



Relax Hotel & Spa

67485 Hacienda Ave, Desert Hot Springs, CA 92240



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Relax Hotel & Spa

This offering presents a rare opportunity to acquire a recently renovated 40-room mineral hot springs hotel for sale in Desert Hot Springs, California, a globally recognized wellness destination minutes from Palm Springs. The property features on-site natural mineral hot springs water, an irreplaceable asset driving year-round demand from wellness travelers and hospitality operators. Desert Hot Springs hotels with authentic mineral water access are increasingly scarce, creating strong long-term value and defensibility.

The 40-room hotel is well suited for repositioning as a boutique wellness resort, spa hotel, retreat center, or recovery-focused hospitality concept. Investors can unlock upside through renovation, branding, ADR growth, and expanded spa or membership offerings.

- Natural mineral hot springs water
- 40 rooms
- Spa and retreat Destination



Property Type:	Hospitality
Property Subtype:	Hotel
Building Class:	C
Sale Type:	Investment
Lot Size:	1.67 AC
Gross Building Area:	17,928 SF
Average Published Rate:	73.5
No. Rooms:	40
No. Stories:	2
Year Built:	1988
Parking Ratio:	2.84/1,000 SF
Corridor:	Exterior
Zoning Description:	VS
APN / Parcel ID:	642-164-007

Investor Snapshot Summary

Total average area Household Spending: ~\$95k–\$100k (modeled average per household)

Above-Average Categories: Housing, transportation, food/restaurant, entertainment

Demographic Influence: Older population drives healthcare and leisure services

Retail Implication: Favorable for lifestyle, services, dining, and experiential tenants

Spending patterns often skew toward full-service dining and fast casual, supported by hospitality/tourism activity.

Entertainment & Recreation

Entertainment and leisure spending also tend to be above the national average — driven by local tourism, arts, and lifestyle amenities.

What This Means for Investors

Retail Demand Opportunities

The spending profile suggests relatively strong demand for:

Food & beverage venues (restaurants, cafés, specialty food)

Lifestyle & recreation businesses

Health, wellness & personal care services

Home goods / household equipment stores

This aligns with household budgets that allocate a higher proportion of income to discretionary and lifestyle categories.

Consumer Needs

Expect above-average demand for healthcare, specialty services, and leisure experiences.

Household Purchasing Power

While median household income is around \$75k, models project total household spending near ~\$96k in trade areas — an indicator that spending often includes discretionary and tourism-related dollars (e.g., dining out and entertainment).

How These Estimates Are Generated

Proprietary consumer-spending datasets (like Claritas Consumer Buying Power™ and Esri Consumer Spending) model expenditures using: U.S. Bureau of Labor Statistics Consumer Expenditure Survey base data, Local demographics (income, age, household size), and ZIP code or trade-area geographies.

These models provide:

Aggregate spending totals (all households),

Average spending per household, and

Spending potential indexes vs national averages.



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Property Photos



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