

FOR SALE
PRICE: \$495,000

WILSON MEADE
COMMERCIAL REAL ESTATE



0.91 ACRES | APN: 639-152-007
8TH STREET AND OCOTILLO ROAD | DESERT HOT SPRINGS, CA 92240

Kate Rust
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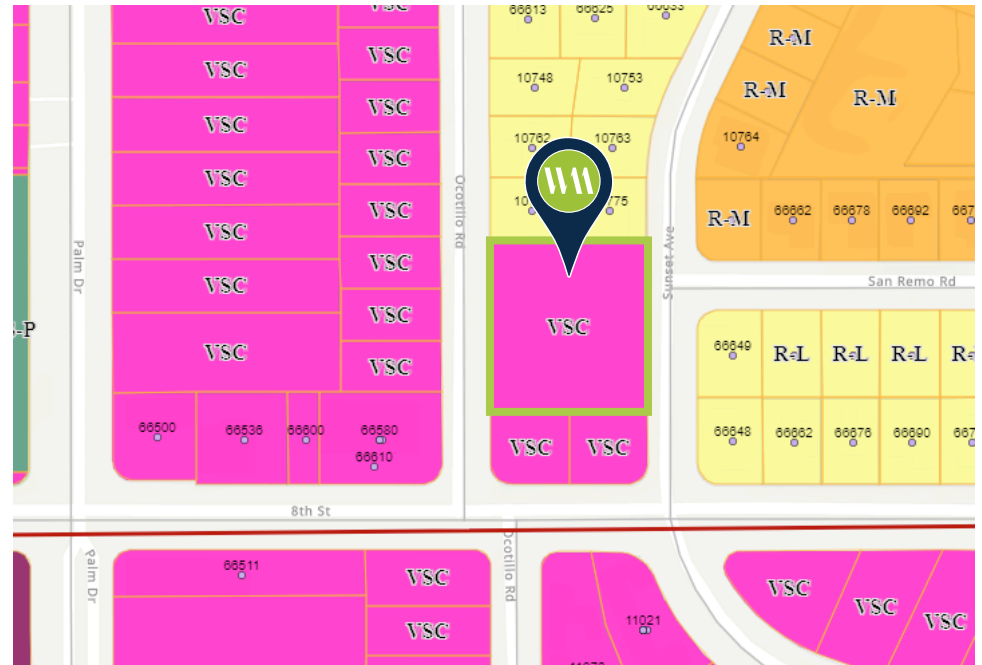
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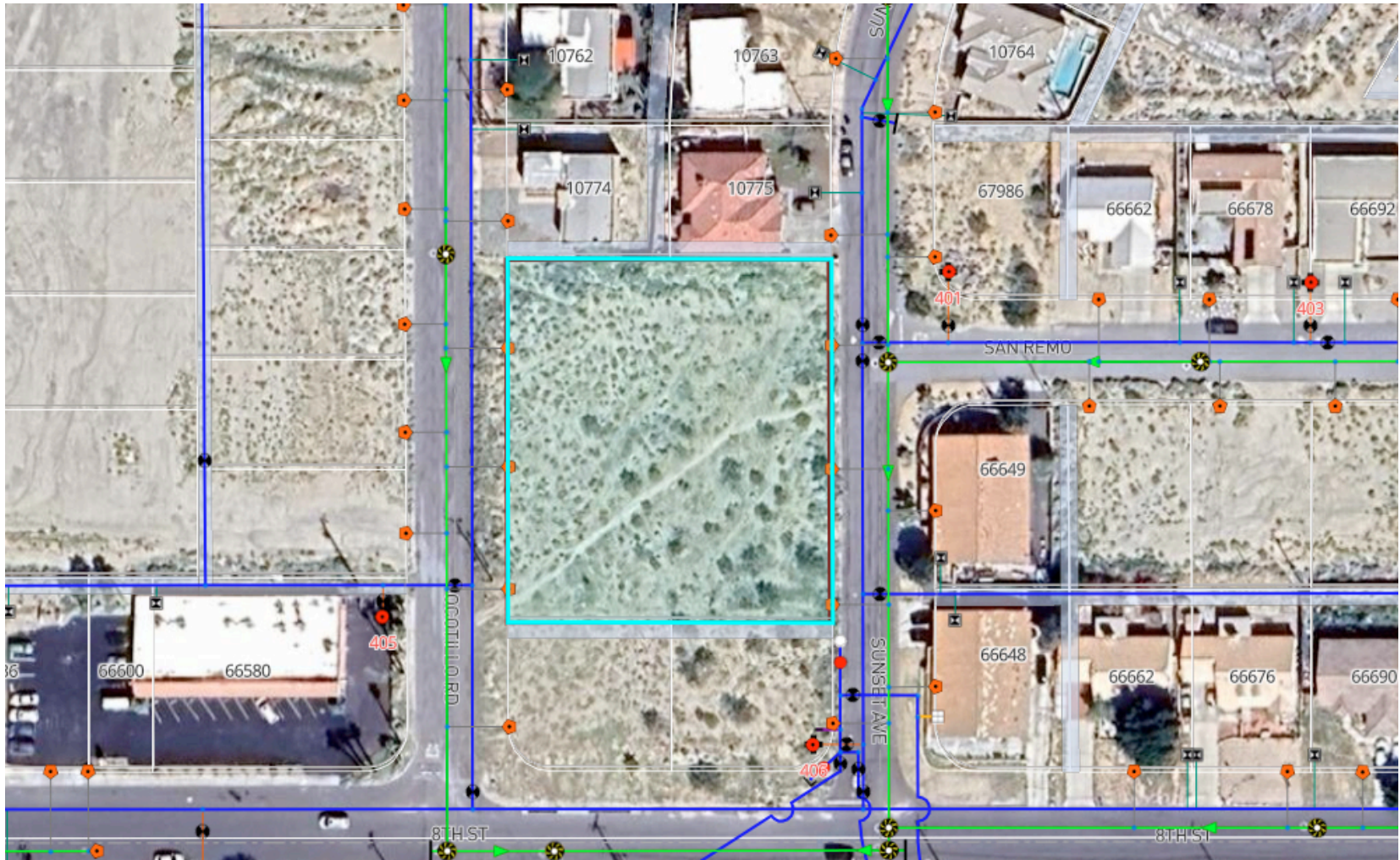
PROPERTY OVERVIEW


PROPERTY HIGHLIGHTS

- 0.91 Acres / 39,640 sq. ft.
- APN: 639-152-007
- Zoned: VS-C (Visitor Serving Commercial)
- Allowed uses: Hotel, Spa, Retail, Restaurants, Residential, Multi-Family and Office.
- Utilities to site:
 - Sewer and Water requires LAFCO Approval to Annex into MSWD District
 - Southern California Electric
 - Buyer to Verify
- Property is elevated with great mountain views.
- Surrounded by newer development.
- Sits in the Natural Hot Mineral Aquifer zone.
- The City is in the process of updating the Visitor Serving District, the Planning Commission has approved the ordinance but City Council approval is still required.



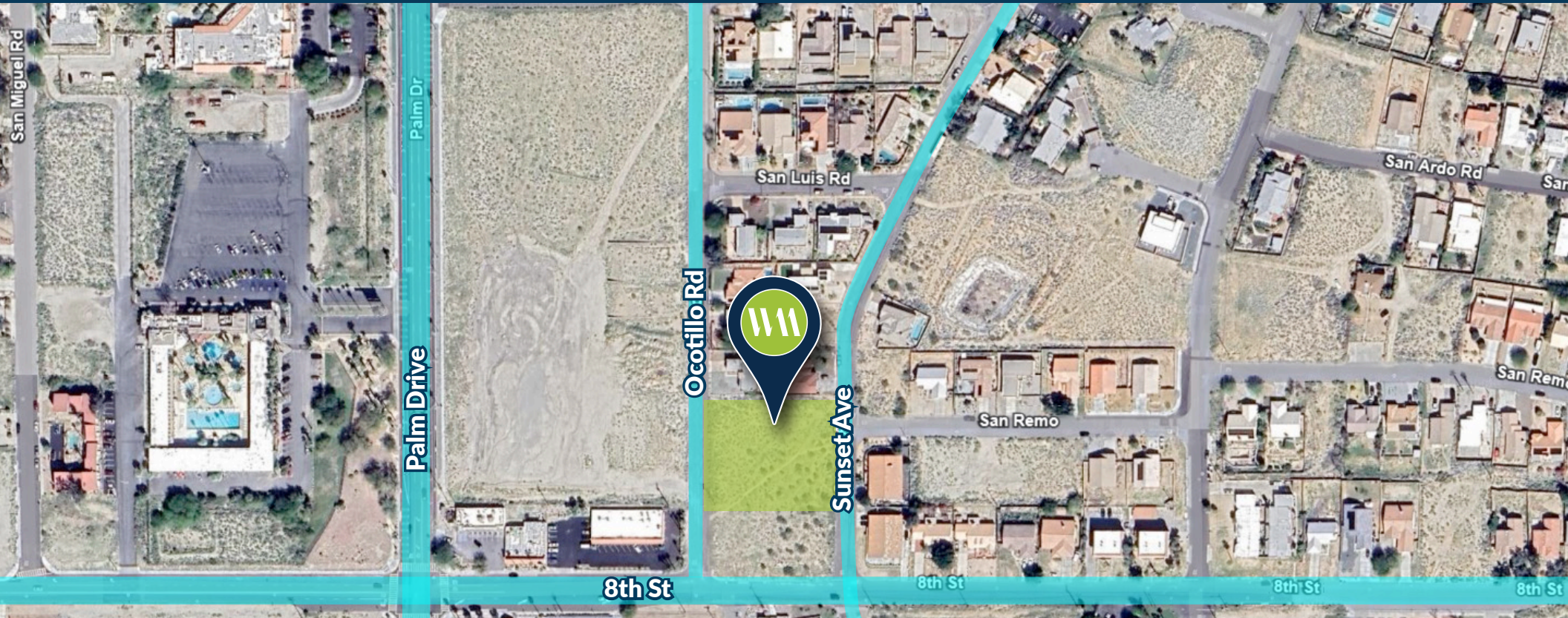
SEWER AND WATER



1" = 95 ft	APN 639-152-007	07/25/2024	
This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.			

The property is outside of MSWD service boundary. To be permitted to connect to the adjacent water and sewer infrastructure, the property owner would be required to go through the LAFCO process of annexing into our District.

DEMOGRAPHICS



3 miles



2023 Population Est.
42,359



2023 Med. Household Income
\$52,340



2023 Households
13,968

5 miles



2023 Population Est.
49,544



2023 Med. Household Income
\$49,754



2023 Households
16,955

10 miles



2023 Population Est.
97,742



2023 Med. Household Income
\$54,291



2023 Households
36,822

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

AERIAL MAP



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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.

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 nonbinding 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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