



ARAGONE & ASSOCIATES
COMMERCIAL DIVISION

FirstTeam.
COMMERCIAL

66337 PIERSON BLVD

DESERT HOT SPRINGS, CA 92240

PREMIER OFFICE OWNERSHIP OPPORTUNITY

STRATEGIC OWNER-USER OFFICE OPPORTUNITY OFFERING VISIBILITY,
FLEXIBILITY, CONVENIENCE, AND INVESTMENT POTENTIAL



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PIERSON BLVD

DESSERT HOT SPRINGS, CA 92240



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66337 PIERSON BLVD

DESERT HOT SPRINGS, CA

INVESTMENT OVERVIEW

Strategically positioned along Pierson Boulevard—one of Desert Hot Springs’ primary commercial corridors—66337 Pierson Boulevard presents a rare owner-user or value-add investment opportunity within a rapidly evolving submarket of the Coachella Valley.

This single-tenant commercial office building offers a functional and efficient layout well-suited for a wide range of professional, medical, and service-oriented users. The existing configuration supports immediate occupancy while also allowing flexibility for reconfiguration, expansion of office suites, or adaptive reuse to align with evolving business needs.

The property benefits from strong street presence, convenient access, and consistent daily traffic exposure along a key east-west arterial connecting residential neighborhoods with the city’s civic and commercial core. Ample on-site parking enhances usability for both clients and staff, reinforcing its suitability for owner-occupiers seeking operational efficiency and accessibility.

Desert Hot Springs continues to experience steady population growth, increased residential development, and expanding commercial demand driven by its proximity to Palm Springs and the broader Coachella Valley economy. As affordability pressures push businesses outward from neighboring submarkets, Pierson Boulevard has emerged as a viable and increasingly attractive corridor for local and regional operators seeking cost-effective positioning without sacrificing visibility or access.

For owner-users, the property offers a compelling opportunity to stabilize long-term occupancy costs while building equity through ownership in an appreciating market. For investors, the asset presents potential for repositioning, lease-up optimization, or long-term hold within a market characterized by constrained supply and improving fundamentals.





PROPERTY HIGHLIGHTS

**PRIME VISIBILITY ALONG
PIERSON BOULEVARD
COMMERCIAL CORRIDOR**

BUILDING SIZE & LAYOUT: 1,700
SF WITH PARKING, OFFICES,
CUSTOMER AREA

YEAR BUILT: 1965, SOLID
CONSTRUCTION FOR
LONG-TERM USE.

FUNCTIONAL OFFICE LAYOUT:
PROFESSIONAL, MEDICAL, OR
SERVICE USERS

AMPLE ON-SITE PARKING:
SUPPORTING CLIENT-FACING
OPERATIONS

CONVENIENT ACCESS:
TO PALM DRIVE, I-10, AND
SURROUNDING REGIONAL
HUBS

PROPERTY DESCRIPTION

\$350,000

PROPERTY

PROPERTY ADDRESS

66337 PIERSON BLVD
DESSERT HOT SPRINGS, CA 92240

APN / PARCEL ID

641-041-007

ZONING

C2

YEAR BUILT

1965

BUILDING AREA

1,700 SF

LOT SIZE

6,534SF

LIST PRICE

\$350,000

BUILDING FEATURES

OFFICE AREAS

7

BATHROOMS

2

PARKING SPACE

6+







DESSERT HOT SPRINGS

Desert Hot Springs is a growing submarket within the Coachella Valley, strategically located just north of Palm Springs and adjacent to Interstate 10, providing regional connectivity to the Inland Empire and greater Southern California. Long known for its natural mineral hot springs and resort-oriented tourism base, the city is now experiencing a period of transition driven by residential expansion, affordability migration, and increasing commercial demand.

Population growth has steadily increased over the past decade, fueled by inbound migration from higher-cost coastal and nearby desert markets. This shift has created sustained demand for essential services, professional office space, healthcare users, and neighborhood retail. As pricing pressures in Palm Springs and surrounding communities continue to rise, Desert Hot Springs has emerged as a cost-effective alternative for both businesses and residents seeking value and accessibility.

Commercial activity is primarily concentrated along Palm Drive and Pierson Boulevard, the city's key east-west and north-south corridors. These areas serve as the backbone for civic, retail, and professional services and have seen incremental reinvestment and tenant diversification in recent years.

The local economy is supported by tourism, hospitality, healthcare, logistics, and small business operators, with growing interest from regional users seeking lower occupancy costs while maintaining proximity to major Coachella Valley economic drivers.

Overall, Desert Hot Springs offers improving fundamentals, limited new commercial supply, and long-term upside potential, positioning it as an increasingly attractive market for owner-users and investors alike.



DEMOGRAPHIC ANALYSIS BY RADIUS

66337 Pierson Blvd, Desert Hot Springs, CA 92240

Population

	1 mile	5 miles	10 miles
2025 Population	19,089	52,050	122,567
2030 Population Projection	19,800	54,360	129,339
Annual Growth 2020-2025	1.5%	2.3%	3.7%
Annual Growth 2025-2030	0.7%	0.9%	1.1%
Median Age	33.1	35.9	43.1
Bachelor's Degree or Higher	11%	14%	24%
U.S. Armed Forces	0	0	2

Households

	1 mile	5 miles	10 miles
2025 Households	6,046	17,311	47,758
2030 Household Projection	6,259	18,069	50,537
Annual Growth 2020-2025	1.9%	1.3%	1.6%
Annual Growth 2025-2030	0.7%	0.9%	1.2%
Owner Occupied Households	2,399	10,419	31,627
Renter Occupied Households	3,860	7,650	18,910
Avg Household Size	3.1	2.9	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$161.4M	\$491M	\$1.5B





SURROUNDING COMMUNITIES



1

DESSERT HOT SPRINGS



2

PALM SPRINGS



3

PALM DESSERT



4

INDIAN WELLS





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