

PALM SPRINGS COMMERCIAL LAND

INVESTMENT OPPORTUNITY | PALM SPRINGS, CA 92262 | 33,106 LAND SF | \$2,100,000

A large, metallic, three-dimensional sign reading "PALM SPRINGS" is mounted on a concrete wall. The sign is set against a backdrop of numerous tall palm trees. The foreground features a low wall with colorful flowers (pink and yellow) and some rocks. The sky is clear and blue.

PALM SPRINGS

OFFERING MEMORANDUM

PEAK
COMMERCIAL

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Exclusively Marketed by:

NADER GHADOUSHI

COMMERCIAL AGENT | DRE# 01989238

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PROPERTY SUMMARY

ALEJO RD. PALM SPRINGS, CA 92262



PROPERTY SUMMARY

PROPERTY SUMMARY

Address	Alejo Rd. Palm Springs, CA 92262
County	Riverside
Market	Coachella Valley
Submarket	Downtown Palm Springs
Asking Price	\$2,100,000
Land Acres	0.76
Zoning Type	C1- REO- Retail-Entertainment-Office
# of Parcels	1
APN	508-031-002
Land SF	33,106
Zoning Type	C1- REO- Retail-Entertainment-Office
Maximum Height	35'-0" or 100'-0" for Highrise under conditional use permit

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2025 POPULATION	4,247	39,199	70,303
2025 MEDIAN HH INCOME	\$79,480	\$74,842	\$75,016
2025 AVERAGE HH INCOME	\$137,070	\$119,896	\$116,557

Development Opportunity – For Sale, Ground Lease, or Build-to-Suit

A prime ±33,106 SF commercial parcel in Downtown Palm Springs, offering flexible development pathways to meet the needs of investors, developers, and end-users. Located just one block from a new residential community, this high-visibility site is ideally suited for retail, office, or entertainment uses in a dynamic, walkable district.

- **For Sale:** Take advantage of full ownership in a rapidly developing corridor with long-term appreciation potential. This is a rare opportunity to acquire commercially zoned land in one of Southern California's most desirable destinations, with strong market fundamentals and year-round foot traffic.
- **Ground Lease:** A cost-effective, low-risk option for developers seeking to capitalize on location without the capital expense of purchasing the land. Ground leases offer long-term control and flexibility, making this an ideal solution for national brands or operators with established build-to-suit models.
- **Build-to-Suit:** Tailor the development to meet the specific needs of your business or tenant, with custom design, layout, and functionality. Whether for a boutique hotel, restaurant, medical office, or flagship retail space, this parcel offers a blank canvas in a prime commercial environment.

Positioned in one of Palm Springs' most vibrant and expanding neighborhoods, the site benefits from strong tourism, a growing residential base, and proximity to cultural landmarks and lifestyle amenities. With increasing demand for mixed-use and experiential retail developments, this property presents exceptional potential for immediate and long-term value.

LOCATION SUMMARY

ALEJO RD. PALM SPRINGS, CA 92262

PALM SPRINGS

Downtown Palm Springs – A Premier Destination

Downtown Palm Springs is a vibrant and eclectic hub that seamlessly blends mid-century modern charm with contemporary amenities. Known for its stunning desert landscapes, the area is a sought-after destination featuring iconic architecture, high-end boutiques, fine dining, and a thriving arts scene.

At the heart of downtown is Palm Canyon Drive, a lively corridor lined with boutique shops, upscale galleries, and award-winning restaurants. The wide, tree-lined streets create an inviting atmosphere for pedestrians, while the distinctive mid-century modern architecture—with its sleek geometric designs and retro influences—pays homage to Palm Springs' Hollywood legacy from the 1950s and '60s.

The area is also home to cultural landmarks, including the renowned Palm Springs Art Museum, which showcases an impressive collection of contemporary and modern art. Visitors and residents alike enjoy the relaxed yet sophisticated vibe, with outdoor patios and rooftop lounges offering the perfect setting to soak in the city's warm desert climate.

NIGHTLIFE & EVENTS

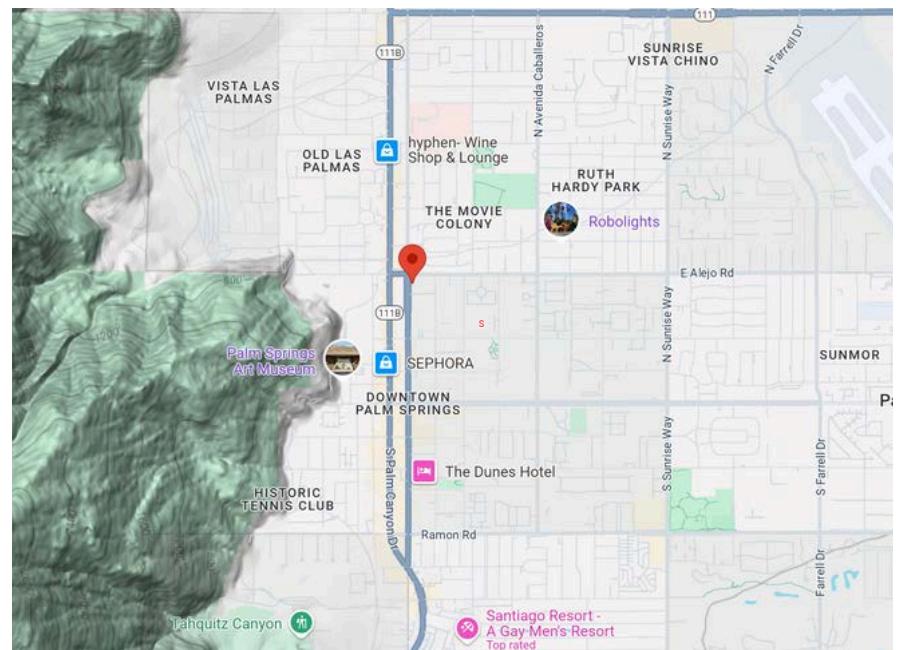
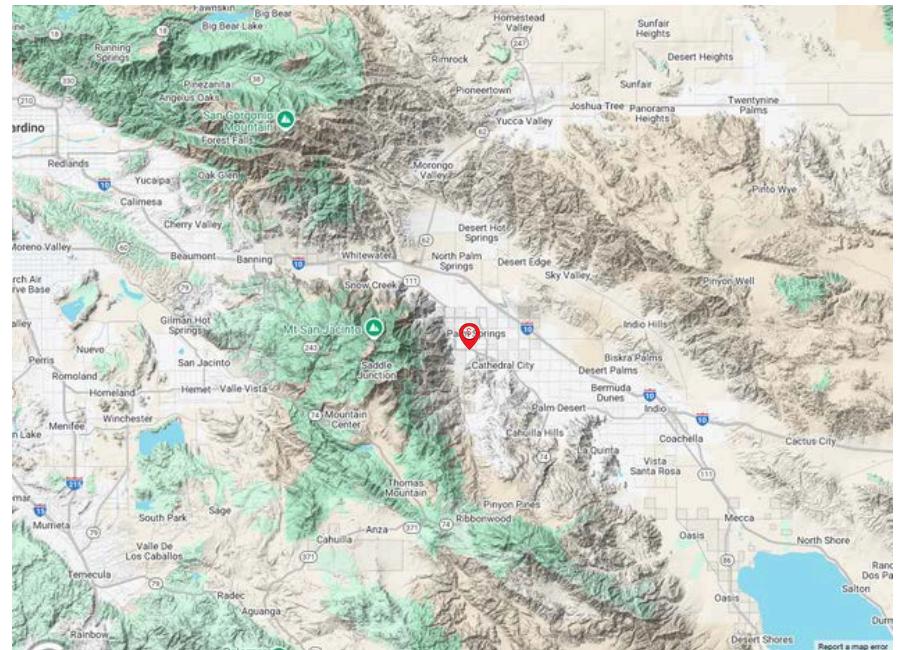
Palm Springs' vibrant nightlife adds to its appeal, with trendy bars, cocktail lounges, and speakeasy-style venues offering a mix of live entertainment and craft cocktails. The city is also known for its annual events, including the Palm Springs International Film Festival and VillageFest, a popular Thursday night street fair featuring local crafts, food, and entertainment.

SCENIC BEAUTY & LIFESTYLE

Framed by the majestic San Jacinto Mountains, Downtown Palm Springs boasts breathtaking desert scenery, especially at sunset. Whether enjoying world-class shopping, cultural attractions, or outdoor activities, this dynamic area offers a perfect balance of relaxation, entertainment, and investment potential.

GOOGLE EARTH

<https://earth.google.com/web/search/Palm+Springs,+CA/@33.82991358,-116.54528029,149.53957522a,1010.60109066d,35y,291.42085236h,60t,0r/data=CiwiJgokCWA5KmEkIzVAEWASKmEkIzXAGa-n5UMSp0IAibGf8MJW40nAQglATIpCicKJQohMVZUYkIyZFVycVBWNUE3aXVydEZITWtqaEQzZDNPZFZhIAE6Aw0BMEICCABKCAiet-bnBhAB>





Zoning C1

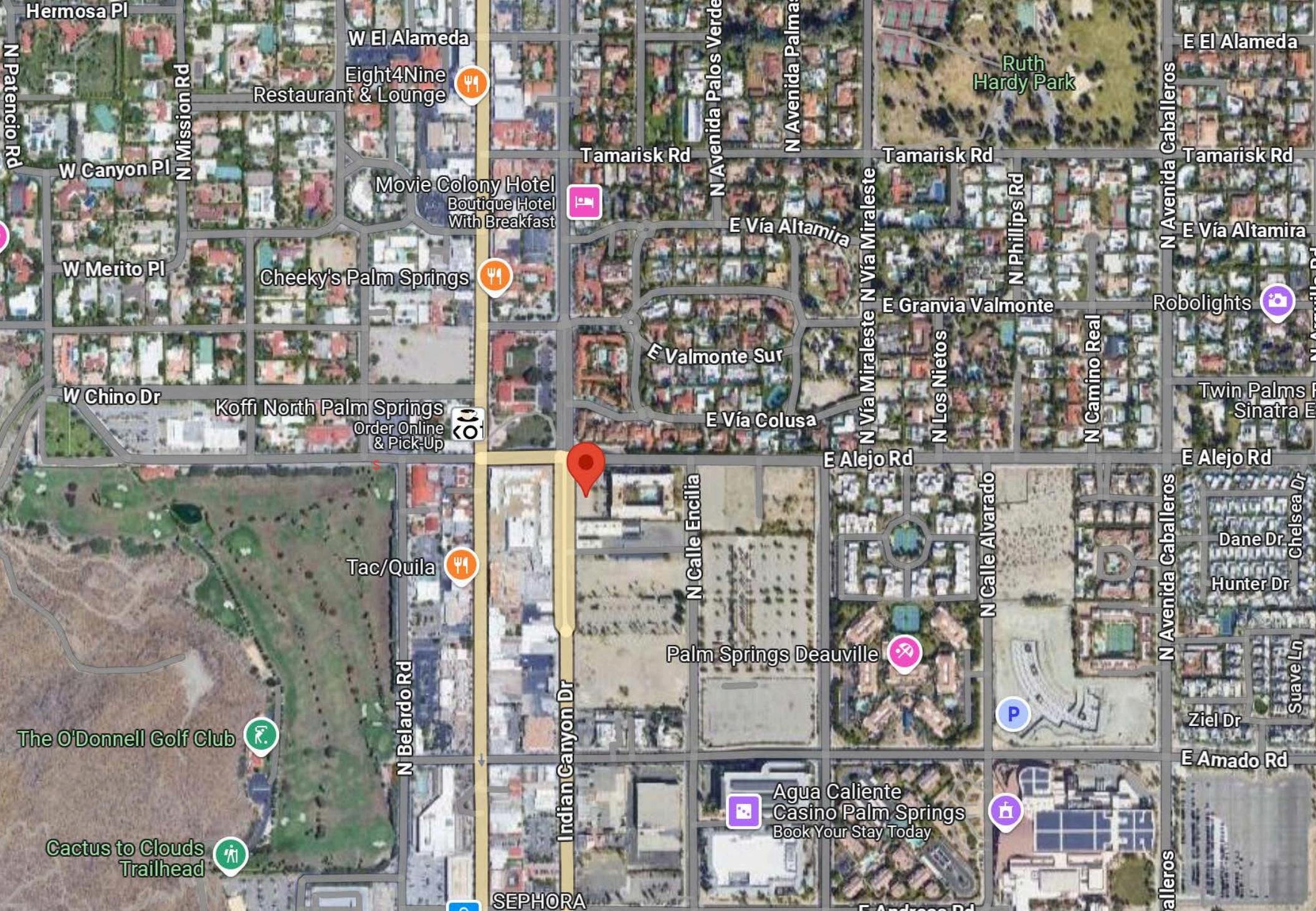
The prospective buyers may also contact the City of Palm Springs and the Bureau of Indian Affairs regarding zoning and land use, as outlined below.

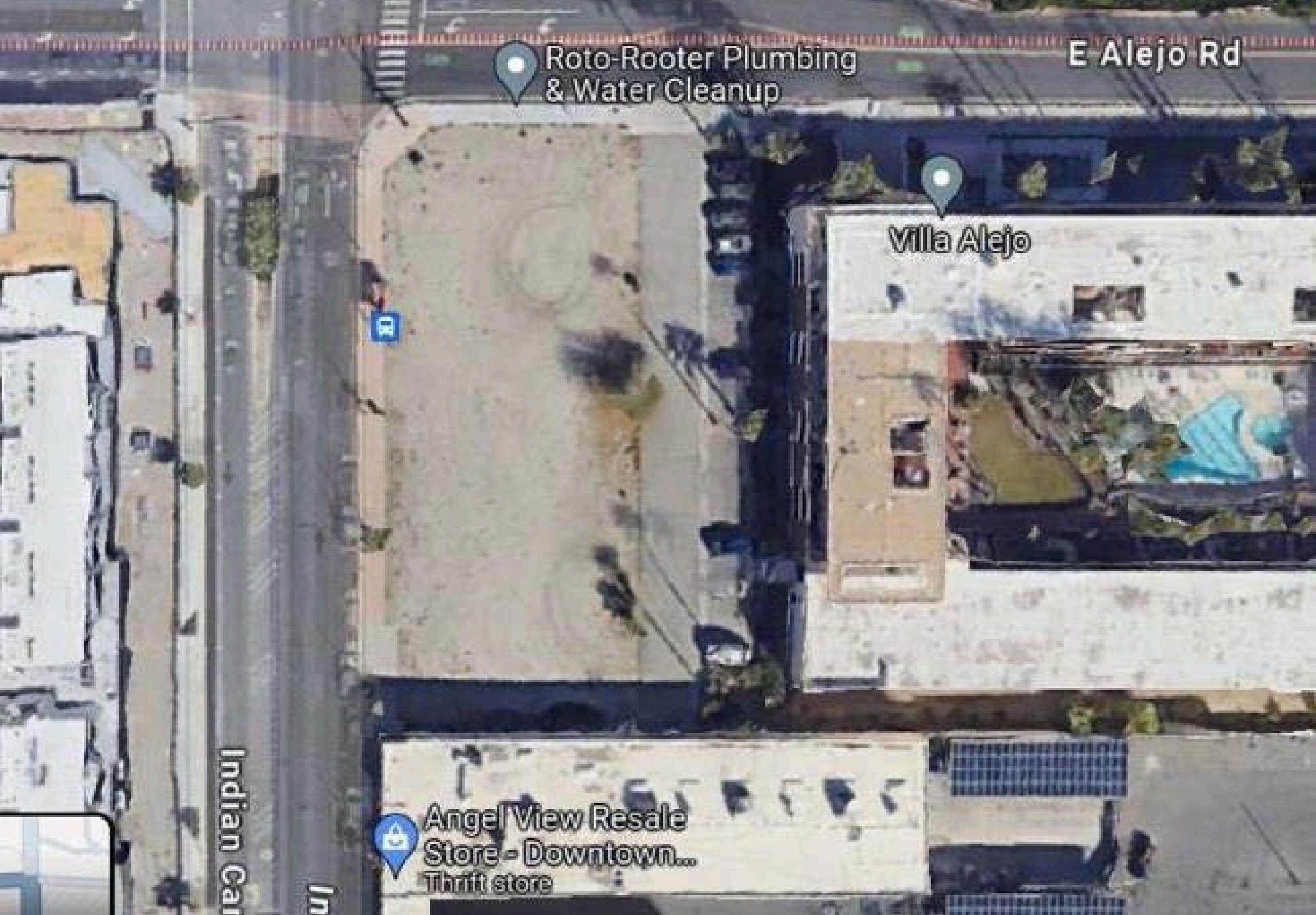
CITY OF PLAM SPRINGS

3200 E. Tahquitz Canyon Way,
Palm Springs, CA 92262
Tel. (760) 323-8299 General
Tel. (760) 323-8245 Planning
<https://www.palmspringsca.gov/>

BUREAU OF INDIAN AFFAIRS

Palm Springs Agency
3700A East Tachevah Drive, Suite 201 (2nd Floor)
Palm Springs, CA 92262
Phone: (760) 416-2133
3200 E. Tahquitz Canyon Way,
Palm Springs, CA 92262
Tel. (760) 323-8299 General
Tel. (760) 323-8245 Planning
<https://www.palmspringsca.gov/>





SALES COMPARABLES

ALEJO RD. PALM SPRINGS, CA 92262



1



1010 Tahquitz Canyon
Palm Springs, CA 92262

Land SF	196,020
Land Acres	4.5
Sale Price	\$4,500,000
Land / SF	\$22.96
Price / Acre	\$1,000,000.00
Closing Date	2/13/2024
Distance	1.3 Miles

Land Price / SF

\$23 - \$33

LOW 

HIGH

2



2393-2395 N Palm Springs Canyon Dr.
Palm Springs, CA 92262

Land SF	26,136
Land Acres	0.60
Sale Price	\$760,000
Land / SF	\$29.08
Price / Acre	\$1,266,666.67
Closing Date	3/24/2023
Distance	9.1 Miles

Land Price / SF

\$23 - \$33

LOW 

HIGH

3



1225 Indian Canyon Rd.
Palm Springs, CA 92262

Land SF	33,106
Land Acres	0.76
Sale Price	\$1,100,000
Land / SF	\$33.23
Price / Acre	\$1,447,368.42
Closing Date	4/19/2024
Distance	0.9 Miles

Land Price / SF

\$23 - \$33

LOW

HIGH



Palm Springs Commercial Land
Alejo Rd. Palm Springs, CA 92262

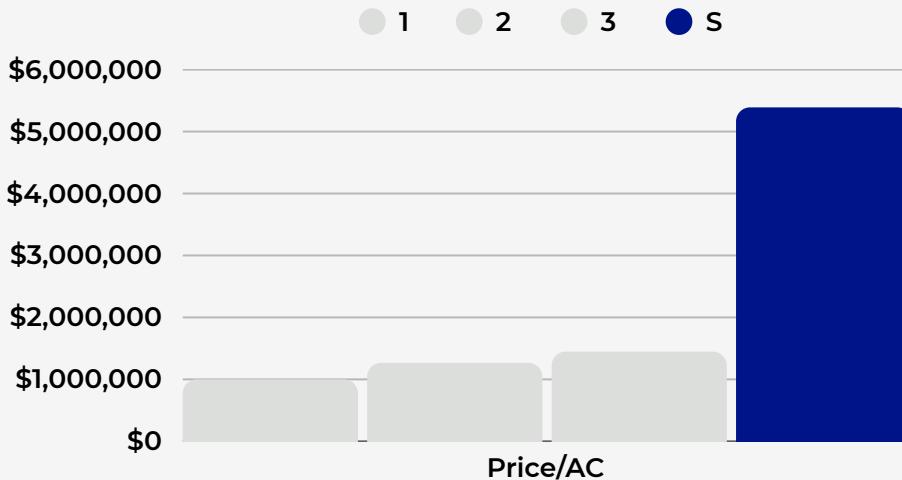
Land SF	33,106
Land Acres	0.76
Asking Price	\$2,100,000

SALE COMPARABLES

	PROPERTY	SALE PRICE	LAND AC	PRICE AC	LAND SF	LAND PSF	CLOSING DATE	DISTANCE (mi)
1	 1010 Tahquitz Canyon, Palm Springs, CA 92262	\$4,500,000	4.5	\$1,000,000.00	196,020	\$22.96	2/13/2024	1.30
2	 2393-2395 N. Palm Springs Canyon Dr. Palm Springs, CA 92262	\$760,000	0.60	\$1,266,666.67	26,136	\$29.08	3/24/2023	9.10
3	 1225 Indian Canyon Rd. Palm Springs, CA 92262	\$1,100,000	0.76	\$1,447,368.42	33,106	\$33.23	4/19/2024	0.90
AVERAGES		\$2,120,000	1.95	\$1,238,011.70	85,087	\$28.42		
S	 Palm Springs Commercial Land Alejo Rd. Palm Springs, CA 92262	\$2,100,000	0.76		33,106			

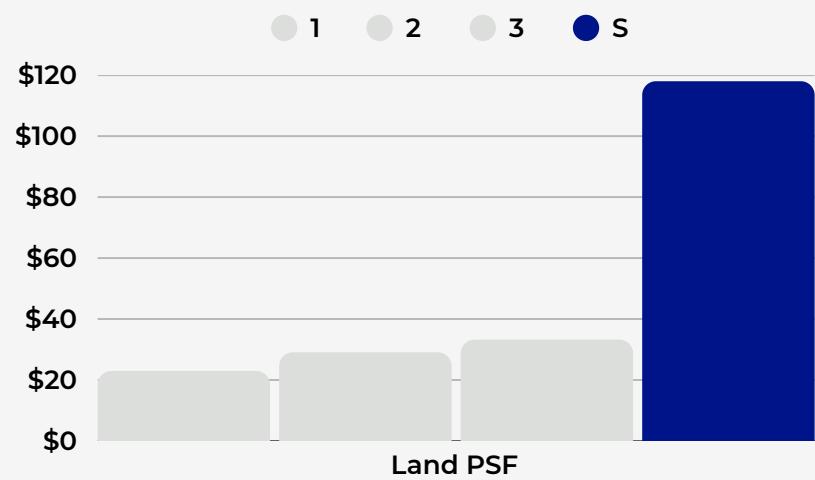
SALES COMPARABLES CHARTS

PRICE/AC

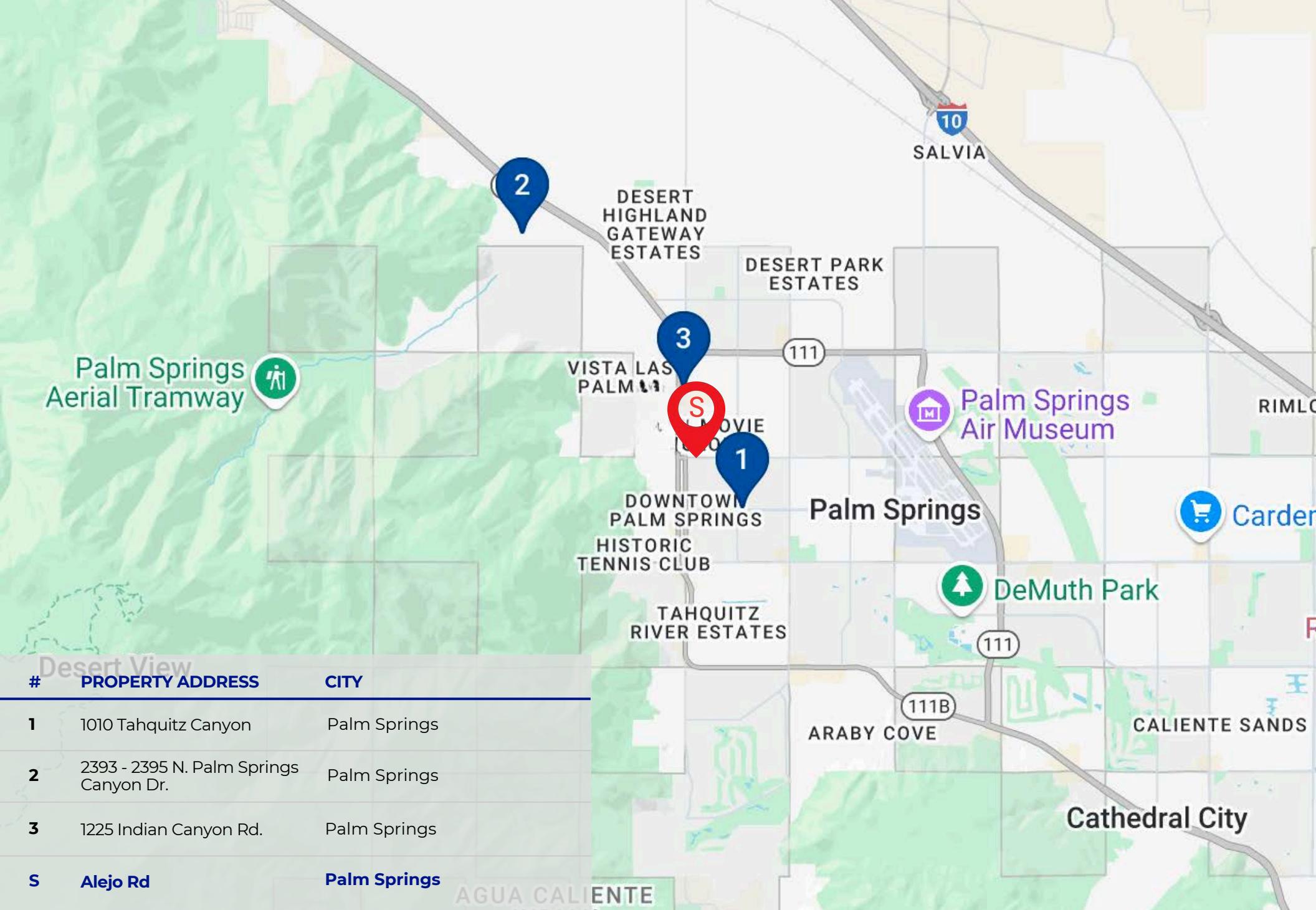


AVERAGE: \$2,227,850.88

PRICE/SF



AVERAGE: \$51.14

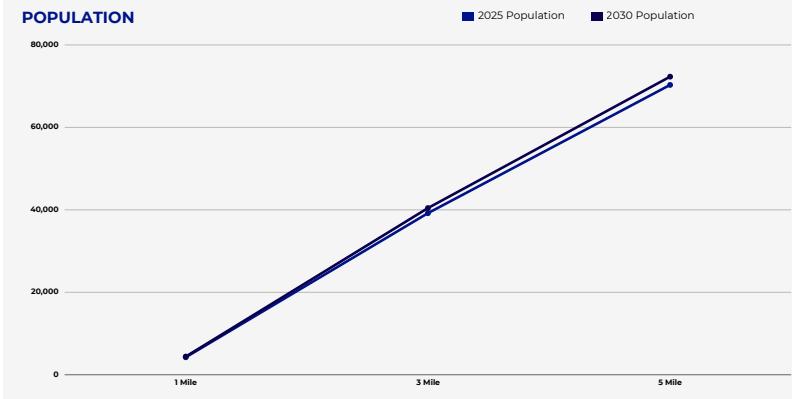


DEMOGRAPHICS

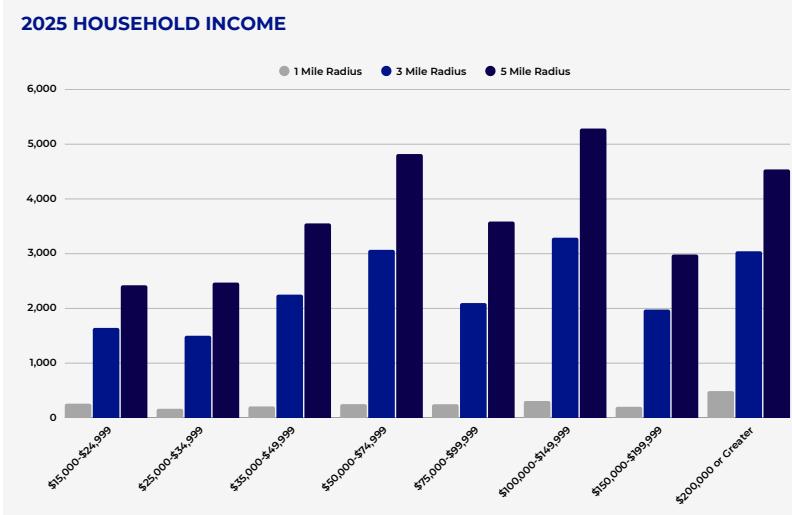
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PALM SPRINGS

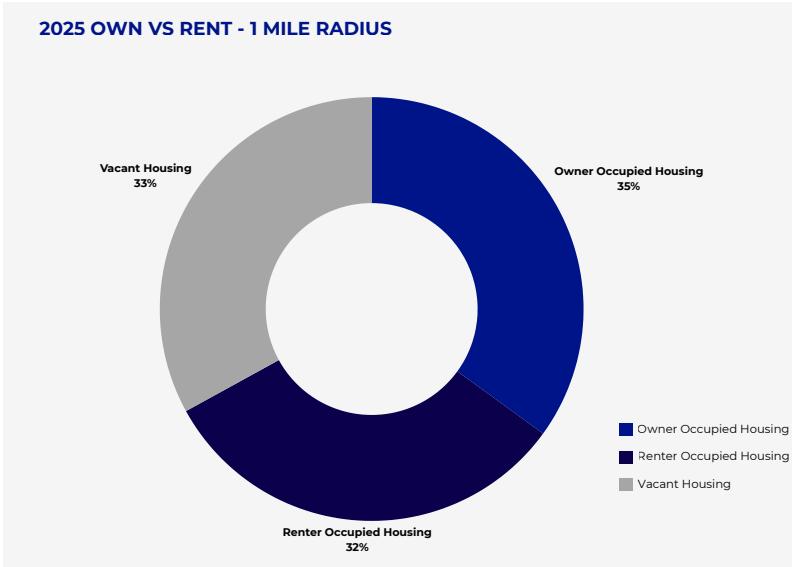
POPULATION	1 Mile	3 Mile	5 Mile
2000 Population	4,087	36,626	61,265
2010 Population	3,821	37,690	67,688
2025 Population	4,247	39,199	70,303
2030 Population	4,416	40,433	72,305
2025 - 2030 Population: Growth Rates	3.90%	3.10%	2.80%



2025 HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
less than \$15,000	253	1,974	3,123
\$15,000 - \$24,999	260	1,644	2,423
\$25,000 - \$34,999	167	1,501	2,472
\$35,000 - \$49,999	210	2,252	3,553
\$50,000 - \$74,999	252	3,070	4,820
\$75,000 - \$99,999	250	2,098	3,587
\$100,000 - \$149,999	309	3,292	5,286
\$150,000 - \$199,999	203	1,979	2,985
\$200,000 or greater	490	3,044	4,539
Median Household Income	\$79,480	\$74,842	\$75,016
Average Household Income	\$137,070	\$119,896	\$116,557



HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2000 Total Housing	3,303	25,124	37,496
2010 Total Households	2,156	18,964	29,633
2025 Total Households	2,394	20,854	32,788
2030 Total Households	2,497	21,676	34,040
2025 Average Household Size	1.73	1.84	2.11
2025-2030: Households: Growth Rate	4.25%	3.90%	3.75%



Source: esri

DEMOGRAPHICS

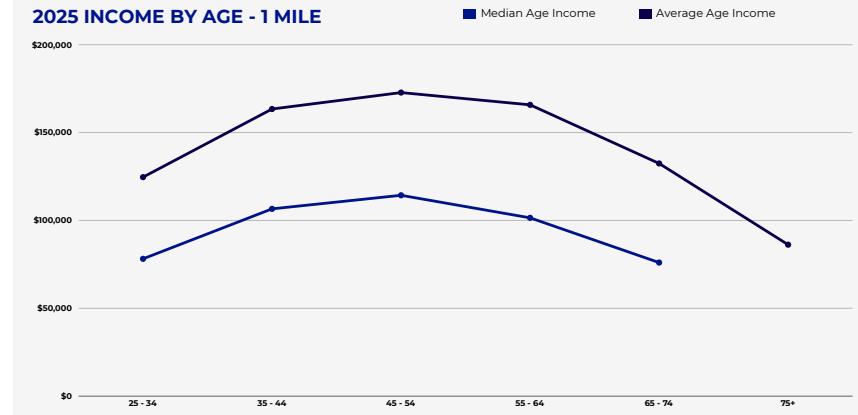
2025 POPULATION BY AGE

	1 Mile	3 Mile	5 Mile
2025 Population Age 30-34	208	1,837	3,571
2025 Population Age 35-39	205	1,844	3,568
2025 Population Age 40-44	186	1,880	3,752
2025 Population Age 45-49	197	1,959	3,723
2025 Population Age 50-54	299	2,808	4,921
2025 Population Age 55-59	406	3,584	5,850
2025 Population Age 60-64	456	4,125	6,608
2025 Population Age 65-69	498	4,251	6,524
2025 Population Age 70-74	407	3,633	5,494
2025 Population Age 75-79	344	2,775	4,198
2025 Population Age 80-84	213	1,702	2,538
2025 Population Age 85+	154	1,468	2,213
2025 Population 18+	3,911	35,418	60,963
2025 Medium Age	59	58	53
2030 Medium Age	61	59	54

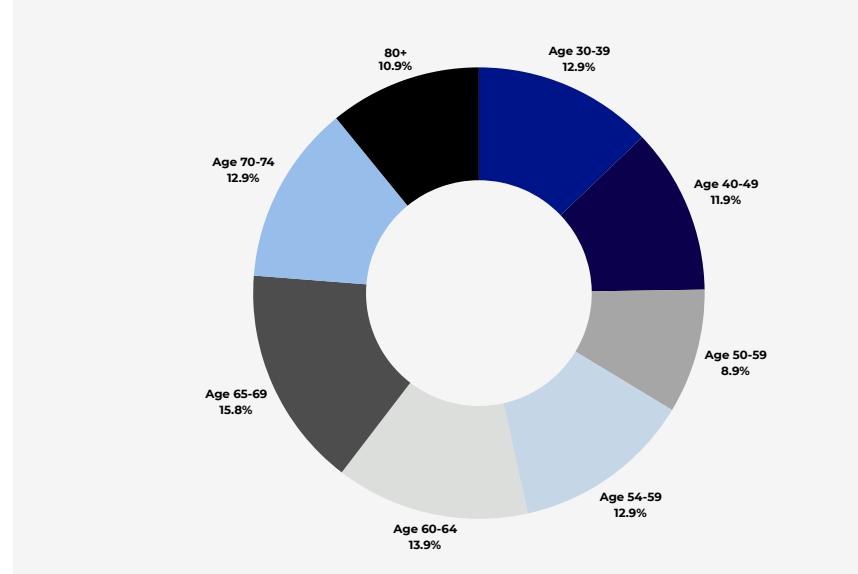
2025 INCOME BY AGE

	1 Mile	3 Mile	5 Mile
Median Household Income 25-34	\$60,250	\$73,371	\$79,193
Average Household Income 25-34	\$84,077	\$99,303	\$108,831
Median Household Income 35-44	\$64,225	\$85,903	\$95,860
Average Household Income 35-44	\$94,209	\$122,417	\$136,766
Median Household Income 45-54	\$67,702	\$92,109	\$103,456
Average Household Income 45-54	\$96,872	\$126,346	\$144,425
Median Household Income 55-64	\$60,304	\$81,859	\$92,177
Average Household Income 55-64	\$95,933	\$113,059	\$131,612
Median Household Income 65-74	\$42,554	\$58,901	\$67,974
Average Household Income 65-74	\$69,545	\$89,332	\$103,474
Average Household Income 75+	\$50,929	\$69,029	\$78,797

2025 INCOME BY AGE - 1 MILE



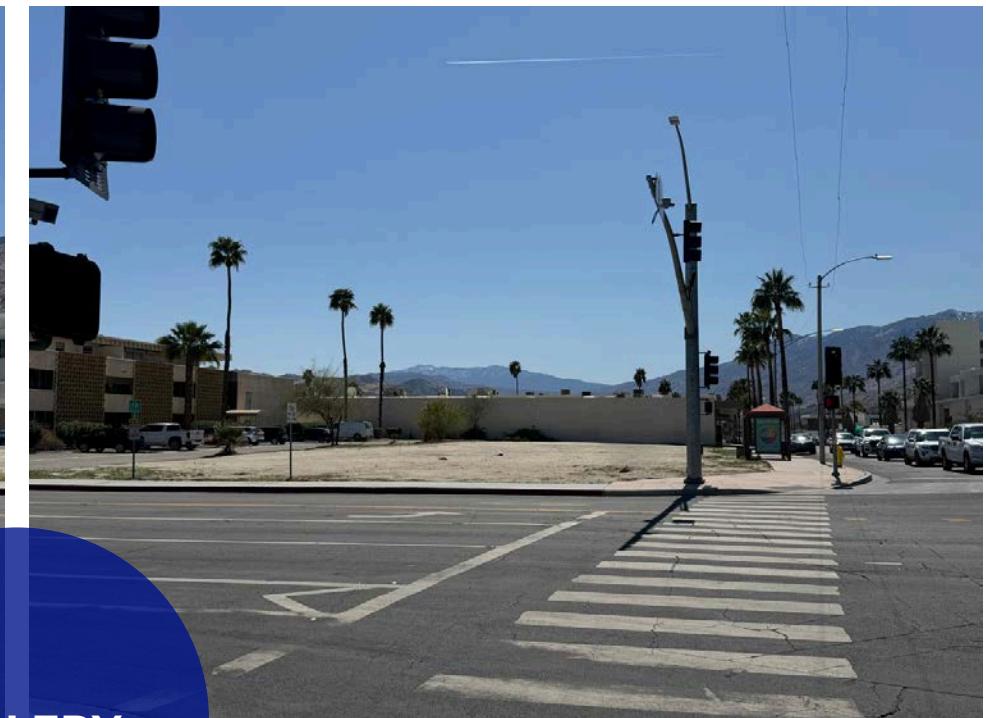
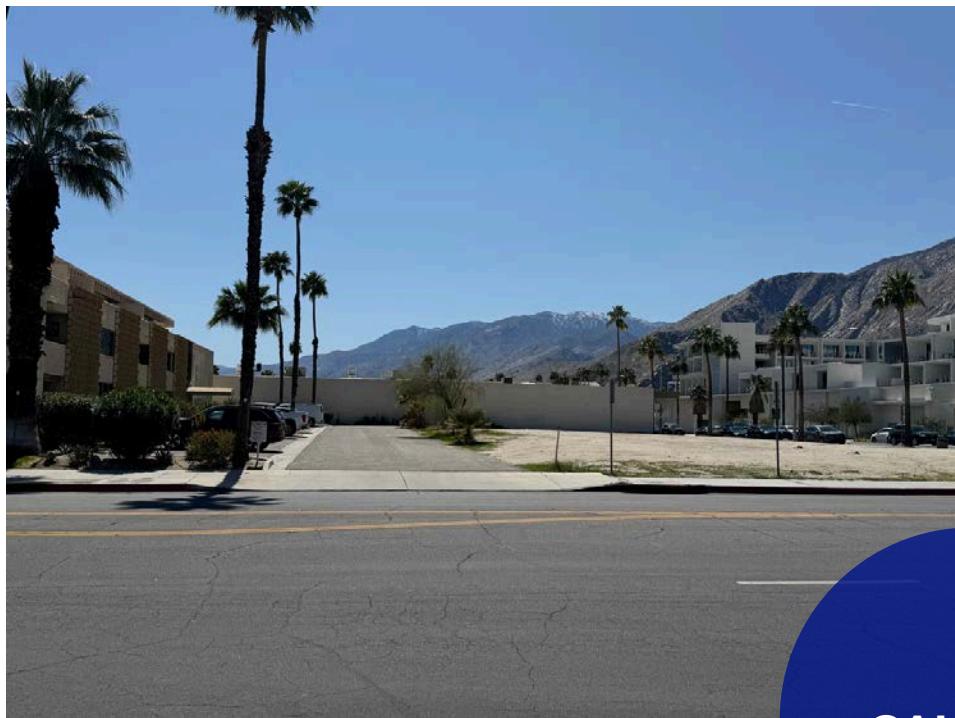
2025 POPULATION BY AGE



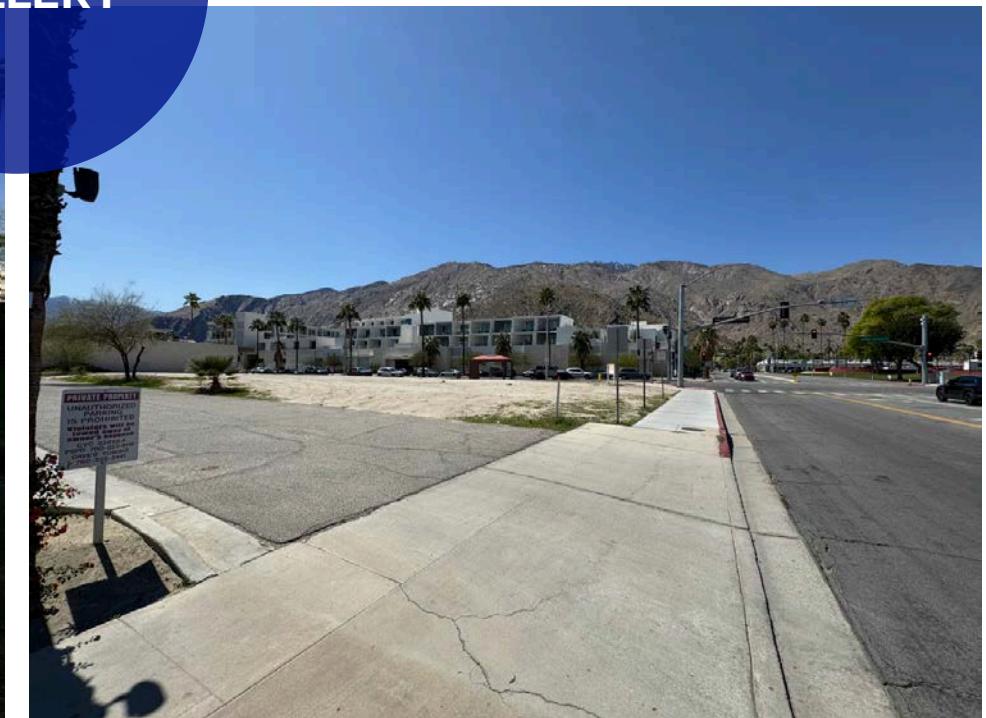
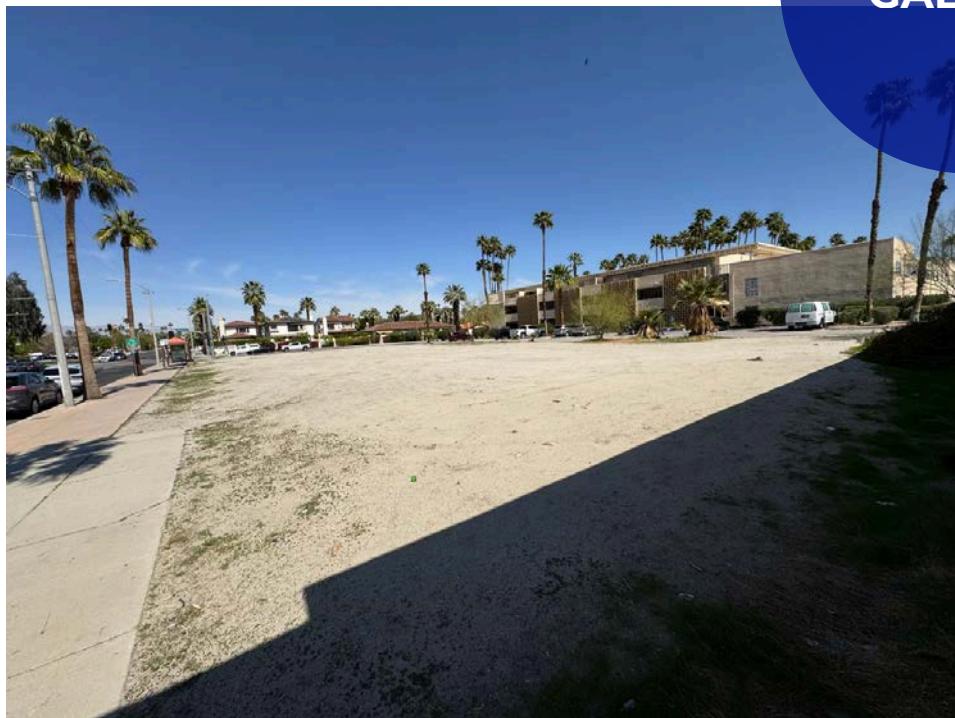
GALLERY

ALEJO RD. PALM SPRINGS, CA 92262

PALM SPRINGS



GALLERY



COMPANY PROFILE

ALEJO RD. PALM SPRINGS, CA 92262

PALM SPRINGS

PEAK COMMERCIAL

In 1991, two respected leaders in the Southern California real estate community established Peak Companies as an investment vehicle for real estate private equity opportunities. They realized the opportunity to offer their expertise, reserved for maintaining their own successful portfolio of business, to the rest of the real estate investment community.

In the years to follow, the organization assembled an unparalleled suite of real estate services that delivers innovative solutions to both real estate investors and consumers alike. Operating as the Peak Companies, this multi-entity brand is recognized in the market as a "one-stop-shop" for "Everything Real Estate."

BROKERAGE

Peak Commercial, Inc. is a full-service, professionally dedicated real estate brokerage headquartered in Woodland Hills, California with three additional offices in Southern California. Peak Commercial's management and agent team prides itself on a depth of experience spanning local, national, and international commercial markets. This includes a proven track record in successful closings for all property types.

What differentiates Peak Commercial from other commercial brokerages is its affiliation with the Peak Companies. It's comprehensive service offerings comprised of commercial financing, insurance, escrow, and 1031 exchange services deliver an integrated set of resources for investors.



HEADQUARTERS

Peak Professional Plaza
5900 Canoga Ave, Suite 110
Woodland Hills, CA 91367

CONTACT INFO

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(855) 732-5300
info@peakcommercial.com

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CONTACT FOR DETAILS

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