



PALM DRIVE

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# RETAIL AERIAL MAP



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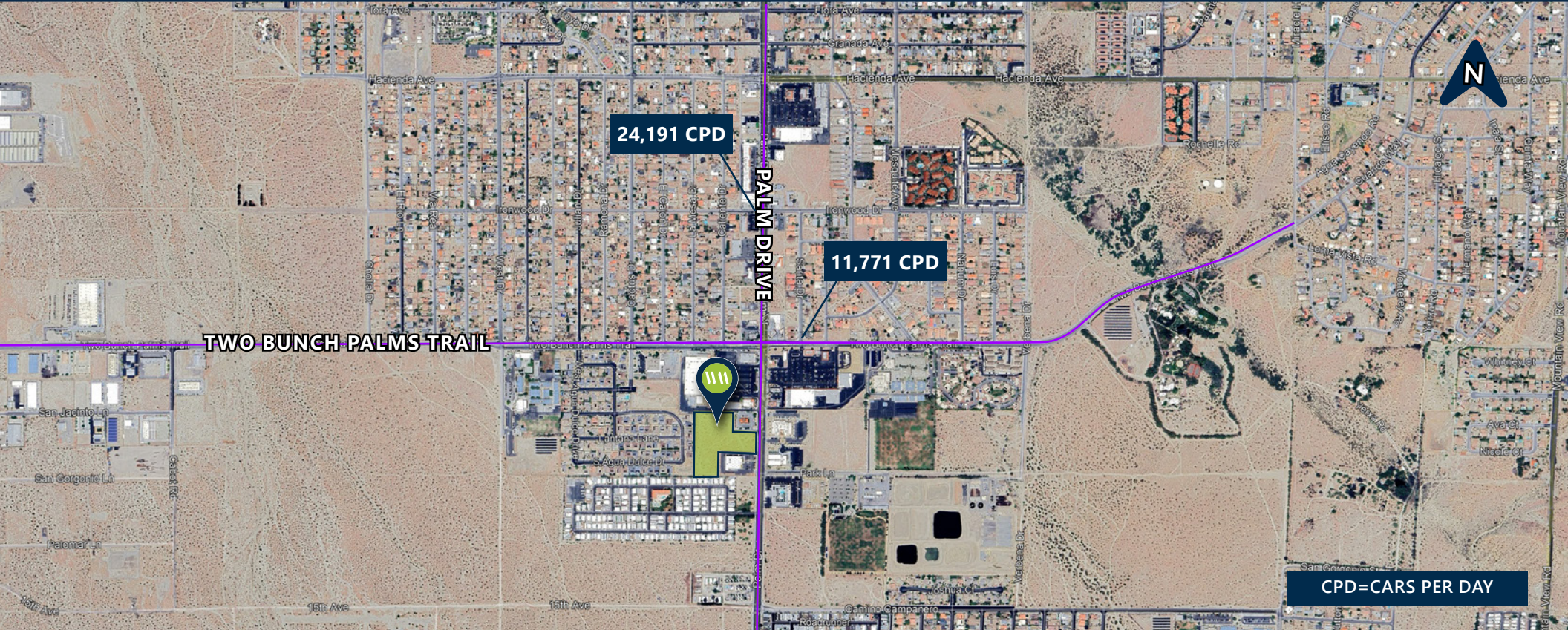
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# DEMOGRAPHICS



**3 miles**



2023 Population Est.  
**40,071**



2023 Med. Household Income  
**\$50,676**



2023 Avg. Households  
**13,144**

**5 miles**



2023 Population Est.  
**48,729**



2023 Med. Household Income  
**\$50,248**



2023 Avg. Households  
**16,842**

**10 miles**



2023 Population Est.  
**134,962**



2023 Med. Household Income  
**\$58,386**



2023 Avg. Households  
**50,636**

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# MARKET OVERVIEW

The 6.1 Acres is located in a major retail hub centrally located in Desert Hot Springs CA with a traffic count of 24,000+ cars per day. The subject property has many nearby residential developments as well as those currently under construction or in the planning process.

## WHY DESERT HOT SPRINGS AREA?

Desert Hot Springs is a vibrant, growing, and innovative City that represents California's legacy of exploration and discovery. The first City in Southern California to legalize cannabis, Desert Hot Springs embraces and empowers business owners from many industries. At the same time, it offers many enticing qualities for entrepreneurs and residents alike.

The City of Desert Hot Springs is committed to becoming a world class health and wellness destination based upon its famous miracle waters, unique desert ecosystem, spectacular mountain views, and natural environment.



## Desert Hot Springs has the 2nd fastest growing population in the Coachella Valley and is booming with new development:

- Amazon 600,000 SF distribution center has been approved
- Desert Gateway-1,000,000 SF logistics center and hotel
- 141 Single Family Homes at Skyborne (Village 2) by Lennar
- Ovation-402 Residential Condos with a club house
- 76 Single Family Homes -Rancho Descano
- Palari-Mighty Buildings-77 new sustainable 3-D printed Single Family Home Development
- New 60,000 SF Warehouse Facility for storage of POD's units
- Desert Storage-63,000+ SF RV Storage
- A new public Safety Campus to include a new 6300+ SF Police Annex and a remodel of the existing fire station



## Allowed/Permitted Uses

3/4/24, 2:08 PM

City of Desert Hot Springs, CA Permitted uses.

City of Desert Hot Springs, CA  
Monday, March 4, 2024

### Title 17. Zoning

#### Chapter 17.12. COMMERCIAL DISTRICTS

##### § 17.12.020. Permitted uses.

A. Table 17.12.01 lists the uses permitted in each of the commercial and visitor-serving districts utilizing the following key:

"P" Use is permitted by right.

"A" Use is accessory to an established primary use.

"AUP" Use requires an Administrative Conditional Use Permit.

"CUP" Use requires a Conditional Use Permit.

"TUP" Use requires a Temporary Use Permit.

"—" Use is prohibited.

B. Land uses listed in Table 17.12.01 use definitions from the North American Industry Classification System (NAICS) unless otherwise defined specifically by this title. The individual land uses permitted in each of the mixed-use districts are grouped in Table 17.14.01 using the major land use categories of Commercial, Industrial, Institutional, Residential and Other.

USE	COMMERCIAL DISTRICTS						CODE SECTION
	C-N	C-G	C-D	C-H	C-BP	VS-C	
<b>BUSINESS, FINANCIAL, AND PROFESSIONAL OFFICE</b>							
Automated Teller Machines (ATMs) – Drive-up	AUP	P	P	P	—	—	
Business Support Services	P	P	P	P	P	P	
Check Cashing and/or Payday Loans	—	P	CUP	—	—	—	
Financial Institutions and Related Services (without drive-through facilities)	P	P	P	P	P	P	
Office, Business and Professional	P	P	P	P	P	CUP	
<b>EATING AND DRINKING ESTABLISHMENTS</b>							
Bars, Lounges, Nightclubs, and Tasting Rooms	—	CUP	CUP	CUP	CUP	A	17.12.050
Food Preparation/Catering (no on-site sales or service)	AUP	P	P	P	P	A	

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3/4/24, 2:08 PM

City of Desert Hot Springs, CA Permitted uses.

USE	COMMERCIAL DISTRICTS						CODE SECTION
	C-N	C-G	C-D	C-H	C-BP	VS-C	
Restaurant – Full or Limited Service, Serving Alcohol	CUP	AUP	AUP	AUP	AUP	CUP	17.12.050
Restaurant – Full or Limited Service, No Alcohol Sales	P	P	P	P	P	P	
Restaurant with Drive-Through Facilities	P	P	—	P	P	CUP	17.12.100
Snack Bar	A	A	A	A	A	A	
<b>INDUSTRY, MANUFACTURING AND PROCESSING, AND WAREHOUSING</b>							
Brewery, Winery, or Distillery	—	CUP	CUP	CUP	CUP	—	
Data Centers	—	—	—	—	AUP	—	
Hazardous Waste Facilities	—	—	—	—	—	—	
Food Processing	—	—	—	—	—	—	
Furniture and Fixtures Manufacturing, Cabinet Shops, and Woodworking Shops (wholesale sales only)	—	—	—	—	P	—	
Laboratory – Medical, Analytical, Research, Testing	—	—	—	—	AUP	—	
Laundries and Dry-Cleaning Plants	—	—	—	—	—	—	
Manufacturing – Heavy	—	—	—	—	—	—	
Manufacturing – Light	—	—	—	—	CUP	—	
<b>Recycling</b>							
Small Collection Facility	—	AUP	—	AUP	AUP	—	
Large Collection Facility	—	CUP	—	CUP	CUP	—	
Light Processing	—	—	—	—	—	—	
Heavy Processing	—	—	—	—	—	—	
Reverse Vending Machine	A	A	A	A	A	A	
Research and Development	—	—	—	—	P	—	
Storage – Outdoor	—	—	—	—	CUP	—	
Warehouse, Wholesaling and Distribution	—	—	—	—	CUP	—	
<b>LODGING</b>							
Hotel and Motel (without spa)	—	CUP	CUP	P	CUP	P	
Spa Resort	—	—	—	CUP	CUP	P	
Homeless Shelters – up to 20 beds	—	—	—	—	CUP	—	
Homeless Shelters – more than 20 beds	—	—	—	—	CUP	—	
Low Barrier Navigation Center	—	—	—	—	—	P	
<b>MARIJUANA USES</b>							

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## Allowed/Permitted Uses

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**TABLE 17.12.01**  
**PERMITTED USES – COMMERCIAL AND VISITOR SERVING DISTRICTS**

USE	COMMERCIAL DISTRICTS						CODE SECTION	
	C-N	C-G	C-D	C-H	C-BP	VS-C		
Marijuana Nonstorefront Retail	—	—	—	—	CUP <sup>1,2</sup>	—	<sup>1</sup> In Industrial Cannabis Overlay Zone, marijuana use cannot be a stand-alone use and must in center with other retail/commercial uses. <sup>2</sup> In Overlay Zone use Ch. 17.180 as default regulations.	
Marijuana Distribution	—	—	—	—	CUP <sup>1,2</sup>	—		
Marijuana Cultivation	—	—	—	—	CUP <sup>1,2</sup>	—		
Marijuana Entertainment Facilities	CUP	CUP	CUP	CUP	CUP	CUP		
Marijuana Hotel Facilities	CUP	CUP	—	CUP	CUP	CUP		
Marijuana Manufacturing	—	—	—	—	CUP <sup>1</sup>	—		
Marijuana Storefront Retail	CUP	CUP	—	CUP	CUP	—		
Marijuana Testing Facilities	P	P	P	P	P	P		
<b>MEDICAL-RELATED AND CARE USES</b>								
Ambulance Fleet	—	—	—	—	AUP	—		
Clinic and Urgent Care	—	AUP	—	AUP	AUP	—		
Day Care Center	—	—	—	—	—	—	17.12.090	
Health Facilities, Therapy and Rehabilitation	—	CUP	—	AUP	P	—		
Hospital	—	CUP	—	CUP	CUP	—		
Office, Medical and Dental Office	P	P	P	P	P	CUP		
Residential Care Facilities	CUP	—	—	—	—	—		
<b>PUBLIC AND ASSEMBLY USES</b>								
Cultural Institutions	AUP	P	P	P	P	P		
Public Assembly Facilities	—	CUP	CUP	CUP	CUP	CUP		
Religious Assembly Facilities	—	CUP	CUP	CUP	CUP	CUP		
Schools, Private	CUP	CUP	CUP	—	CUP	—		
Trade and Vocational Schools	—	P	P	P	P	P		
Tutoring and Education Centers	P	P	P	P	P	P		
<b>RECREATION AND ENTERTAINMENT</b>								
Art Gallery	P	P	P	P	P	P		
Arcade (Electronic Game Center)	CUP	AUP	AUP	AUP	AUP	—		
Commercial Recreation – Indoors	CUP	P	P	P	P	P		
Commercial Recreation – Outdoors	CUP	CUP	CUP	CUP	CUP	CUP		
Entertainment, Indoor	AUP	AUP	P	P	P	P		

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3/4/24, 2:08 PM City of Desert Hot Springs, CA Permitted uses.

**TABLE 17.12.01**  
**PERMITTED USES – COMMERCIAL AND VISITOR SERVING DISTRICTS**

USE	COMMERCIAL DISTRICTS						CODE SECTION
	C-N	C-G	C-D	C-H	C-BP	VS-C	
Health/Fitness Facilities	—	—	—	—	—	—	
Health/Fitness Facilities – Small	AUP	P	P	P	P	P	
Health/Fitness Facilities – Large	CUP	CUP	CUP	CUP	CUP	CUP	
<b>RESIDENTIAL USES</b>							
Accessory Dwelling Unit	—	—	—	—	—	—	
Dwelling, Multifamily	—	—	—	—	—	CUP	17.12.140
Dwelling, Single-Family	—	—	—	—	—	—	
Home Occupations	—	—	—	—	—	—	
Single Room Occupancy (SRO)	—	—	—	—	—	—	17.08.200
Supportive Housing	—	—	—	—	—	—	
Transitional Housing	—	—	—	—	—	—	
<b>RETAIL USES</b>							
Alcohol Beverage Sales							
For Off-Site Consumption	CUP	AUP	AUP	AUP	AUP	AUP	17.12.050
For On-Site or Off-Site Consumption, in Conjunction with an Allowed Use	—	CUP	CUP	CUP	CUP	CUP	17.12.050
Building Materials and Services, Indoor	—	P	P	P	P	—	
Building Materials and Services, Outdoor	—	CUP	—	P	AUP	—	
Convenience Store, No Alcohol Sales	AUP	P	AUP	P	P	P	17.12.080
Farmers' Market	TUP	TUP	TUP	TUP	TUP	TUP	
Grocery Store	P	P	P	P	P	P	
Nurseries and Garden Centers	—	P	AUP	P	P	—	
Outdoor Temporary and/or Seasonal Sales	TUP	TUP	TUP	TUP	TUP	TUP	
Recreational Equipment Rentals – Indoor Only	P	P	P	P	P	A	
Retail Sales – General	P	P	P	P	P	P	
Retail Sales – Restricted	—	CUP	CUP	CUP	CUP	CUP	
Vehicle Sales and Rental	—	CUP	—	P	—	—	17.12.060
Large Vehicle, Construction, and Heavy Equipment Sales, Service, and Rental	—	CUP	—	—	CUP	—	
<b>SERVICE USES</b>							

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## Allowed/Permitted Uses

3/4/24, 2:08 PM City of Desert Hot Springs, CA Permitted uses.

**TABLE 17.12.01**  
**PERMITTED USES – COMMERCIAL AND VISITOR SERVING DISTRICTS**

USE	COMMERCIAL DISTRICTS						CODE SECTION
	C-N	C-G	C-D	C-H	C-BP	VS-C	
Animal Care, Services							
Animal Boarding/Kennels, Grooming	AUP	P	AUP	P	P	CUP	
Veterinary Services, Large Animal	—	P	AUP	P	P	CUP	
Veterinary Services, Small Animal	AUP	P	P	P	P	CUP	
Funeral Parlors and Internment Services	—	AUP	—	—	AUP	—	
Instructional Services	P	P	P	P	P	P	
Maintenance and Repair Services – Indoor	P	P	P	P	P	CUP	
Moving Companies, Storage Allowed	—	—	—	—	AUP	—	
Personal Services, General	P	P	P	P	P	P	
Personal Services, Restricted	CUP	CUP	CUP	CUP	CUP	CUP	
Recording Studio	—	AUP	—	AUP	P	CUP	
Social Service Facilities	—	P	—	P	P	P	
<b>Storage</b>							
Personal	—	CUP	—	—	CUP	—	17.16.060
Outdoor Recreational Vehicle Storage	—		—	—	CUP	—	
<b>Vehicle Repair and Services</b>							
Service/Fueling Station	CUP	CUP	CUP	AUP	CUP	—	17.12.170
Vehicle Washing/Detailing	A	AUP	A	AUP	AUP	—	
Vehicle Service, Minor	—	AUP	—	P	P	—	
Vehicle Service, Major	—	—	—	—	CUP	—	
<b>TRANSPORTATION, COMMUNICATION, AND INFRASTRUCTURE USES</b>							
Car Sharing – Parking	AUP	AUP	AUP	AUP	AUP	AUP	
Parking Facility – Temporary	TUP	TUP	TUP	TUP	TUP	TUP	
Utility Facilities – Staffed	—	AUP	—	AUP	AUP	—	
Utility Facility – Unstaffed	AUP	AUP	—	AUP	AUP	AUP	
Vehicle Charging Stations – Commercial	AUP	P	P	P	P	P	
Vehicle Storage	—	—	—	—	CUP	—	
Wireless Communication Facilities – Minor	AUP	AUP	AUP	AUP	AUP	AUP	
Wireless Communication Facilities – Major	CUP	CUP	CUP	CUP	CUP	CUP	
Wireless Telecommunication Facilities, Satellite Dish	P	P	P	P	P	P	

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3/4/24, 2:08 PM City of Desert Hot Springs, CA Permitted uses.

**TABLE 17.12.01**  
**PERMITTED USES – COMMERCIAL AND VISITOR SERVING DISTRICTS**

USE	COMMERCIAL DISTRICTS						CODE SECTION
	C-N	C-G	C-D	C-H	C-BP	VS-C	
Antenna							
<b>OTHER USES</b>							
Caretaker Quarters	—	—	—	—	AUP	A	
Donation Boxes – Outdoors	—	—	—	—	CUP	—	
Drive-Through or Drive-Up Facilities	—	AUP	—	AUP	AUP	—	
Vending Machine	A	A	A	A	A	A	

(Prior code § 159.06.020; Ord. 524 § 5, 2010; Ord. 610 5-2-17; Ord. 712 6-2-20; Ord. 727 1-19-21; Ord. 728 1-19-21; Ord. 762 6-21-22)

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# YOUR ADVISORS



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