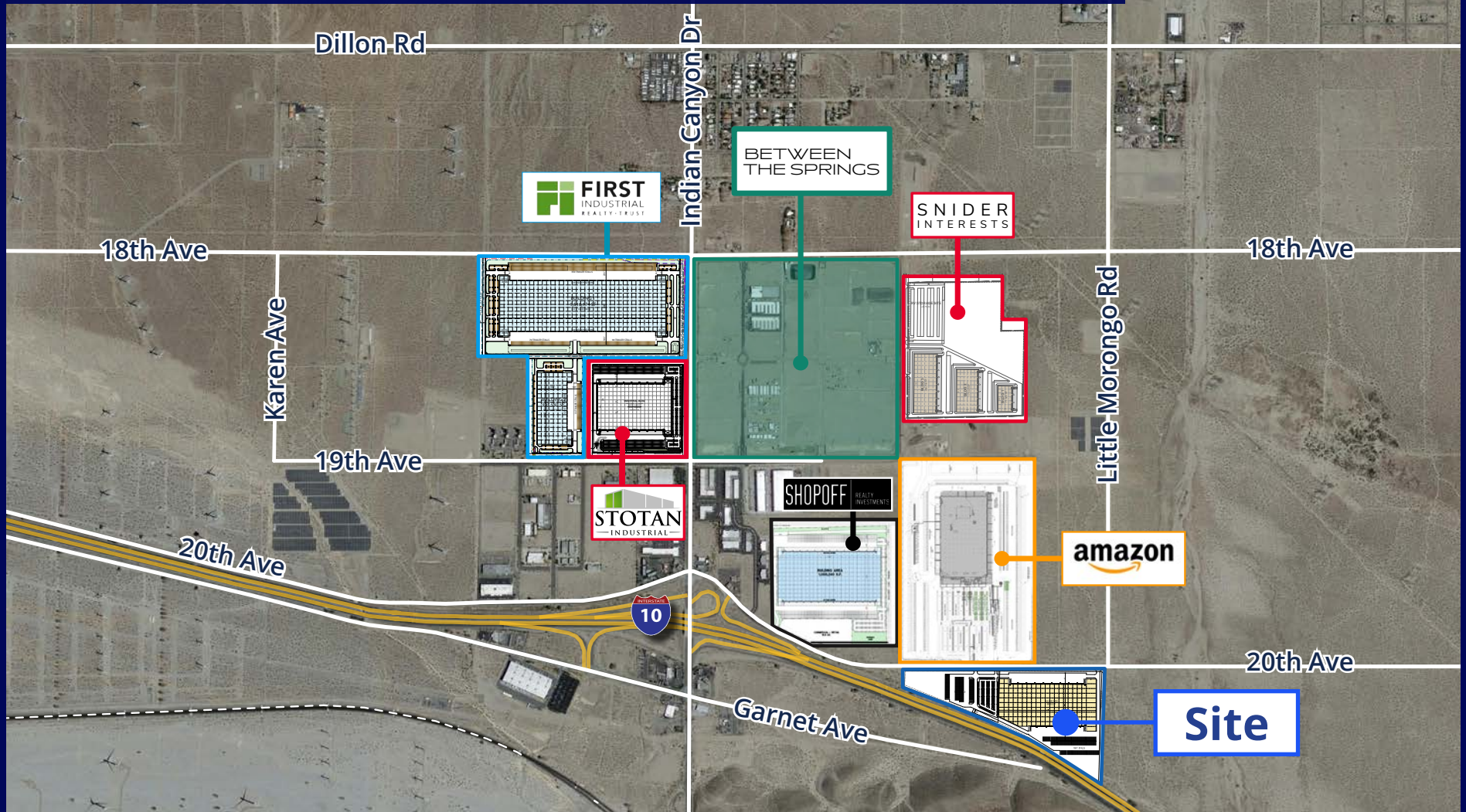


FOR SALE | 45.13 ACRES

20th Ave. & Little Morongo Rd. | Desert Hot Springs, CA



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20th Ave. & Little Morongo Rd.

Desert Hot Springs, CA

For Sale

45.13

Acres

± 615,000

Square Feet

Site Summary

Address: 20th Ave. & Little Morongo Rd.
Desert Hot Springs

Development Size: 45.13 acres

Total Building SF: ± 615,000 SF

Parcel Numbers: 669-092-005, 006, & 007

Desert Hot Springs Zoning: Highway Commercial (C-H)

Utilities:
Electricity: Southern California Edison
Water: Mission Springs Water District (24" water line on 20th Ave)
Sewer: Mission Springs Water District Planned
Police: Desert Hot Springs Police Department
Fire: Desert Hot Springs Fire Department

Labor Force Statistics: 38,000 Workers within 30 miles
Daily Traffic Count: 105,000 Cars per Day

Property Highlights

Freeway Frontage with Immediate Access to I-10 Fwy

Located in the Path of Growth

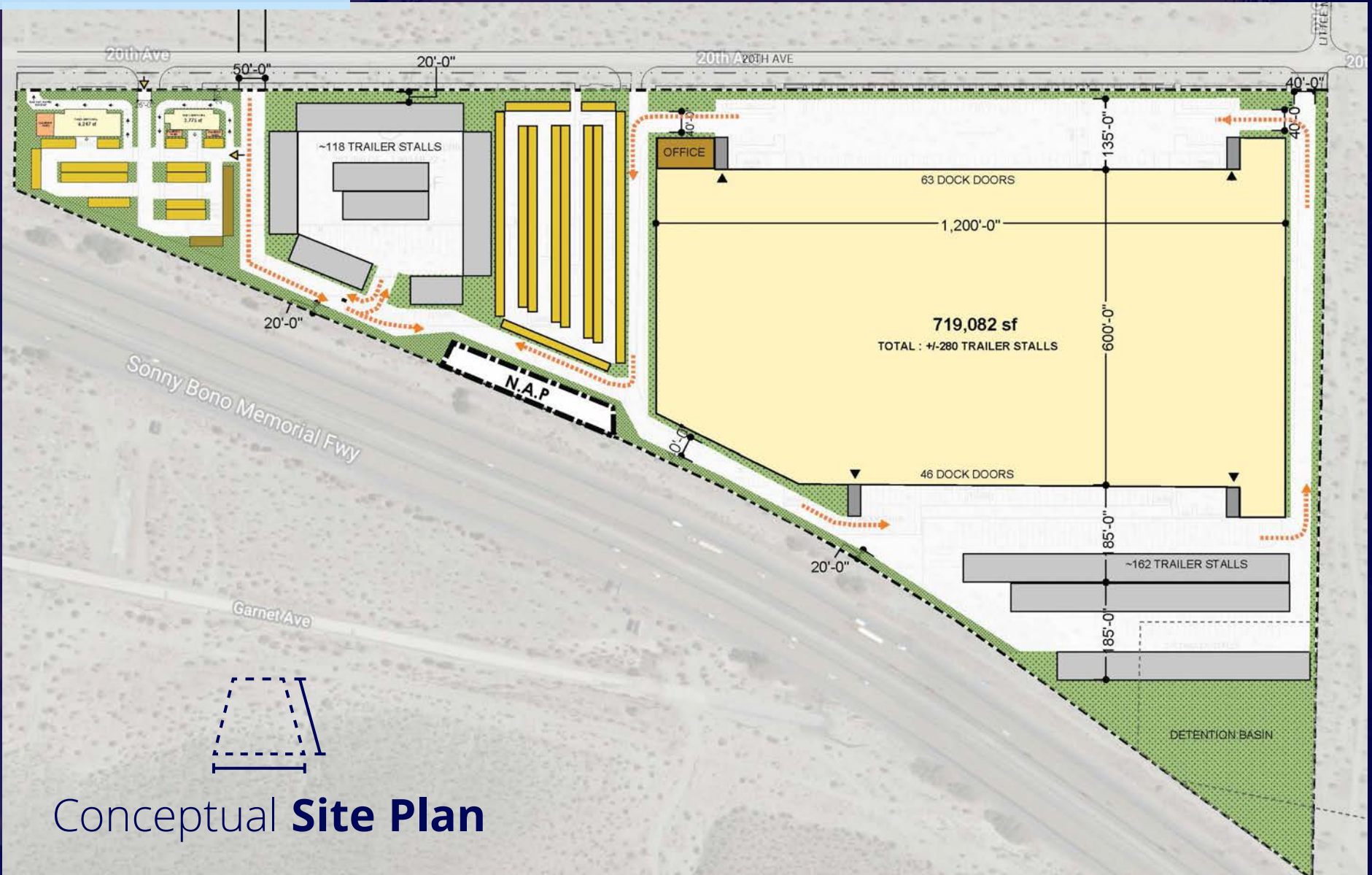
Rare Large Land Site to Accommodate Big Box Development

Tight Market Conditions Forcing Development Eastward through the Inland Pass to the Coachella Vally

Immediate Access to Indian Canyon Dr. On/Off Ramps

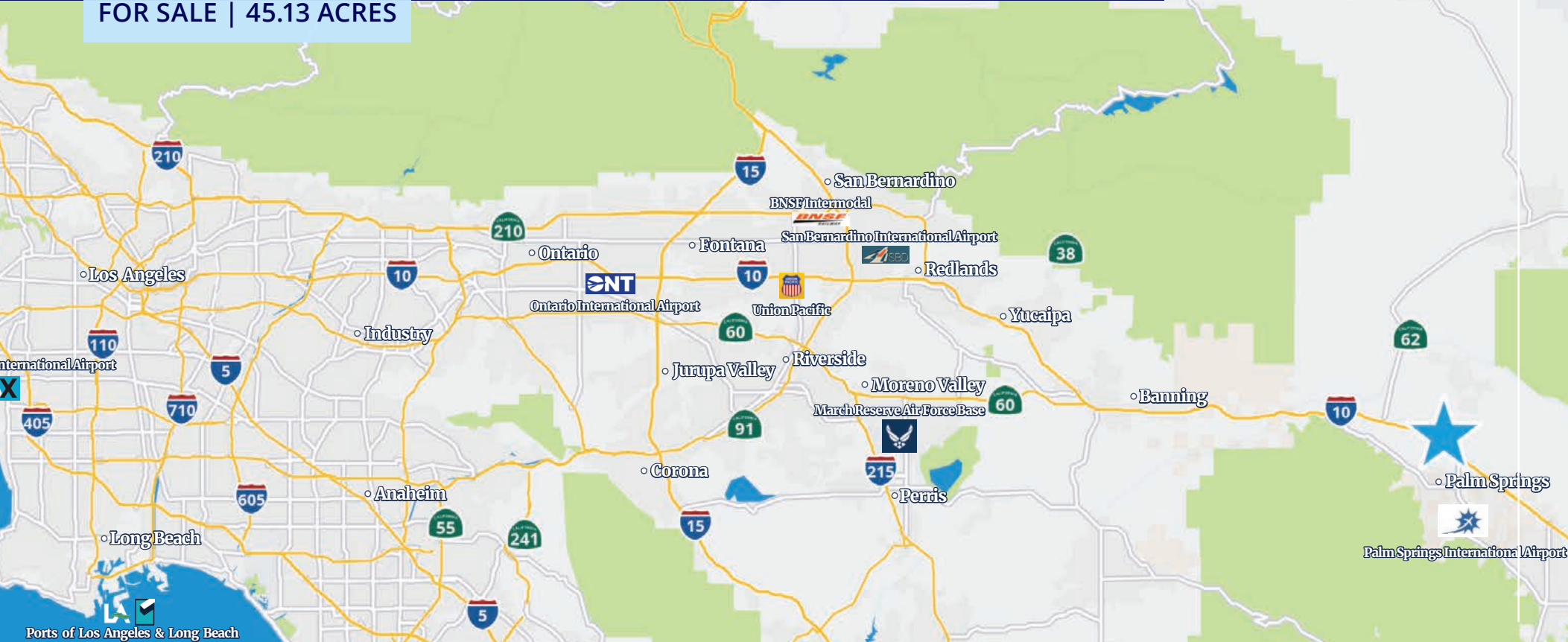
20th Ave. & Little Morongo Rd. Desert Hot Springs, CA

For Sale | 45.13 Acres



20th Ave. & Little Morongo Rd. | Desert Hot Springs, CA

FOR SALE | 45.13 ACRES



114 Miles to ports of LA & Long Beach



65 Miles to Ontario & **8 Miles** to Palm Springs International Airports



53 Miles to BNSF Intermodal



30 Miles to I-10/CAL 60 **45 Miles** to CAL60/I-215 & **62 Miles** to CAL 60/I-15



Diverse & Abundant Labor Pool

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Accelerating success.

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