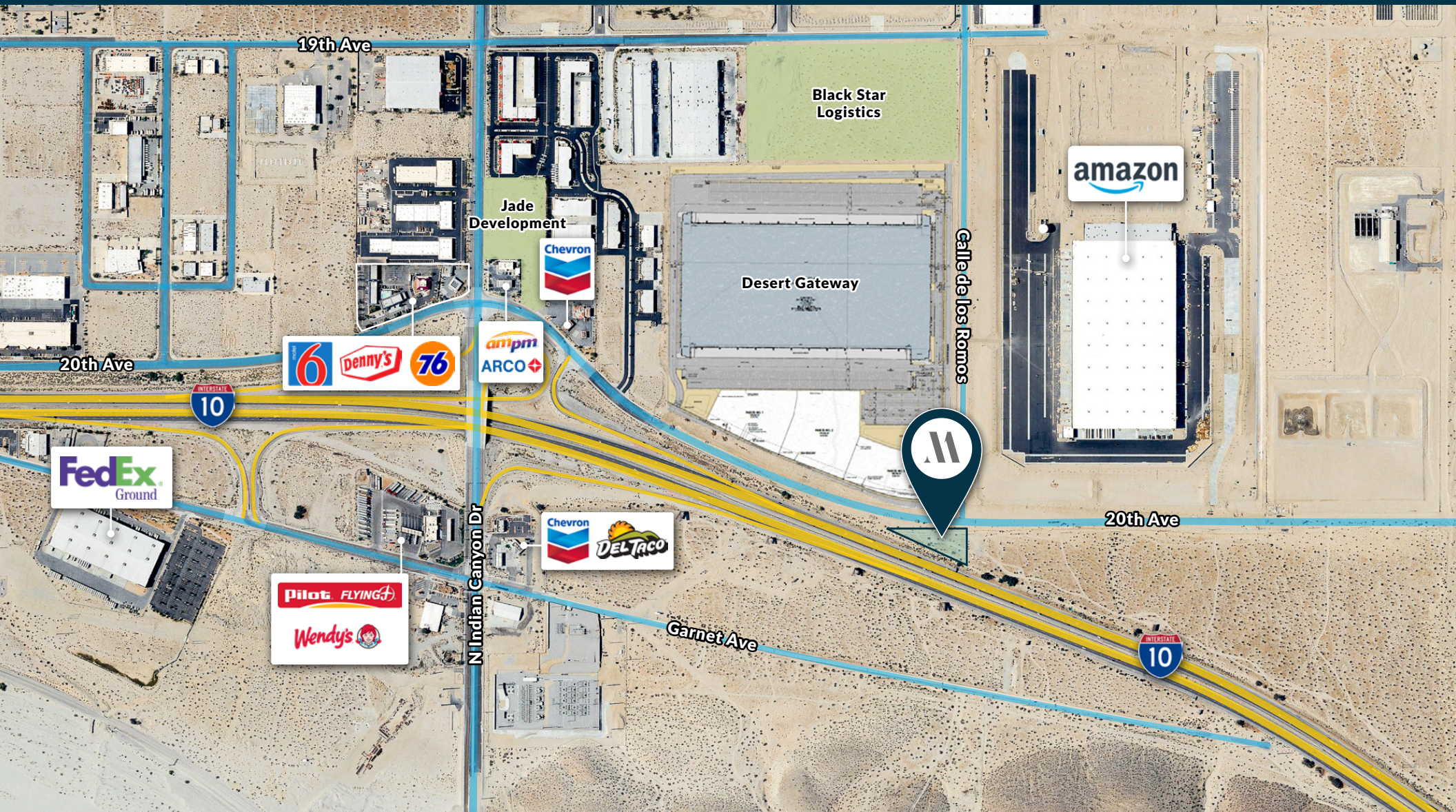


0.70-ACRE | ZONED HIGHWAY COMMERCIAL | I-10 FRONTAGE  
20TH AVENUE, DESERT HOT SPRINGS, CA 92240  
FOR SALE: ~~\$190,000~~ \$180,500



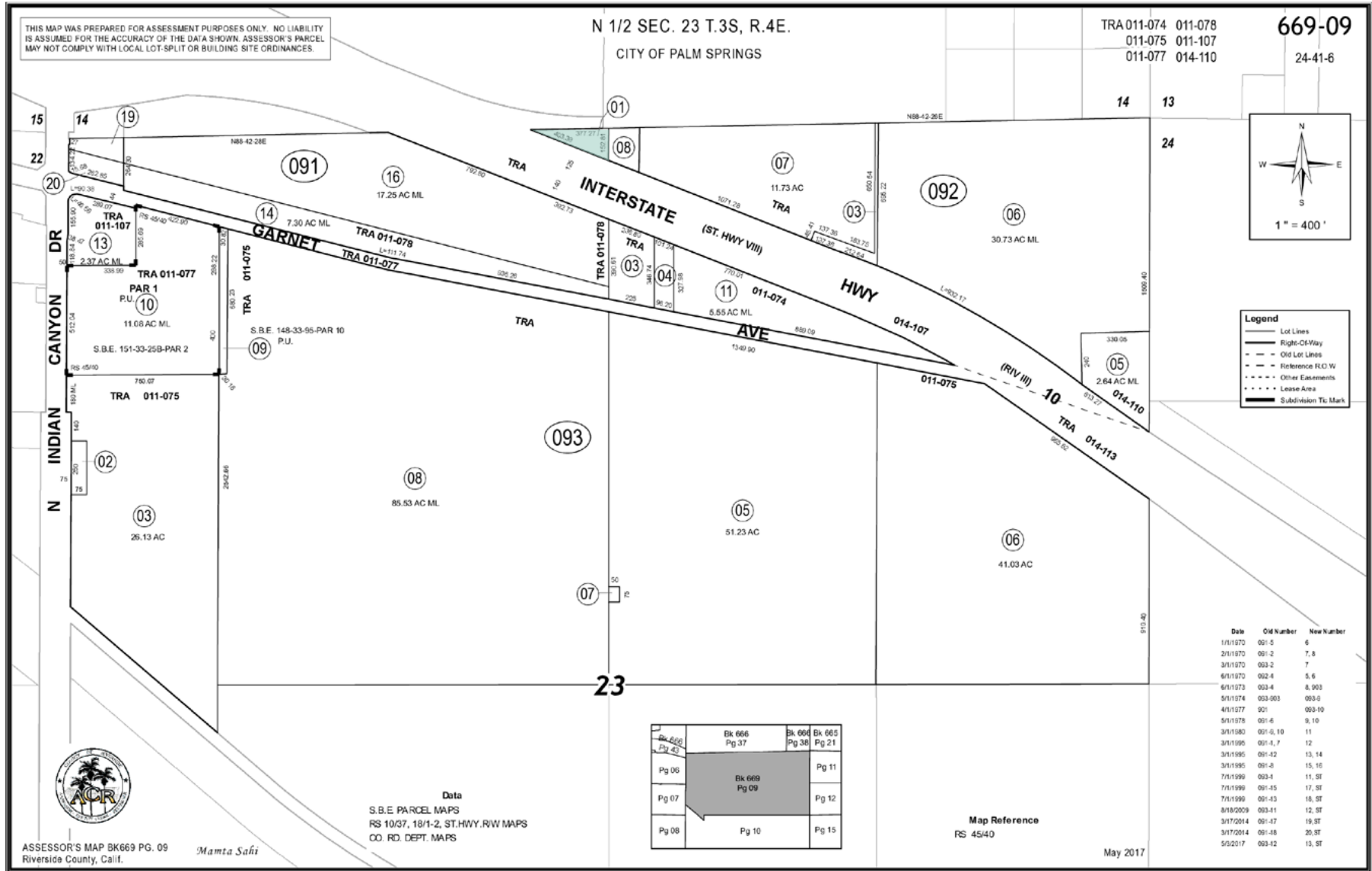
KATE RUST  
Partner  
DRE# 01267678

kate@meadecommercial.com  
760-409-1532

72100 Magnesia Falls Drive, Ste 2, Rancho Mirage, CA 92270  
meadecommercial.com | CA DRE Lic.# 02439728

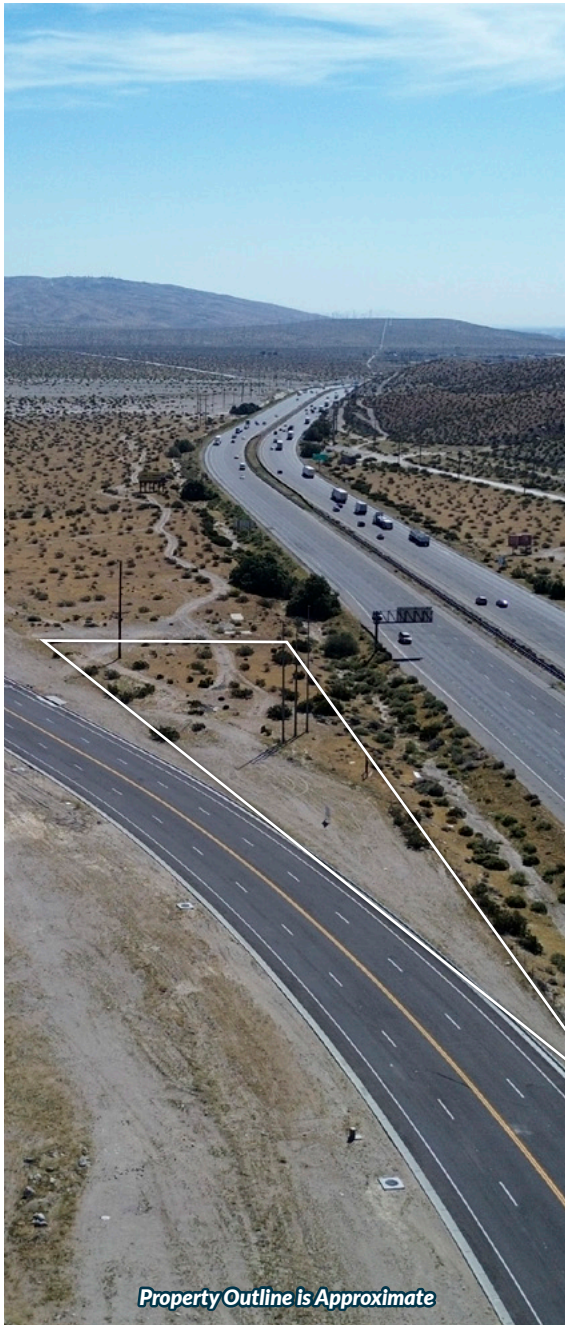


### 20TH AVE | 0.70 AC ZONED HIGHWAY COMMERCIAL | I-10 FRONTAGE DESERT HOT SPRINGS, CA | APN: 669-092-001



# PHOTOS

0.70-Acre Commercial Land | For Sale  
DESERT HOT SPRINGS, CA 92240



*Property Outline is Approximate*

KATE RUST  
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MEADE COMMERCIAL, INC. | 2026

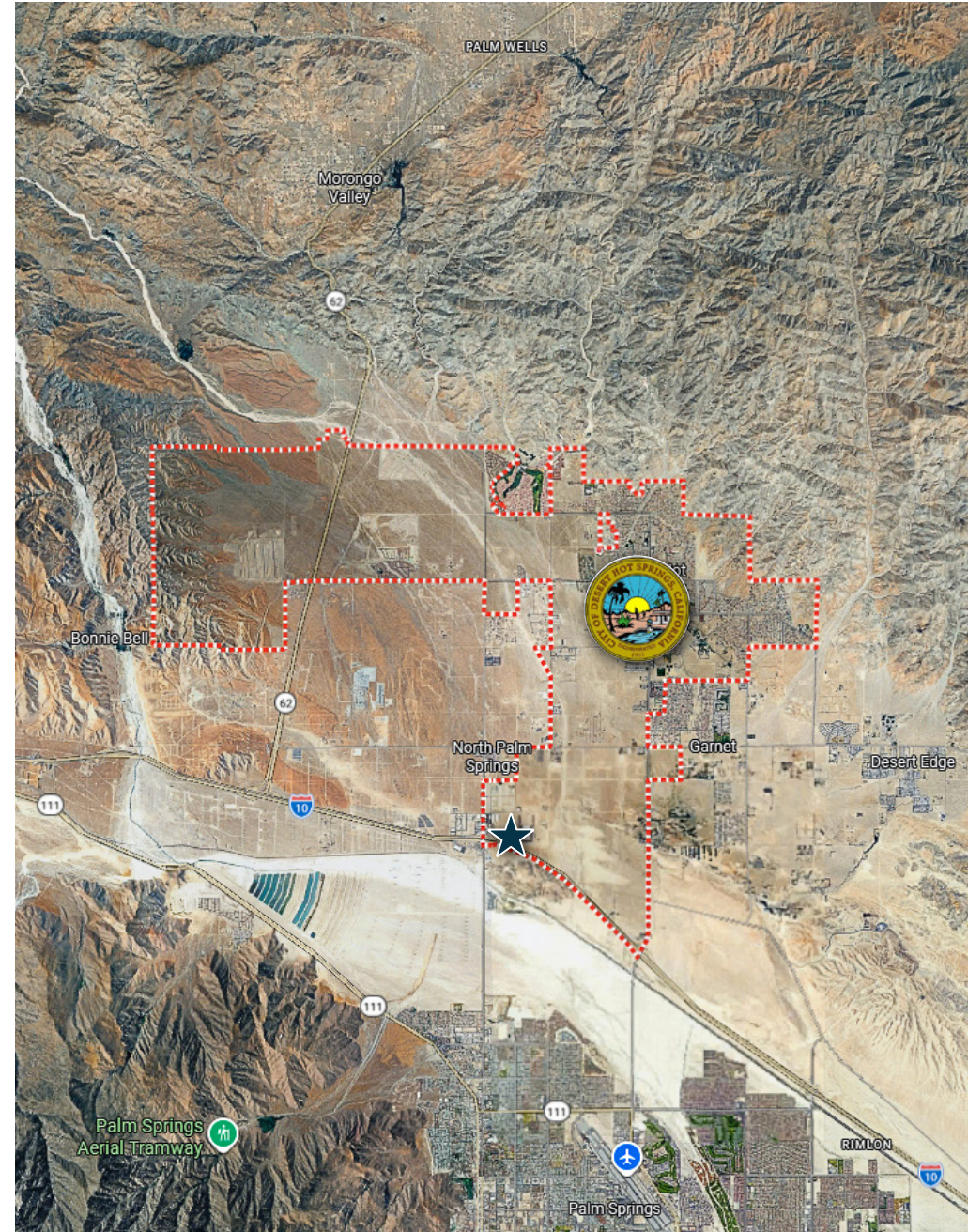
\*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

# AERIAL MAP | DEMOGRAPHICS

0.70-Acre Commercial Land | For Sale  
DESERT HOT SPRINGS, CA 92240

| Demographics            | 1-mile                         | 5-miles  | 10-miles |
|-------------------------|--------------------------------|----------|----------|
| Population              | 115                            | 68,514   | 189,134  |
| Median Age              | 35                             | 40.2     | 47.2     |
| Households              | 34                             | 25,813   | 79,199   |
| Avg. Household Size     | 3.4                            | 2.6      | 2.3      |
| Avg. Household Income   | \$59,853                       | \$78,159 | \$87,448 |
| Median Household Income | \$39,999                       | \$52,985 | \$59,937 |
| Traffic Volume          | I-10 and Indian Ave SE: 89,500 |          |          |

| Distance to                 | Miles      | Time        |
|-----------------------------|------------|-------------|
| Downtown Palm Springs       | ~6 miles   | ~13 minutes |
| Palm Springs Intl Airport   | ~7.8 miles | ~16 minutes |
| Palm Springs Aerial Tramway | ~15 miles  | ~20 minutes |



## DESERT HOT SPRINGS AREA

Desert Hot Springs is a dynamic and forward-thinking city that reflects California's long-standing spirit of innovation, exploration, and opportunity. Known for its entrepreneurial mindset, the city made history as the first municipality in Southern California to legalize cannabis—setting the tone for a business-friendly environment that welcomes growth across a wide range of industries.

Equally compelling is Desert Hot Springs' commitment to becoming a world-class health and wellness destination. Built around its renowned "miracle waters," distinctive desert ecosystem, sweeping mountain views, and preserved natural environment, the city offers a rare blend of economic opportunity and quality of life that appeals to both investors and residents.



With the second-fastest growing population in the Coachella Valley, Desert Hot Springs is experiencing significant momentum and is currently seeing robust residential, industrial, and civic development, including:

- Amazon: 600,000 SF distribution center (completed)
- Desert Gateway: Approximately 1,000,000 SF logistics center with an integrated hotel
- Skyborne (Village 2) by Lennar: 141 single-family homes
- Ovation: 402 residential condominiums with clubhouse amenities
- Rancho Descano: 76 single-family homes
- Palari / Mighty Buildings: 77 sustainable, 3D-printed single-family homes
- New Warehouse Facility: 60,000 SF for PODS storage
- Desert Storage: 63,000+ SF RV storage facility
- New Public Safety Campus: Featuring a 6,300+ SF police annex and a remodeled fire station

# YOUR ADVISOR



**KATE RUST**

Partner

DRE# 01267678

[kate@meadecommercial.com](mailto:kate@meadecommercial.com)

760-409-1532



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