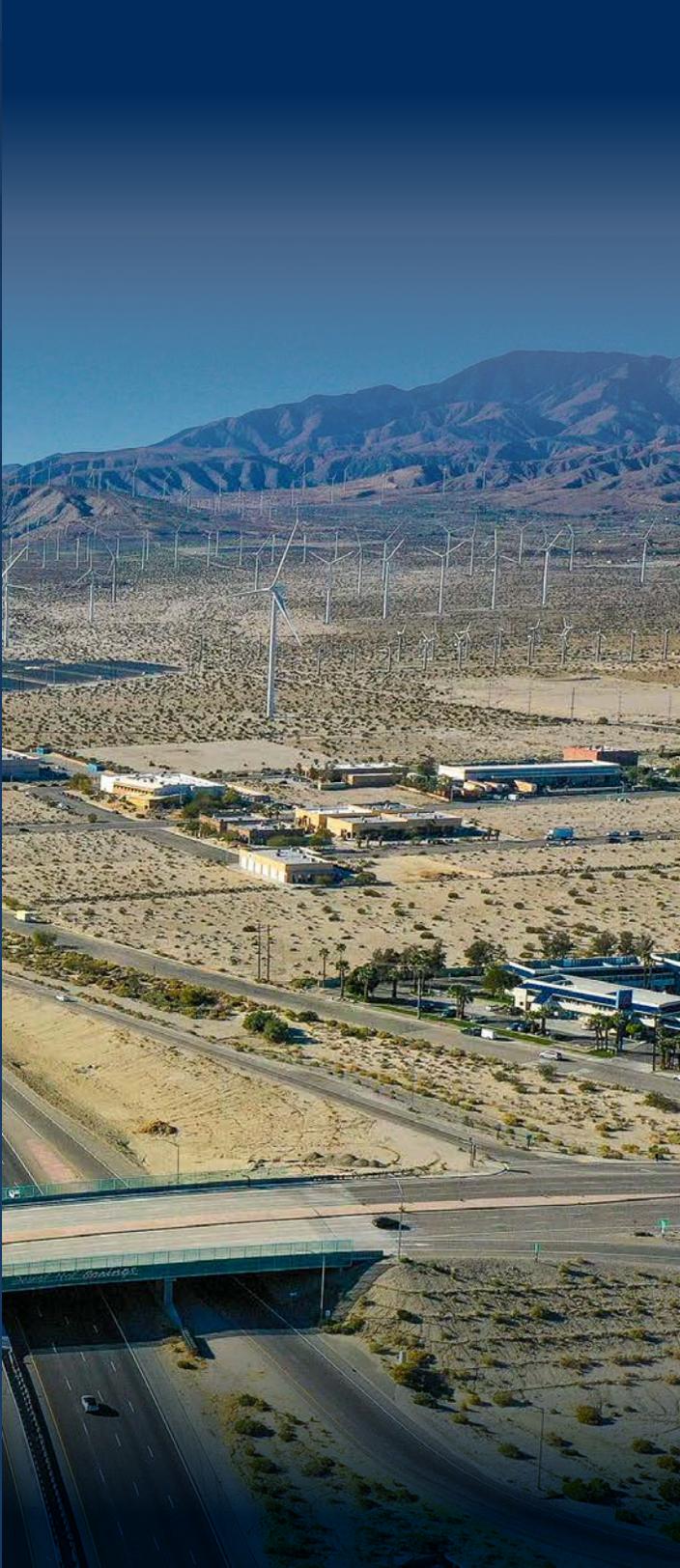
Senior Managing Director Invest-  
ments

O: (949) 419-3246

C: (714) 267-8582

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License CA 01325027



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